

**ALACHUA COUNTY
LOCAL PLANNING AGENCY & PLANNING COMMISSION AGENDA
PUBLIC HEARINGS**

*The Local Planning Agency and Planning Commission will meet **Wednesday, December 19, 2018 at 6:00 p.m.** in the **Jack Durrance Auditorium** of the **Alachua County Administration Building (2nd floor)** and hold a public hearing on the following applications.*

I. APPROVAL OF AGENDA

All persons wishing to participate and speak on an issue at the public meeting have the right, through the Chair, to ask questions of staff or other speakers, to seek clarification of comments made by staff or other speakers, and to respond to the comments or presentations of staff or other speakers. All persons who present written materials to Commissioners for consideration must ensure that a copy of those materials is provided to the Clerk for inclusion in the Board's record of proceedings and official minutes.

II. APPROVAL OF MINUTES: MINUTES OF NOVEMBER 14, 2018

III. EXPARTE COMMUNICATION/SWEARING IN/DECLARATION OF PARTIES

IV. LEGISLATIVE ITEM:

1. CPA-05-18 (Eastgate Meadows Small Scale Comprehensive Plan Amendment)

A request by Clay Sweger of eda, inc., agent, for David Duncan, owner, for a small-scale Comprehensive Plan Amendment to change the future land use designation on 4.3 acres from Commercial to Medium-High Density Residential (8-14 dwelling units per acre) and delete the Eastgate Low Activity Center Map from the Future Land Use Element. This site is in the 'BR' (Retail Sales & Service) and 'R-2' (Multi-Family Residential) districts and is located at 2901 SE Hawthorne Road on Tax Parcel Numbers 16146-002-000; 16175-000-000; 16173-00-000 and 16147-000-000. This application is associated with ZOM-08-18.

[Staff Report](#)

[Application](#)

V. QUASI-JUDICIAL ITEMS:

2. ZOM-08-18 (Eastgate Meadows Planned Development)

A request by Clay Sweger of eda, inc., agent, for David Duncan, owner, to rezone from 'BR' (Retail Sales & Service) district to 'PD' (Planned Development) district. The site is approximately 13 acres and has a future land use designation of Commercial and Medium Density Residential (4-8 dwelling units/acre). It is located on tax parcel numbers 16146-002-000; 16175-000-000; 16173-000-000; 16147-000-000; 16148-004-000; 16148-005-000; 16148-002-000; 16148-006-000; 16166-000-000 and a portion of tax parcel number 16148-000-000 located at SE Hawthorne Road and SE 27th Street. This application is associated with CPA-05-18.

[Staff Report](#)

[Application](#)

3. **ZOS-03-18 (Florence C & D Landfill Special Use Permit)**

A request by eda. inc., agent, for Southeast Landholdings, Inc., owners, to renew and amend an existing special use permit for a construction and demolition (C&D) landfill facility. The amendment would allow for vertical expansion to increase the maximum height allowed and extend the SUP for 5 years. The site is approximately 47.3 acres, has a future land use designation of Residential Estate (up to 1 dwelling unit/ 2 acres) and is located in an 'A' (Agriculture) district. It is located on tax parcels 16225-000-000 and 16227-000-000 at 3003 SW 15th Street.

[Staff Report](#)

[Application Part 1](#)

[Application Part 2](#)

[Application Part 3](#)

[Public Comments](#)

4. **ZOX-01-18 (Boys & Girls Club Special Exception)**

A request by CHW, Inc., agent, for Boys' Clubs of Alachua County, Inc., owners, for a special exception to permit outdoor lighting for recreational activities adjacent to residential development. The property is located in an 'A' (Agriculture) district with an Institutional future land use designation. The site is approximately 9.37 acres and is located at 2661 NW 51st Street on tax parcel numbers 06168-000-000; 06168-002-000 and 06169-000-000.

[Staff Report](#)

[Application](#)

[Public Comments](#)

VI. ATTENDANCE REPORT DISTRIBUTED IN PACKETS

VII. PLANNING COMMISSIONERS' COMMENTS

General information: All interested persons are invited to attend and be heard. This hearing will be in the Jack Durrance Auditorium on the second floor of the County Administration Building, 12 SE First Street, Gainesville, FL. Persons wishing to comment on the above scheduled items may file written comments with the Director of the Department of Growth Management, Office of Planning and Development prior to the scheduled hearings. 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 (352) 374-5275 (voice) or (352) 374-5284 (TDD). Staff Reports on zoning items are generally available on Friday of the week preceding the Planning Commission meeting. For further information, please contact the Office of Planning and Development, of the Department of Growth Management, 10 SW 2nd Avenue, 3rd Floor, Gainesville, Florida 32601, (352) 374-5249.