

DEVELOPMENT REVIEW BOARD MINUTES

May 26, 2015 6:30 PM
 City Hall Auditorium
 200 E. University Avenue

I. Roll Call

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| 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 type="checkbox"/> Mr. Jeffrey D. Knee | <input checked="" type="checkbox"/> Ms. Morgan M. Murphy | |
| Staff Present: | Mr. Lawrence Calderon | Mr. Ralph Hilliard |
| and Ms. Bedez Massey | | |

II. Approval of Agenda May 26, 2015

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| Motion By: Mr. Ethan J. Hudgins | Seconded by: Mr. Dejeon L. Cain |
| Moved to: | Upon Vote: |
| Approve Agenda of May 26, 2015 with proposed modification. | Motion passed 4 to 0. |

III. Approval of Minutes: March 24, 2015

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| Motion By: Mr. Dejeon L. Cain | Seconded by: Ms. Morgan M. Murphy |
| Moved to: | Upon Vote: |
| Approve Minutes of March 24, 2015 | Motion passed 4 to 0 |

Approval of Minutes: April 28, 2015

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| Motion By: Mr. Ethan J. Hudgins | Seconded by: Mr. Dejeon L. Cain |
| Moved to: | Upon Vote: |
| Approve Minutes of April 28, 2015 | Motion passed 4 to 0 |

IV. Requests to Address the Board: None

V. Consent Items: None.

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| 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-15-39 SPC

Upham, Inc. (Roger W. Strcula, PE) agent for Stephen Shores and the Sapps. Concept development plan review for the construction of a food market. Zoned: MU-1 (8-30 units/acre mixed use low intensity) and OF (General office district). Located at 3717, 3733 & 3811 NW 13th Street and 1235 NW 39th Avenue.

Ms. Massey presented the petition on behalf of staff. She explained the “Concept Review” process and explained that the subject petition is for construction of a food market. Using a PowerPoint presentation, she described the project and surrounding uses, zoning and Land uses. She explained that the property is affected by the Central Corridor Special Area Plan which brings into effect an 80-foot build-to line per Policy 10.3.1. The applicant is requesting a 142 foot build-to line.

Ms. Massey presented three alternate building layouts that would meet the build-to line requirement as well as complying with the required parking spaces. Ms. Massey explained that the “Concept Review” process is primarily to obtain feed-back from the board, surrounding property owners and the general public about increasing the required build-to line.

The board asked for further explanation concerning the “concept Review” process and the expectations of the board.

Mr. Roger Strcula addressed the board representing the applicant. He provided details about the exposed project and the policy requirements of the main company in the design and placement of their stores. He discussed the various alternatives considered by the company culminating in the option presented with a build-to line of 120 feet. He stated that the option is the best in addressing truck accessibility, parking, patron safety and compatibility with the code and surrounding neighborhoods.

Mr. Jason Pavlic addressed the board about the parking and alternate designs. He provided details about the current design and why he cannot comply with the required build-to standards.

Board members expressed concerns about parking, volume of traffic and the need to provide consistency in maintaining the required build-to line, building placement and building orientation.

Mr. Jason Pavlic addressed the board and explained that his client realizes the need to comply with the standards of the Central Corridor and have moved the original placement of the building from 142 feet to a setback of 120 feet. Based on staff’s recommendations. He explained that the current proposal seems to be most efficient in addressing access, parking, truck access, safety and compatibility with the adjacent development.

BOARD MEMBERS

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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

Mr. Hilliard explained that the plan will have to comply with the Public Works Design Manual which addresses safety and other concerns of the board. He also indicated that the proposed code amendments under review will alter the build-to-line to 100 feet which is not much more than the 120 feet proposed by the applicant.

The board asked that Public Works address the board on those issues during the development review phase of the development.

Given the concerns expressed about the project, the board determined that the applicant may proceed to submitting an application for development plan review with the modified build-to line of 120 feet as presented.

No vote was taken since the project was submitted for concept review.

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| Motion By: | Seconded by: |
| Moved to: | Upon Vote: |
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VII Development Review Board Referrals:

Ask Public Works to address the board about bicycle and pedestrian circulation.

VIII. Board Member Comments:

A. FY2016 Budget: Advisory Board Funds

The board asked about the budget and whether there are options to increase the amount allocated.

B. Proposals for Bicycle and Pedestrian Requirements in Code

The Chair asked about options to discuss bicycle and pedestrian circulation.

Board Member Mr. Hudgins addressed the board about pedestrian and bicycle circulation as well as designs of “Big Box” type retail. He asked about the option of allowing an applicant to substitute scooter bicycle parking for the required automobile parking.

IX. Information Items:

Mr. Calderon informed the board of a new City Commission policy to explain to all applicants, the process of appealing the DRB’s decision.

Mr. Calderon presented to the board, an update on the Butler Plaza Wall-Mart, which was approved on May 24, 2015.

No motions were necessary

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X. Adjournment: Meeting adjourned at: 8:11 PM

Motion to adjourn the meeting

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| Motion By: Mr. Dejeon L. Cain | Seconded by Mr. Ethan J. Hudgins |
| Moved to: Move to adjourn the meeting. Meeting adjourned at 8:11 PM. | Upon Vote: Motion passed 4 to 0 |



Secretary, Development Review Board

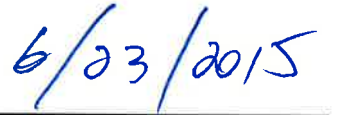


Date



Staff Liaison, Development Review Board

Lawrence Calderon



Date

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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