

# **DEVELOPMENT REVIEW COMMITTEE AGENDA**

**July 8, 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.

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.

Masking in the meeting is now voluntary. Alachua County strongly recommends that those not vaccinated wear a mask.

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, Ben Chumley, Mike Castine
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:

**Deferred from June 3, 2021**

- 1. 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 136th 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 *ZOM-01-13*
- 2. Project 2021050303 - Revised Final Development Plan Review - Celebration Pointe Transit Oriented Development - Block 2 – Alachua County Sports Events Center** - (for an approximately 151,809 sq. ft. sports/events building with future mixed-use building additions on approximately 8.73 acres). Located on Tax Parcel Number 06820-002-022 at 4870 Celebration Pointe Avenue - eda

engineers-surveyors-planners, inc. - agents; Mixed Use Future Land Use Designation; Single-Family Residential (R-1AA) *CPA-01-21*

**New Applications**

- 3. Project 2021060306 - Revised Final Development Plan and Replat Review – Royal Oaks Subdivision, Lot 13** - (replat to reduce setbacks and add accessory setbacks on 1.04 acre) – Located on Tax Parcel Number 06665-050-013 at 1410 SW 96<sup>th</sup> Street – Holly White - owner; Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation, Residential Single Family Estate (RE-1) Zoning District
  
- 4. Project 2019121605 – Final Development Plan Review – ISKCON Planned Development Retreat Cabins Phase 1C** - (construction of 22 retreat cabins on approximately 86.43 acres) - Located on portions of Tax Parcel Numbers 02987-001-000 and 03165-001-000 in the 17000 block of NW 112<sup>th</sup> Blvd. - eda engineers-surveyors-planners, inc. - agents; Rural/Agriculture (1 dwelling unit per 5 acres) Future Land Use Designation; Planned Development (PD) and Agricultural (A) Zoning; *ZOM-07-13*
  
- 5. Project 2021060704 - Final Development Plan and Plat Review - Town of Tioga Planned Development - Phase 21** - (37 lot single family residential subdivision on approximately 10.68 acres) - Located on a Portion of Tax Parcel Numbers 04415-000-000 and 04415-001-000 in the 13500 blocks of SW 9th Road- JBrown Professional Group, Inc. - agents; Low Density Residential (1 to 4 dwelling unit per acre) Future Land Use Designation; Planned Development (PD) Zoning District; *ZOM-01-16*
  
- 6. Project 2021040507 - Final Development Plan Review – Arborcrest Assisted Living Facility (FKA Sage Oaks ALF)** - (approximately 62,000sf assisted living facility on 5.14 acres) - Located on Tax Parcel Numbers 06233-006-001 and 06233-006-000 at 9775 NW 39th Avenue – eda engineers-surveyors-planners, inc. - agents; Springhill Activity Center and Commercial Future Land Use Designation; Highway Oriented Business (BH) Zoning District
  
- 7. Project 2020060103 - Final Development Plan and Floodplain Development Permit Review - Mandel Boat Dock and Boathouse** - (proposed boat dock replacement with expansion of covered areas on approximately 0.4 acres) - Located on Tax Parcel Number 06103-0-000 at 2732 SE CR 21B Melrose (Bradford County) - Causseaux, Hewett, and Walpole, Inc. - agents; Residential Low Future Land Use designation; Residential Estate Zoning

Other Business:

**Approval requested of the minutes for the June 3, 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.