

DEVELOPMENT REVIEW BOARD MINUTES

July 28, 2015 6:30 PM
 City Hall Auditorium
 200 E. University Ave

I. Roll Call:

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

II. Approval of Agenda: July 28, 2015, with modifications: This includes action on Items 1 and 3 of the agenda.

Motion By: Mr. Jeffrey Knee	Seconded by: Mr. Ethan Hudgins
Moved to:	Upon Vote:
Approve DRB Agenda of 7/28/2015 with modifications.	Motion passed 5 to 0

III. Approval of Minutes: Review of Minutes for June 23, 2015.

Motion By: Mr. Dejeon L. Cain	Seconded by: Mr. Ethan Hudgins
Moved to: Approve minutes of June 23, 2015 as presented.	Upon Vote:
	Motion passed 5 to 0

IV. Requests to Address the Board: None

V. Consent Items: (None)

VI. Regular Items

A. Old Business None

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

B. New Business:

1. Petition DB-15-37 SPA

eda (Chris Gmuer), agent for Davis Rembert. Minor development plan review for the addition of 40 paved parking spaces. Zoned: I-1 (Limited industrial district) Located at 2121 NW 67th Place.

This item was stricken from the agenda.

2. Petition DB-15-46 SPL

eda engineers-surveyors-planners, Inc. (Sergio Reyes), agent for Multerra LLC, owner. Major Development plan review to allow for the construction of townhouses. Zoned: UMU-2 (10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use district) Located at 3718 SW 24th Avenue.

Mr. Calderon presented the petition on behalf of staff. He described the Urban Village and discussed the general location of the subject property. He discussed the general intent of the Urban Village overlay plan. He discussed the Land Use, zoning and surrounding existing uses. Mr. Calderon stated that the development proposal embodies several of the goals, objectives and policies of the Comprehensive Plan and is deemed compatible. He discussed the essential elements of the development and illustrated how it complies with the regulations of the UMU-2 and Urban Village.

He discussed the building placement and orientation and informed the board that the development is requesting a waiver for the placement of the landscape zone in the reverse position. Mr. Calderon also illustrated to the board how the project is deficient in terms of building placement; the applicant requested a waiver of the building placement criteria.

Mr. Calderon asked the board to authorize staff to work with the applicant in arriving at a design that meets the intent of the ordinance during final development plan review. A waiver was also requested for the pole height.

Mr. Calderon recommended approval of petition with conditions and approval of the waivers.

The board asked questions about the incomplete status of the project and why it not possible for the applicant to defer board consideration.

Mr. Calderon informed the board that it is typical to recommend approval where the conditions are minor and would not result in significant differences to the current plan under consideration.

Mr. Gumer addressed the board on behalf of the applicant. He informed the board that the proposal tracks very closely to the UMU-2 and Urban Village regulations. Mr. Gumer illustrated to the board how the project complies significantly with the standards of the district but there are certain circumstances where waivers are necessary to adjust development patterns to fit the topography and existing street layout.

The board had several questions about the overall design and the relationship to the existing and proposed arterials.

Ron of Nix Engineering addressed the board on the photometric plan and the placement of site lighting.

Mr. Patrick Howe addressed the board about the project and its role and function in encouraging development in the general area. He emphasized several areas how the development will enhance the neighborhood and will be in general compliance with the standards of the code.

Mr. Shepherd addressed the board in support of the development.

The Chair closed the public hearing and entered into deliberation. There were several questions from the board about the various elements of the plan.

The board asked questions about the automatic lighting system for the site, the waiver related to the photometric plan and nature of the development.

Mr. Wright addressed the board on behalf of the applicant and demonstrated how the project complies with the requirements of the PD. He discussed the main elements of the site and explained the request for the lighting waiver.

Motion By: Mr. Jeffrey Knee	Seconded by: Mr. Dejeon L. Cain
Moved to: Approve Petition DB-15-46 SPL with staff conditions and the requested waivers.	Upon Vote: Motion passed 5 to 0;

- 3. Petition DB-15-52 SPL** Fetner Engineering (Alison Fetner) agent for Gainesville Cohousing LLC, owner. Design Plat review for a Cluster Subdivision. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 4751 NW 27th Avenue.

This item was continued to the next meeting with approval of the agenda.

Motion By: Mr. Jeffrey Knee	Seconded by: Mr. Ethan Hudgins
Moved to:	Upon Vote:
Approve DRB Agenda of 8/25/2015 with modifications.	Motion passed 4 to 0

VII. Discussion Items: - None

These minutes are not a verbatim account of this meeting and have been proofed and edited by staff. A video recording of this meeting is available on the City of Gainesville website (www.cityofgainesville.org) through Video Streaming option. Recordings are also available from the Planning and Development Services Department.

VIII. Board Member Comments: Scooter and Car Parking Exchange

The board discussed member attendance at the September 2015, APA Conference.

The board also expressed concerns about the level of deficiency included in some of the plans submitted for review.

IX. Adjournment: Meeting adjourned at 8:09 PM.

Motion to adjourn by: **Mr. Ethan Hudgins**

Second by: **Mr. Dejeon L. Cain**

Upon Vote motion passed **5 to 0**

Secretary, Development Review Board

Date

Staff Liaison, Development Review Board

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 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.