

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

*The Local Planning Agency and Planning Commission will meet **Wednesday, September 16, 2015 at 6:00 p.m.** in the **Jack Durrance Auditorium Room 209** and hold a public hearing on the following application.*

**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 AUGUST 19, 2015**

**III. LEGISLATIVE ITEMS:**

**1. CPA-04-15 (Park Lane Small-scale Comprehensive Plan Amendment)**

A request by CHW, Inc., agent, for Park Lane Venture II, LLC (et al.) owners, for a small-scale comprehensive plan amendment changing the future land use designation from Office and Commercial to Medium High Density Residential (8 to 14 dwelling units per acre). The site is located in the Archer/Tower Rd. Activity Center and is approximately 9.8 acres. It is located at 7510 SW Archer Rd. on tax parcel numbers 06861-001-001 (portion); 06861-006-000; 06861-007-001; 06861-007-004; 07065-002-000 (portion); 07055-001-000 and 06861-007-003 (portion). This application is related to ZOM-08-15.

**2. CPA 05-15 (Large-Scale Comprehensive Plan Amendment)**

A request by Alachua County to amend the Alachua County Comprehensive Plan: 2011-2030, amending Objective 6.2 of the Future Land Use Element to allow for rural event centers; and amending Policy 6.2.14 of the Future Land Use Element to remove the requirement for Board of Adjustment Approval of Family Homestead Exceptions under certain conditions.

**IV. QUASI-JUDICIAL ITEMS:**

**3. ZOS-03-15 (Johnson Landfill Special Use Permit)**

A request by eda engineers-surveyors-planners, inc., agent, for W.G. Johnson & Son, Inc., owner, for a special use permit to allow for an excavation and fill operation. The property has an 'A' (Agriculture) zoning district and a Rural/Agriculture future land use designation (1 dwelling unit per 5 acres). The site is approximately 104 acres (26 acres of which are proposed for the operation) and is located to the southeast of the Waldo Road and NE 67<sup>th</sup> Terrace intersection on tax parcel number 17610-000-000.

4. **ZOM-07-15 (Oak Hall School Rezoning )**

A request by CHW, Inc., agent, for Oak Hall Private School and Martha Manson Academy, Inc., owners, to rezone from an 'A' (Agricultural) zoning district to 'PD' (Planned Development) district. The future land use designation is Institutional. The site is approximately 43 acres and is located at 8990 SW 14<sup>th</sup> Ave. on tax parcel numbers 06668-002-003 and 06668-002-005. This application is related to ZOX-04-15.

**Staff is requesting this item (ZOM-07-15) be deferred until the October 21, 2015 Planning Commission meeting.**

5. **ZOM-08-15 (Park Lane Major Amendment to Planned Development)**

A request by CHW, Inc., agent, for Park Lane Venture I, LLC (et al.), owners, for a major amendment to a Planned Development adding a 1 acre parcel increasing residential density, extending buildout dates, and updating PD conditions. The property has a 'PD' (Planned Development) zoning district and Medium Density Residential (4-8 dwelling units per acre), Medium High Density Residential (8-14 dwelling units per acre), Office and Commercial future land use designations. The site is located within the Archer/Tower Road Activity Center at 7510 SW Archer Rd. and is approximately 60.60 acres. The tax parcels associated with this application are 06861-001-001; 06861-001-002; 06861-001-010; 06861-001-012; 06861-006-000; 06861-007-000; 06861-007-001; 06861-007-003; 07055-000-000; 07055-001-000; 07065-000-000; 07065-002-000 through 07065-002-002; and 07066-000-000 through 07066-004-000. This application is related to CPA-04-15.

6. **ZOX-04-15 (Oak Hall School Special Exception)**

A request by CHW, Inc., agent, for Oak Hall Private School and Martha Manson Academy, Inc., owners, for a special exception to allow athletic field lighting next to residential land uses. The site has an 'A' (Agricultural) zoning district (with an application submitted (ZOM-07-15) to change the zoning to 'PD' (Planned Development) and a future land use designation of Institutional. The site is approximately 43 acres and is located at 8990 SW 14<sup>th</sup> Ave. on tax parcel numbers 06668-002-003 and 06668-002-005.

**Staff is requesting this item (ZOX-04-15) be deferred until the October 21, 2015 Planning Commission meeting.**

V. **ATTENDANCE REPORT DISTRIBUTED IN PACKETS**

VI. **PLANNING COMMISSIONERS' COMMENTS**

*General information: All interested persons are invited to attend and be heard. Hearings are 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 2<sup>nd</sup> Avenue, 3<sup>rd</sup> Floor, Gainesville, Florida 32601, (352) 374-5249.*