

# **DEVELOPMENT REVIEW COMMITTEE AGENDA**

**June 3, 2021 1:30 PM**

John R. "Jack" Durrance Auditorium, Room 209, Second Floor  
Alachua County Administration Building,  
12 SE 1st Street, Gainesville, Florida

This meeting will allow for virtual and in person participation. The public may attend virtually through the County's Video on Demand website OR in person at 12 SE 1<sup>st</sup> Street, Gainesville, FL, Second Floor, Jack Durrance Conference Room. The public may also attend the meeting through audio only by calling 301-715-8592, and when prompted, use code 670 965 3024 to enter the meeting.

All interested persons are invited to attend and be heard. Written comments or photographic documents may be emailed to Development Review Staff ahead of the scheduled hearing [developmentreview@alachuacounty.us](mailto:developmentreview@alachuacounty.us). The public will be permitted to provide public comments at the hearing to the Development Review Committee through telephone or in person.

For public who attend virtually, once public comment is opened for an item under discussion, please call 929-505-6099 (enter meeting code 478 494 9835). Callers will be put in a queue, and prompted when it is their turn to speak. TO AVOID FEEDBACK, SPEAKERS MUST TURN DOWN THE VOLUME ON THEIR DEVICE WHEN ADDRESSING THE DEVELOPMENT REVIEW COMMITTEE. Callers should state their names and limit comments to two minutes. When prompted for in-person comment, in-person participants should follow the direction of the Chair to participate.

For public who attend in-person, facial coverings must be worn at all times. Public seating will be made available up to the capacity that permits adequate social distancing.

No later than 5 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to [developmentreview@alachuacounty.us](mailto:developmentreview@alachuacounty.us).

The Development Review Committee shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 3 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

Development Review Committee Members:

Growth Management Department	Ivy Bell, Jerry Brewington, Ben Chumley
Environmental Protection Department	Forrest Eddleton, Lindsey R. Kelly
Public Works Department	Jeffrey Hodges, Beth Dodd

The DRC members listed herein are not directly involved with the review of the DRC development applications. Applicants are advised not to contact the DRC members or alternates with regard to any item to be reviewed on the DRC agenda to ensure the integrity of the quasi-judicial process. Please contact the Development Review Staff for information: Growth Management at 374-5249; Public Works at 374-5245; Environmental Protection at 264-6800.

Hearing Called to Order:

- Introduction by the Chair
- Attorney Office Polling for Ex Parte Communication
- Affected Parties Statement
- Clerk Swearing In

Items to be presented by Staff:

- 1. Project 2021030102 – Revised Final Development Plan Review - Precon -** (proposed addition of 4 buildings to include a total of 13,650sf on 1.41 acres) – Located on Tax Parcel Number 07240-001-004 at 5006 SW 41<sup>st</sup> Blvd – eda engineers-surveyors-planners, inc. - agents; Heavy Industrial Future Land Use Designation; Manufacturing and Services (MS) Zoning District
- 2. Project 2021040508 - Final Development Plan and Plat Review - Arbor Greens Planned Development (PD) Phase 2, Unit 5 -** (66 single lot subdivision on approximately 16.61 acres) - Located on a portion of Tax Parcel Number 04311-000-000 beginning at the 1500 block of NW 136<sup>th</sup> Blvd and terminating at the east line of the SW ¼ of STR350918 of NW 136<sup>th</sup> Street - Causseaux, Hewett and Walpole, Inc. - agents; Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation, Planned Development (PD) Zoning District

- 3. Project 2021040510 - Final Development Plan and Floodplain Development Permit Review - White Dock and Boathouse** – (proposed boat dock replacement and new covered boathouse on .62 acres) – Located on Tax Parcel Number 18677-000-000 at 7501 NE 222<sup>nd</sup> Street, Melrose - Shore Builders, Inc. – agents; Rural/ Agriculture Future Land Use Designation; Agricultural (A) Zoning District
  
- 4. Project 2021040509 – Final Development Plan and Plat Review – Laureate Village TND, Phase 1, Unit 3** – (54 single lot subdivision on approximately 33 acres) – Located on Tax Parcel Numbers 04349-005-000, 04346-014-000, and a portion of 04346-006-000 in the 800 through 1100 blocks of SW 143rd Street - Causseaux, Hewett and Walpole, Inc. - agents; Low Density Residential (1 to 4 dwelling units per acre) and Rural/Agriculture Future Land Use Designations; Low Density Residential Single-Family (R-1a) and Agricultural (A) Zoning District
  
- 5. Project 2021050303 - Revised Final Development Plan Review - Celebration Pointe Transit Oriented Development - Block 2 – Alachua County Sports Events Center** - (for an approximately 152,000 sq. ft. sports event building on approximately 8.73 acres) - Located on Tax Parcel Number 06820-002-022 at 4790 Celebration Pointe Avenue - eda engineers-surveyors-planners, inc. - agents; Mixed Use Future Land Use Designation; Single-Family Residential (R-1AA), Zoning District *CPA-01-21*

Other Business:

**Approval requested of the minutes for the May 6, 2021 DRC Hearing.**

All persons wishing to participate and speak on an issue at the Development Review Committee meeting have the right, through the Chair, to ask questions, seek clarification of comments made and to respond to the comments of presentations of staff or other speakers; or refute or respond to any ex-parte communication. All persons who present written materials to the Development Review Committee for consideration must ensure that a copy of those materials is provided to the Clerk for inclusion in the Committee's record of proceedings and official minutes.

If you have a disability and need an accommodation in order to participate in a program or service of the Growth Management Department, please contact the Growth Management Department at 352-374-5249 at least 2 business days prior to the event, TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.