

DEVELOPMENT REVIEW BOARD MINUTES

March 24, 2015 6:30 PM
 Roberta Lisle Kline Conference Room
 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 checked="" 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 and Dush		

II. Approval of Agenda

Mr. Calderon informed the board that there is an item on the Consent Agenda which will be approved with approval of the agenda.

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Dejeon L. Cain
Moved to:	Upon Vote:
Approve Agenda of March 24, 2015 with the consent item included	Motion passed 5 to 0.

III. Approval of Minutes: February 24, 2015

Motion By: Mr. Jeffrey D. Knee	Seconded by: Ms. Morgan M. Murphy
Moved to:	Upon Vote:
Approve the minutes of February 24, 2015 as presented	Motion passed 5 to 0

IV. Requests to Address the Board: None.

IV. Consent Items:

A. Time Extension: Petition DB-10-48 SPA North Florida Regional Medical Center Office Building and Parking Garage.

Recommendation: Grant a 2-year extension

BOARD MEMBERS		
Chair: Ms. Debra A. Neill-Mareci	Vice Chair: Mr. Jeffrey D. Knee	Secretary: Mr. Ethan J. Hudgins,
Regular Members: Mr. Dejeon L. Cain, Ms. Morgan M. Murphy		
Staff Liaison: Mr. Lawrence Calderon		

VI. Regular Items

A. **Old Business:** None.

B. **New Business:**

1. **Petition DB-15-5 SPL**
The Retreat at Gainesville
999, 1001 and 1111 SW 16th
Avenue and 1220 SW 21st
Avenue.

CHW (Dustin Dykes, EI), agent for Landmark Properties, Inc. Development plan review for the construction of a multi-family residential development, (188 units). Zoned: RH-1 (Residential High-Density 8-43 units/acre. Located at 999, 1001 and 1111 SW 16th Avenue.

Chair Mareci asked whether Mr. Illl who requested a “Formal Quasi Judicial” hearing is present.

Being present the board initiated the process for a formal quasi judicial hearing.

All attendees intending to provide evidence were sworn/affirmed.

Mr. Pearson introduced the petition and identified the subject property.

Mr. Dedenbach presented the petition on behalf of the applicant. He introduced his team. Mr. Dedenbach described the project and the essential elements. He informed the board about the public participation process implemented by the applicant. He informed the board that a total of 426 units are planned with a total of 750 bedrooms. He discussed the benefits of the project to the immediate and surrounding neighborhoods, providing special amenities and a secure site to residents. He discussed the condition of approval offered by staff and indicated that his client will comply with all the conditions. He asked for authorization to construct some buildings with two-and-a-half stories but within the height limits of the zoning district. He ask for support of the project with staff’s recommendation for special fencing and the requested height of two and a half stories.

The board asked questions about the proposed fencing and the layout of the units.

Mr. Pearson addressed the board on behalf of staff. He discussed the land use, zoning and existing surrounding uses. He discussed special features of the site and the relationship to surrounding developments. He discussed the required fencing adjacent to single-family residential development, parking, access, pedestrian circulation and the landscaping aspects of the development. He recommended approval of the petition with conditions included with the staff report.

The board asked questions about separation between buildings, the adjacent roadway traffic and lighting for projects within 75 feet of single-family developments.

Mr. John Williams of Williams and Associates addressed the board on behalf of the applicant.

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Mr. Sean McDermott addressed the board on the proper protocol for cross-examining participants who provided testimony to the board.

The board had specific questions about lighting.

Mr. Pearson explained the issues related to lighting and the process for complying with the requirement.

Affected party members of the public asked questions of staff and the applicant as part of cross-examination. The continued to speak in support of the project.

No affected party member spoke in opposition of the project.

The floor was opened to the general public; Mr. Hudson addressed the board.

Other members spoke about the use of the single-family property located on the south side along SW 21st. Avenue.

Mr. Steven Bender, a resident of the neighborhood, addressed the board about the need for connectivity between neighborhoods.

Deliberation continued and several members of the neighborhood, including the applicant, spoke about the petition and specific areas of concern.

Mr. Dedenbach and Walter Jarvis addressed the board answering questions from the board and the public related to access from the southern end of the project, landscaping, stormwatering, fencing and pedestrian circulation and creating a permanent conservation buffer.

The board closed the floor and deliberated on the elements of the project. The issue of safety was address emphasizing the need for pedestrian circulation. Connectivity was address in terms of an option to provide a controlled gated access to the south. Other members talked about fencing, the number of stories and bicycle circulation.

Motion By: Ms. Morgan M. Murphy	Seconded by: Mr. Dejeon L. Cain
Moved to:	Upon Vote:
Approve Petition DB-15-5 SPA with the fencing proposed, the two-and-a- half story building height, the masonry and wood panel and with all staff conditions.	Motion passed 5 to 0.

VII. Development Review Board Referrals: None

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