

## DEVELOPMENT REVIEW BOARD MINUTES

April 28, 2015 6:30 PM  
 City Hall Auditorium  
 200 E. University Avenue

### I. Roll Call

<b>Members Present:</b>	<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 type="checkbox"/> Ms. Morgan M. Murphy	
<b>Staff Present:</b>	<b>Mr. Lawrence Calderon</b>	<b>Mr. Ralph Hilliard</b>
<b>and Dush</b>		

### II. Approval of Agenda April 28, 2015

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

<b>Motion By: Mr. Jeffrey D. Knee</b>	<b>Seconded by: Mr. Dejeon L. Cain</b>
<b>Moved to:</b>	<b>Upon Vote:</b>
<b>Approve Agenda of April 28, 2015 with proposed modification.</b>	<b>Motion passed 4 to 0.</b>

### III. Approval of Minutes: March 24, 2015

Staff requested that review of the minutes be continued to the next meeting, May 26, 2015.  
 Review of the minutes was continued without a motion.

### IV. Requests to Address the Board: None.

### V. Consent Items: None.

### VI. Regular Items

#### A. Old Business: Approval of the written preliminary development order for Petition DB-15-5 SPL (The Retreat).

<b>Motion By: Mr. Jeffrey D. Knee</b>	<b>Seconded by: Mr. Dejeon L. Cain</b>
<b>Moved to:</b>	<b>Upon Vote:</b>
<b>Approve written preliminary development order for Petition DB-15-5 SPL as presented.</b>	<b>Motion passed 4 to 0.</b>

#### 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		

**B. New Business:**

1. **Petition DB-15-38 SPA**

Luke Kemper, owner. Minor development plan review for the addition of an outdoor cafe. Zoned: BI (Business industrial district) Located at 3650 SW 42<sup>nd</sup> Avenue.

Mr. Calderon presented the petition on behalf of staff. Using a PowerPoint presentation he described the land use, zoning and surrounding developments. He provided a brief history of the development phases of the project. He informed the board that the main request is to allow outdoor activities within 300 feet of a residential area. He indicated that the plan meets the general requirements but because of the proximity to residential development two conditions are proposed to facilitate compatibility of the proposed activities to the surrounding developments.

Mr. Luke Kemper presented the petition as the owner and described the proposed outdoor activities. He informed the board that the development has complied with City ordinances and have provided parking for patrons.

The board had questions about the proposed outdoor activities and potential impacts to surrounding developments and required parking.

<b>Motion By: Ms. Jeffery Knee</b>	<b>Seconded by: Mr. Ethan Hudgins</b>
<b>Moved to:</b>	<b>Upon Vote:</b>
Approve Petition DB-15-38 SPA with the two conditions presented by staff.	<b>Motion passed 4 to 0.</b>

2. **Petition DB-15-9 SPL**

CPH Engineers, Inc. Agent for Wal-Mart. Development plan review for construction of a large scale retail store. Zoned: PD (Planned Development district). Located at the SW corner of SW 62<sup>nd</sup> Blvd. extension and SW 42<sup>nd</sup> Street.

Mr. Calderon presented the petition on behalf of staff. Using a PowerPoint presentation he presented an overall map of the Butler development. He described the land use, zoning and surrounding developments. He discussed the essential elements of the plan which were of concern to staff in terms of compliance. Mr. Calderon recommended approval of the petition with the conditons included in the staff report.

The board had questions about the sidewalk and the the lack of bicycle routes.

Mr. Dedenbach addressed the board and provided a history of the development.

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Mr. Larry Wray addressed the board on behalf of the applicant. He discussed the overall Butler development sectioned out in “Subareas”. He proceeded to explain that the proposed development is located in Subarea 1 and the development complies with the development standards of that subarea. He stated that the development is approximately 199,297 square feet which is less the the allowable 200,000 square feet. He discussed the landscaping, parking, sidewalk and the need to address pedestrian crossing to the RTS facility to the south.

The board asked questions about the need for a more efficient pedestrian network and the need to reduce the length of pedestrian segments. The board also asked about parking and the placement of cart storage areas. The board expressed concerns about the lack of any bicycle routes within the development.

Mr. Wray explained that the proposed roadway network afford opportunities for bicycle routes.

Mr. Stephen Easter addressed the board opposing the Wal-Mart petition.

Ms. Marcia Voigt addressed the board about the site clearing at the site and how it impacts the animal life in the area. She also talked about the traffic impact and the diminished economic impact of the development.

Mr. Craig Carter addressed the board about his positive experiences with people from out of town who spoke highly of the proposed project; he stated that the project has attracted national interest within the industry.

Mr. Nick Stanpar addressed the board about whether the proposed development is consistent with the City’s Comprehensive Plan.

The Chair closed the floor and the board deliberated about the merits of the project. Staff indicated support for the parking reduction, the need to add additional medians between rows of parking and the ability to work through the minor aspects of the development during final review.

The board added one additional condition to allow the requested parking reduction.

<b>Motion By: Ms. Jeffery Knee</b>	<b>Seconded by: Mr. Dejeon L. Cain</b>
<b>Moved to:</b>	<b>Upon Vote:</b>
Approve Petition DB-15-38 SPA with staff conditions plus the request to reduce parking. the two conditions presented by staff.	<b>Motion passed 3 to 1; Mr. Ethan Hudgins casting the decenting vote.</b>

**VII Development Review Board Referrals: None**

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**VIII. Board Member Comments: Mr. Hudgins asked about the process of submitting recommendations to the City Commission.**

**IX. Adjournment:** Meeting adjourned at: 8:31 PM

Motion to adjourn the meeting

<b>Motion By: Mr. Dejeon L. Cain</b>	<b>Seconded by Mr. Ethan J. Hudgins</b>
<b>Moved to: Move to adjourn the meeting. Meeting adjourned at 8:31 PM.</b>	<b>Upon Vote: Motion passed 4 to 0</b>

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**Secretary, Development Review Board** **Date**

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**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 6<sup>th</sup> 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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