

DEVELOPMENT REVIEW COMMITTEE AGENDA

October 7, 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 1st 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. 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.

Masks are required regardless of vaccination status.

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.

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	Lindsey R. Kelly, John Cullinan
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 352-374-5249; Public Works at 352-374-5245; Environmental Protection at 352-264-6800.

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 2021080201 – Revised Final Development Plan Review – The Rock Worship Center** - (Photometric plan for building lights on an existing place of worship on approximately 160.10 acres) – Located on Tax Parcel Numbers 04322-000-000, 04322-004-000, 04322-008-000, 06659-001-000 at 10901 W. Newberry Road – CHW, Inc. – agents; Low Density Residential (1 to 4 dwelling units per acre) Future Land Use Designation, Residential Single Family Estate (RE-1 and RE) and Residential Single Family (R-1a) Zoning Districts
2. **Project 2021090702 - Revised Final Development Plan and Replat Review - Heathrow Place Rural/Ag Subdivision Lot 1** - (Modify drainage easement on approximately 8.28 acres) - Located on Tax Parcel Number 04229-010-001 at 1990 NW 150th Blvd - CHW, Inc. - agents; Rural/Agriculture (1 dwelling unit per 5 acres) Future Land Use Designation; Agricultural (A) Zoning District
3. **Project 2021090704 - Revised Final Development Plan and Replat Review – Meadows on the Prairie Subdivision, Lot 8** - (Reduce front setback from 100ft to 80ft for encroachment of new home on approximately 4.99 acres) - Located on Tax Parcel Number 07350-010-008 at 10572 SW 96th Lane – JBPro, Inc. - agents; Rural/Agriculture (1 dwelling unit per 5 acres) Future Land Use Designation; Agricultural (A) Zoning District

4. **Project 2021060705 - Final Development Plan and Floodplain Development Permit Review - Potapow Dock and Boathouse** (Replacement dock and expansion of covered areas on approximately 0.45 acres) – Located on Tax Parcel Number 06230-D-10800 (17007) at 494 SE 5th Avenue, Melrose (Bradford County) – Shore Builders, Inc. – agents; Residential Low Future Land Use designation; Residential Estate Zoning

5. **Project 2021070602 - Preliminary and Final Development Plan Review - Lawn Enforcement Agency** - (Proposed 4,800 sf office building for existing landscape services company on approximately 5.7 acres) – Located on a portion of Tax Parcel Number 07234-000-000 at 4770 SW 85th Avenue - eda engineers-surveyors -planners, inc. - agents; Rural Agriculture Future Land Use Designation; Agriculture (A) Zoning District; ZOX-02-21

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.