

DEVELOPMENT REVIEW BOARD MINUTES

February 24, 2015 6:30 PM
 City Hall Auditorium
 200 E. University Avenue

I. Roll Call

Members Present:	<input checked="" type="checkbox"/> Mr. Ethan J. Hudgins	<input type="checkbox"/>
<input checked="" type="checkbox"/> Chair Ms. Debra A. Neill-Mareci	<input type="checkbox"/> Mr. Dejeon L. Cain	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mr. Jeffrey D. Knee	<input checked="" type="checkbox"/> Ms. Morgan M. Murphy	
Staff Present:	Mr. Lawrence Calderon	Mr. Andrew Persons
Mr. Ralph Hilliard		

II. Approval of Agenda

Items #2 was move as the first item on the agenda and Item IV was move to the end of the agenda.

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Ethan J. Hudgins
Moved to:	Upon Vote:
Approve Agenda of 2/24/2015 as modified.	Motion passed 4 to 0.

III. Approval of Minutes: January 27, 2015

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Ethan J. Hudgins
Moved to:	Upon Vote:
Approve the minutes of January 27, 2015 as presented	Motion passed 4 to 0

IV. Requests to Address the Board: None.

Sean McDermott Assistant City Attorney

Mr. McDermott provided a presentation on the legal basis and roles of the DRB in performing its duties.

V. Consent Items: None

VI. Regular Items

A. Old Business: None.

BOARD MEMBERS		
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Regular Members: Mr. Dejeon L. Cain, Ms. Morgan M. Murphy		
Staff Liaison: Mr. Lawrence Calderon		

B. New Business:

1. **Petition DB-14-153 SPL** J Spring Engineering (Roland P. Dove, PE); agent for Motorcars Management, LLC. Development plan review for the demolition of two buildings and construction of an auto dealership. Zoned: BA: (Automotive-oriented business district). Located at 1948 North Main Street.
 Audi of Gainesville

Mr. Calderon from staff presented the petition. He described the proposed Audi of Gainesville project and the designated land use, zoning and existing uses on the subject property and surrounding properties. He presented additional details related to the site and surrounding developments. He discussed the petition in relationship to the multi-family development to the west. He recommended approval with conditions.

The board asked questions about comments from Public Works, the Wellfield Protection Zone and the right-of-way for the adjacent rail line.

Mr. Jay Docett presented the petition on behalf of the applicant. He discussed the various elements of the site and how the project complies with the Land Development Code. He explained the issues related to the photometric plan.

The board asked questions about the photometric plan.

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Ethan J. Hudgins
Moved to:	Upon Vote:
Approve Petition DB-14-153 SPL with staff conditions and the option of finalizing the photometric plan during final development plan review.	Motion passed 4 to 0.

2. **Petition DB-14-154 SPL** JBrown Professional Group Inc. (A. J. “Jay” Brown Jr., PE); agent for City of Gainesville. Development plan review for the Phase 2 construction of Depot Park. Zoned: PS: (Public services operations district). Located at 201 SE Depot Avenue.
 Depot Park-Phase 2

Mr. Pearson presented the petition on behalf of staff. He described the various elements of the project and recommended approval with the conditions presented by the TRC.

The board asked questions about fencing of the playground, scale of the bridge, the rail and the proposed kiddy train.

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Staff Liaison: Mr. Lawrence Calderon		

Mr. Jay Brown presented the petition on behalf of the applicant and answered questions from the board. He requested approval of the project.

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Ethan J. Hudgins
Moved to:	Upon Vote:
Approve Petition DB-14-154 SPL with all of staff's conditions.	Motion passed 4 to 0

3. **Petition DB-15-10 SPA** CHW (Scott Wright), agent for Butler Enterprises, Inc. Development plan review to allow reconstruction of the vehicular use area, and to create additional parking spaces. Zoned: PD (Planned development district). Located at 3700 SW Archer Road.
- Best Buy Vehicular Use Area**

Mr. Calderon presented the petition and discussed the elements of the proposal in relationship to the re-configuration of WindMeadows Road. He discussed proposed parking, sidewalk and pedestrian circulation. He recommended approval of the plan with the TRC conditions.

Mr. Wright presented the petition on behalf of the applicant and explained the various elements of the project. He discussed the potential for an additional use and options to satisfy the need for pedestrian connectivity.

The board asked questions about parking and pedestrian connectivity. One board member referenced the PD ordinance about pedestrian connectivity and expressed concerns about how the plan complies with the ordinance.

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Ethan J. Hudgins
Moved to:	Upon Vote:
Approve Petition DB-15-10 SPA with all of staff's conditions with an additional specific more direct sidewalk connection from the bus stop on Windmeadows to the back of the Best Buy building.	Motion passed 4 to 0

VII. Development Review Board Referrals: None

VIII. Board Member Comments: None.

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IX. Adjournment: Meeting adjourned at: 8:39 PM

Motion to adjourn the meeting

Motion By: Mr. Ethan J. Hudgins	Seconded by: Mr. Jeffrey D. Knee
Moved to: Move to adjourn the meeting. Meeting adjourned at 8:39 PM.	Upon Vote: Motion passed 4 to 0

Secretary, Development Review Board

Date

Staff Liaison, Development Review Board

Date

Lawrence Calderon

In order to participate in the quasi-judicial portion of the proceeding, all parties who are entitled to actual notice must file the registration form with the Board’s secretary. A party who is not entitled to actual written notice, but who believes that he or she has a special interest or would suffer an injury distinct in kind and degree from that shared by the public at large by the petition, may request affected party status by filing an application with the Board secretary in writing during regular business hours no less than seven (7) days prior to the meeting when the petition is scheduled to be heard. The application must be filed and received at The Thomas Center, Building B, located at 306 NE 6th Avenue, Gainesville, Florida, Planning Division, during business hours. If you do not choose to participate in the quasi-judicial portion of the proceedings, you will be allowed to provide testimony and evidence during the public hearing portion of the meeting up to five (5) minutes per person. Anyone wishing to view the plan may do so at the Planning Division office or online, if available. If you have any questions about this petition, you may call 334-5023. If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary 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. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

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