

Alachua County
Local Planning Agency & Planning Commission Agenda
Public Hearings

*The Local Planning Agency and Planning Commission will meet **Wednesday, October 16, 2019 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 THE 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 FOR SEPTEMBER 18, 2019**

III. **EXPARTE COMMUNICATION/SWEARING IN/DECLARATION OF PARTIES**

IV. **LEGISLATIVE ITEM: CPA-04-19 (Small-Scale Comprehensive Plan Amendment)**

A request by Ryan Thompson of CHW, Inc., agent, for FM & Gail Sheffield, owners, for an amendment to Alachua County Comprehensive Plan 2011-2030 to change the Future Land Use designation from Heavy Industrial to Light Industrial on approximately 2.7 acres on parcel number 6899-000-000 located at 6421 SW Archer Road. This request is associated with ZOM-09-19.

[Staff Report](#)

[Application](#)

V. **LEGISLATIVE ITEM: CPA-05-19 (Large Scale Comprehensive Plan Amendment)**

A request by Jay Brown of JBrown Professional Group, Inc., agent, for Fourteenth Street Church of Christ, Inc., owners, for a large scale map amendment to Alachua County Comprehensive Plan 2011-2030 to change the Future Land Use designation from Institutional to Medium High Density Residential (8 to 14 units/acre) on approximately 25.64 acres on parcel number 06326-001-000 located at 1404 Fort Clarke Boulevard. This request is associated with ZOM-12-19.

CPA-05-19 will be deferred at the meeting.

VI. **QUASI-JUDICIAL ITEM: ZOM-09-19 (Rezoning)**

A request by Ryan Thompson of CHW, Inc., agent, for FM & Gail Sheffield, owners, to rezone from "MP" (Manufacturing and Processing Industrial) district to "BW" (Wholesale and Warehousing) district on approximately 2.7 acres on parcel number 6899-000-000 located at 6421 SW Archer Road. This request is associated with CPA-04-19.

[Staff Report](#)

[Application Part 1](#)

[Application Part 2](#)

[Application Part 3](#)

[Application Part 4](#)

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VII. **QUASI-JUDICIAL ITEM: ZOM-10-19 (Jonesville Business Park Major PD Amendment)**

A request by Jay Brown of JBrown Professional Group, Inc., agent, for Jonesville Plaza, LLC, owners, to amend the Planned Development zoning for parcels north of NW 2nd Lane with changes to residential and non-residential entitlements on approximately 92.4 acres with a land use of Office/Business Park and Shopping Center located at 415 NW 143rd Street..

[Staff Report](#)

[Application](#)

VIII. **QUASI-JUDICIAL ITEM: ZOM-12-19 (Rezoning)**

A request by Jay Brown of JBrown Professional Group, Inc., agent, for Fourteenth Street Church of Christ, Inc., owners, to rezone from 'PD' (Planned Development) district and 'R-1A' (Residential 1 to 4 dwelling units/acre) district to 'R-2A' (Residential 8 to 14 dwelling units/acre) district on approximately 25.64 acres on parcel number 06326-001-000 located at 1404 Fort Clarke Boulevard. This request is associated with CPA-05-19.

ZOM-12-19 will be deferred at the meeting.

IX. **DISCUSSION OF LETTER TO BOARD FROM PLANNING COMMISSION REQUESTING INPUT INTO UNIFIED LAND DEVELOPMENT CODE UPDATES—
Review letter and ask Chair Rockwell to sign**

X. **ELECTION OF OFFICERS**

XI. **ATTENDANCE REPORT DISTRIBUTED IN PACKETS**

XII. **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.