

DEVELOPMENT REVIEW BOARD MINUTES

January 27, 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 checked="" type="checkbox"/> Mr. Jeffrey D. Knee | <input checked="" type="checkbox"/> Ms. Morgan M. Murphy | |
| Staff Present: | Mr. Lawrence Calderon | Mr. Andrew Persons |
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II. Approval of Agenda

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| Motion By: Mr. Jeffrey D. Knee | Seconded by: Mr. Ethan J. Hudgins |
| Moved to: | Upon Vote: |
| Approve Agenda of 1/27/2015 as presented. | Motion passed 4 to 0. |

III. Approval of Minutes: November 25, 2014

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| Motion By: Mr. Jeffrey D. Knee | Seconded by: Mr. Ethan J. Hudgins |
| Moved to: | Upon Vote: |
| Approve the minutes of November 25, 2014 with the correction of names as referenced | Motion passed 4 to 0 |

IV. Requests to Address the Board: None.

V. Consent Items: None

VI. Regular Items

A. **Old Business: 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 | | |

B. New Business:

1. **Petition DB-14-117 SPL** CHW, Inc. (Scott Wright); agent for Deborah J. Butler, Butler Enterprises LLC. Development plan review for construction of a Lowe's store. Zoned: PD (Planned development). Located at the northeast corner of Butler Boulevard and Windmeadows Boulevard.
Lowe's at Butler Plaza

Mr. Pearson from staff presented the petition. He described the proposed Lowe's project and the designated land use, zoning and existing uses on the subject property and surrounding properties. He presented additional details related to the concerns of Public Works about the traffic circulation issues at the intersection of SW 62nd Blvd. and SW 30th Place. He discussed requested waivers and indicated that staff supports the waiver requests.

Mr. Scott Wright presented the petition on behalf of the applicant. He discussed the various elements of the site and how the project complies with the adopted PD. He addressed the roadway alignment concerns listed by Public Works and asked the board to approve the project but to exclude the conditions from Public Works related to traffic circulation at the intersection of SW 62nd Blvd. and SW 30th Place.

Mr. Phill Mann addressed the board and explained why Public Works has concerns about the specific intersection.

Discussion continued and the board asked several questions.

Mr. Walpole addressed the board and asked that the issues raised by Public Works be deferred to a resolution with staff during final review.

One board member raised specific concerns as to whether the project complies with the goals and objectives of the Comprehensive Plan; he stated that the project does not reflect the characteristics of a pedestrian oriented development but rather was more automobile oriented. The Chair explained that the project was approved as a PD by the City Commission and that the role of the DRB is to ensure compliance.

The board continued deliberation and a motion made to approve the petition with conditions

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| Motion By: Mr. Jeffrey D. Knee | Seconded by: Mr. Ethan J. Hudgins |
| Moved to: | Upon Vote: |
| Approve Petition DB-14-117 SPL with staff conditons regarding glazing and the five additional U-racks. Accept a recommendation from the applicant to work with staff to resolve issues related traffic circulation at the intersection of SW 62 Blvd and SW 30 th before the City takes ownership of the roads. | Motion passed 4 to 1; Mr. Hudgins cast the desenting vote. |

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| Staff Liaison: Mr. Lawrence Calderon | | |

2. **Petition DB-14-137 SPL** CHW, Inc. (Scott Wright) agent for Deborah J. Butler, Butler Enterprises LLC. Development plan review for construction of a Butler Plaza RTS Regional Transit System transfer station. Zoned: PD (Planned development). Located at 4231 SW 30th Avenue.

Mr. Pearson presented the petition on behalf of staff. He described the various elements of the project and recommended approval with the conditions presented by the TRC.

The board asked questions.

Mr. Wright presented the petition on behalf of the applicant and answered questions from the board. He asked the board to grant approval of the petition.

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| Motion By: Mr. Jeffrey D. Knee | Seconded by: Mr. Ethan J. Hudgins |
| Moved to: | Upon Vote: |
| Approve Petition DB-14-137 SPL with all of staff's conditions. | Motion passed 5 to 0 |

VII. Development Review Board Referrals: None

VIII. Board Member Comments: None.

The board asked about providing overall maps of the Butler Plaza area when related petitions are presented for review.

IX. Adjournment: Meeting adjourned at: 8:18 PM

Motion to adjourn the meeting

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| Motion By: Mr. Jeffrey D. Knee | Seconded by: Mr. Ethan J. Hudgins |
| Moved to: Move to adjourn the meeting. Meeting adjourned at 8:18 PM. | Upon Vote: Motion passed 5 to 0 |

Secretary, Development Review Board

Date

Staff Liaison, Development Review Board

Date

Lawrence Calderon

| BOARD MEMBERS | | |
|--|--|--|
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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.

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