

Alachua County
Local Planning Agency & Planning Commission Agenda
Public Hearings

*The Local Planning Agency and Planning Commission will have a virtual and in person meeting on **Wednesday, October 20, 2021 at 6:00 p.m.** The meeting is a virtual public meeting and in person public meeting to consider the following applications.*

This meeting will allow for virtual or in person participation. The public may attend virtually through, Alachua County's Video on Demand website OR in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room. .

Public comment will be taken by telephone for all non-ministerial items on which the Planning Commission votes. Once public comment is opened for an item under discussion, please call 929-205-6099 (enter meeting code 478 494 9835).

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 planning@alachuacounty.us.

The Planning Commission 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.

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) or 711 Florida Relay Service. Printed materials are available in alternate format upon request.

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 AUGUST 18, 2021 MEETING:

III. EX-PARTE COMMUNICATION/ PARTY STATUS STATEMENT/SWEARING IN

IV. LEGISLATIVE ITEM: CPA-07-21 (Infinite Energy Small Scale Comprehensive Plan Map Amendment)

A request by Clay Sweger, agent, for Infinite Properties, LLC, owner, for a small scale land use amendment (less than 50 acres) from Low Density Residential (1-4 dwelling units per acre) and Medium Density Residential (4-8 dwelling units per acre) to Office land use. The site has a zoning designation of non-residential PD (Planned Development) district and is approximately 8.8 acres located on tax parcel numbers 06679-000-000, 06679-004-001, 06679-004-000 and 06839-010-000 at 6901, 7001, 7015 & 7027 SW 24th Avenue.

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[Application](#)

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V. **QUASI-JUDICIAL ITEM: ZOM-05-21 (Infinite Energy PD Amendment)**

A request by Clay Sweger, agent, for Infinite Properties, LLC, owner, for an amendment to the Infinite Energy Planned Development district. The amendment would permit additional uses as outlined on the Zoning Master Plan. The site has a future land use designation of Office (refer to application CPA-07-21 for associated land use change) and is approximately 8.8 acres located on tax parcel numbers 06679-000-000, 06679-004-001, 06679-004-000 and 06839-010-000 at 6901, 7001, 7015 & 7027 SW 24th Avenue.

[Staff Report](#)

[Application](#)

VI. **QUASI-JUDICIAL ITEM: ZOX-03-21 (Duke Energy Substation Special Exception)**

A request by Shutts & Bowen LLP, agent, for Duke Energy Florida, Inc., owner, for a special exception to allow a major utility in the Agriculture zoning district. The site has an existing utility substation and is proposing to add a new, unmanned telecommunications shelter (13' x 17' building within a 40' x 40' gated compound area). As the existing substation predates the Comprehensive Plan and ULDC (operating since 1962), it exists as a legal, nonconforming use. The site has a future land use designation of Institutional and is approximately 15.12 acres, located on tax parcel number 04631-001-000 at 10329 SW 154th St.

[Staff Report](#)

[Application](#)

VII. **LOCAL PLANNING AGENCY & PLANNING COMMISSION ANNUAL REPORT**

VIII. **ELECTION OF OFFICERS** (Chair and Vice-Chair)

VIII. **PLANNING COMMISSIONERS' COMMENTS**

General information: All interested persons are invited to attend and be heard. 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.