

DEVELOPMENT REVIEW COMMITTEE AGENDA

November 3, 2022 1:30 PM

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

Development Review Committee Members:

Growth Management Department	Ivy Bell, Ben Chumley, Michael Castine
Environmental Protection Department	Lindsey R. Kelly, Brett Strickland
Public Works Department	Jeffrey Hodges, Cerra Shires

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 at developmentreview@alachuacounty.us.

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 2022101801
Variance for **Rim Group Home** to reduce the front building setback to allow for installation of an ADA ramp for a group home on approximately 0.84 acres. Located on Tax Parcel Number 16963-000-000 at 16420 NE County Rd 1475 with Safiya Rim as a property owner. Rural/Agriculture Future Land Use Designation; Agricultural (A) Zoning District
2. Project 2022070502
Final Development Plan and Plat for **Lugano Traditional Neighborhood Development (TND) - Phase 4** to construct 68 single family lots and 1,000 sq. ft. of non-residential on approximately 15.26 acres. Located on a portion of Tax Parcel Number 07069-000-000 at 9304 SW Archer Road with CHW, Inc. as agents. Low Density (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single Family (R-1A) Zoning District

3. Project 2022080101
Final Development Plan for **Newberry Park Traditional Neighborhood Development (TND) - Block 3 - Aldi** to construct an approximately 21,000 sq. ft. grocery store and two retail buildings totaling 1,700 sq. ft. each with associated infrastructure on approximately 1.52 acres. Located on Tax Parcel Numbers 04322-003-001 04322-002-001, and a portion of 04322-001-000 in the 12000 block of W Newberry Road with eda consultants, inc. as agents. Low Density (1 to 4 dwelling units per acre) Future Land Use Designation; Residential Single Family (R-1A) Zoning District

4. Project DR22-000014
Revised Final Development Plan for **KARS Micanopy Gas Station** for the redevelopment of an existing site with a new gas station and convenience store totaling 3,150 sq. ft. with associated infrastructure on approximately 1.34 acres. Located on Tax Parcel Numbers 16854-013-000 and 16854-017-000 at 17100 SE County Road 234 with eda consultants, inc. as agents. Tourist/Entertainment Future Land Use Designation; Highway Oriented Business (BH) Zoning District

5. Project DR22-000031
Final Development Plan and Floodplain Development Permit for **Phillips Shared Dock and Boathouse** to construct an approximately 1,700 sq. ft. covered boathouse to the existing shared dock and boathouse on approximately 1.39 acres. Located on Tax Parcel Numbers 06092-0-00000 and 06091-0-00000 at 2333 SE 30th Street and 2337 SE 30th Street (Bradford Co.) with SE Boathouse, LLC as agents. Residential Estate Future Land Use Designation; Residential, Estate Zoning District

Other Business:

Approval requested of the minutes for the October 6, 2022 DRC Hearing

The public is encouraged to submit any written or photographic documents prior to the meeting to <https://growth-management.alachuacounty.us/PublicComment>

No later than 7 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 <https://growth-management.alachuacounty.us/PublicComment>.

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 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.