

## DEVELOPMENT REVIEW BOARD MINUTES

June 23, 2015 6:30 PM  
 City Hall Auditorium  
 200 E. University Ave

**I. Roll Call:**

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

**II. Approval of Agenda: June 23, 2015 with a modification: Item #6, Public Works presentation on Bicycle and Pedestrian Efforts was moved to Item #1 on the DRB Agenda.**

<b>Motion By: Mr. Jeffrey Knee</b>	<b>Seconded by: Mr. Ethan Hudgins</b>
<b>Moved to:</b>	<b>Upon Vote:</b>
<b>Approve DRB Agenda of 6/23/2015 with a modification to move the presentation by Public Works to the first item on the agenda.</b>	<b>Motion passed 4 to 0</b>

**III. Approval of Minutes: May 26, 2015**

<b>Motion By: Mr. Jeffrey Knee</b>	<b>Seconded by: Mr. Ethan Hudgins</b>
<b>Moved to:</b>	<b>Upon Vote:</b>
<b>Approve Minutes of May 26, 2015</b>	<b>Motion passed 4 to 0</b>

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

**V. Consent Items: (None)**

**VI. Regular Items**

**A. Old Business None**

**B. New Business:**

**BOARD MEMBERS**

**Officers:** 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, Mr. Rick E. Cain and Mr. Rob C. Edmunds.

**Staff Liaison:** Lawrence Calderon

**1. Petition DB-15-34 SPL**

CHW (Scott Wright), agent for S. Clark Butler Properties Land Trust. Major development plan review for the construction of a commercial development containing 76,387 square feet of building space and associated facilities. Zoned: PD (Planned development district). Located at 3033-3307 Clark Butler Boulevard.

Ms. Pearson presented the petition on behalf of staff. He described the project as construction of 76,387 square feet of retail space and future development of three outparcels as a concept. He stated that the proposed development is located in Subarea 2. He illustrated how the development satisfies the development standards of the PD, such as minimum block perimeter, setbacks, building articulation and placement, landscaping, parking and lighting. He discussed the requested waivers and indicated that staff supports the requests. Using a PowerPoint presentation he illustrated the essential elements of the proposed development plan. He recommended approval of the petition with the approved waivers.

The board asked questions about the vehicular use area.

Mr. Pearson answered that the project complies with the requirements of the PD.

Mr. Wright addressed the board on behalf of the applicant and demonstrated how the project complies with the requirements of the PD. He discussed landscaping, tree preservation, LID and transportation access. He illustrated how the proposed development fits into the overall master plan. He discussed the pedestrian circulation and how it fits into the overall circulation within the area.

The board asked questions about scooter parking

The board opened the floor to the public and received one comment about the use of gravel.

The board closed the floor and deliberated.

Mr. Hudgins indicated that he recognized the efforts put forward in working with staff to improve the project but will not support the project.

<b>Motion By: Mr. Jeffrey Knee</b>	<b>Seconded by: Ms. Morgan</b>
<b>Moved to: Approve Petition DB-15-34 SPL with staff conditions, the requested waivers and the concept of the planned outparcels.</b>	<b>Upon Vote: Motion passed 3 to 1; Mr. Hudgins casting the dissenting vote.</b>

**1. Petition DB-15-35 SPL**

CHW (Scott Wright), agent for S. Clark Butler Properties Land Trust. Major development plan review for the construction of a commercial development containing 89,353 square feet of building space and associated facilities. Zoned: PD (Planned development district). Located at 3033-3307 Clark Butler Boulevard.

Mr. Calderon presented the petition on behalf of staff. Mr. Calderon presented an overall view of previous petitions which have been approved by the board. Mr. Calderon indicated that the project is in general compliance with the code. He addressed areas where the project can make improvements to better address criteria of the PD. Mr. Calderon identified the need for better pedestrian circulation and reducing the distance pedestrians have to travel to gain access to pedestrian routes. Mr. Calderon addressed the building elevations and the relationship of the building to the primary street. He identified the need for a functional entrance along Plaza Boulevard.

Mr. Calderon recommended approval of the petition including the requested waivers and the need to work with the applicant during final development plan review to address the deficiencies referenced.

The board asked questions about options for subdivision review.

Mr. Calderon answered that the applicant needs to demonstrate that no new parcels are created or that existing parcels are not subdivided.

The board asked other questions about placement of the building in relationship to Plaza Boulevard.

The board asked about changing the direction of the sidewalks within the vehicular use area to an orientation that would be perpendicular to the rows and driveway aisles.

Mr. Wright addressed the board on behalf of the applicant. He indicated that all the requirements of the PD apply in the case of this development. He explained the merits of the design as presented. He addressed parking, building orientation and glazing. He explained the applicant's understanding of building frontage and thought that the design complies with the PD conditions.

Mr. Wright asked for approval of the petition.

The board asked questions about the vehicular use area and the need to address sidewalks and the placement of handicap parking.

Mr. Wright indicated that he will continue to work with staff on the building placement, façade, sidewalks and parking.

The board continued deliberation and asked that the applicant give consideration to redistributing some of the handicap parking spaces. The board asked that the applicant give

additional consideration to implementing an additional length of sidewalk within the existing median and reconsider the building façade.

The board recommended that an item be included on the next agenda to address similar issues.

<b>Motion By: Mr. Jeffrey Knee</b>	<b>Seconded by:</b>
<b>Moved to: Approve Petition DB-15-35 SPL with the six staff conditions plus the requested waivers.</b>	<b>Upon Vote: Motion passed 3 to 1; Mr. Hudgins casting the dissenting vote.</b>

**VII. Development Review Board Referrals: - None**

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

**This item was moved to No. 1 on the agenda.**

Ms. Debra Leistner addressed the board about the efforts of Public Works to address pedestrian and bicycle circulation.

The board asked questions about guidelines to address pedestrian and bicycle circulation within vehicular use areas. The board asked whether scooters should be added as another mode of transportation that should be considered.

**VIII. Information Items – None**

**X1. Board Member Comments:**

Board Member Hudgins addressed the board about pedestrian and bicycle circulation implemented in other cities and how it is applicable in Gainesville.

The board recommended a more organized forum that includes the public to address the concerns

**X. Adjournment: Meeting adjourned at 8:38 PM.**

Motion to adjourn by: Mr. Knee  
Second by: Mr. Hudgins  
Upon Vote motion passed 4 to 0

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**Secretary, Development Review Board**

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**Date**

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**Staff Liaison, Development Review Board**

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**Date**

Lawrence Calderon  
Lead Planner

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.

