

DEVELOPMENT REVIEW BOARD MINUTES

December 22, 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 checked="" type="checkbox"/> Mr. 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

**II. Approval of Agenda: December 22, 2015,
 No minutes for November 24, 2015**

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Ethan J. Hudgins
Moved to:	Upon Vote:
Approve DRB Agenda of December 22, 2015 with modifications.	Motion passed 6 to 0

**III. Approval of Minutes:
 No Minutes were available for November 24, 2015**

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-15-52 SUB Fetner Engineering (Alison Fetner) agent for Gainesville Co-Housing 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.

Mr. Calderon presented the petition and informed the board that the proposal is uniquely different from the regular subdivisions. He described the acreage and the number of lots proposed. He described the surrounding properties in relationship to the proposed subdivision. He described the land use and zoning. He showed the surrounding subdivisions and the relative sizes of lots within those subdivisions. He presented the design plat showing the number, location and configuration of the subdivision. He informed the board about the subdivision review process and the role of the reviewing boards.

Mr. Calderon discussed in detail, the role of the DRB in the subdivision review process. He referenced the applicant's description of the proposed development. Mr. Calderon described the right-of-way and the proposed paved corridor within the right-of-way. He informed the board that sidewalks are provided on the outer street but no internal sidewalks within the development. He indicated that the lots within the subdivision are smaller than the minimum required in the RSF-4 zoning district; he informed the board that the Cluster Subdivision review process allows the reduced lot sizes which are presented in the subdivision and that modification are requested to allow the lot size reduction. He referenced the front setback of 10 feet for most lots but indicated that some lots have setbacks as narrow as five feet. He expressed concerns about those shorter 5-foot front setbacks due to the narrow widths of the adjacent roads and the required spacing allocation for utilities.

Mr. Calderon listed the conditions and recommended approval with the TRC comments and conditions.

Alison Fetner presented the petition on behalf of the applicant. She explained the concept of co-housing. Ms. Fetner described the various elements of the proposed subdivision.

Mr. Kaplan addressed the board and explained the basis for the reduced 5-foot setbacks on some of the lots.

The board asked about solid waste and future alternatives. One board member asked about security gates and the policies of the City to prohibit gated communities. Other questions raised by the board related to emergency access,

Mr. Kaplan addressed the board indicating that the applicant does not wish to establish a gated community; the intent is to provide access to the surrounding uses and services.

Mr. Shephard addressed the board and asked about security, lighting and security cameras.

Ms. Maranda Castro of 2349 NW 32nd, Avenue, addressed the board about solid waste.

The Chair closed the floor and deliberated. Mr. D. Cain spoke of being in favor of the project although it is a new concept. Mr. Knee talked further about the need for security gates.

The board reviewed the staff conditions and discussed modification of Condition #2. Mr. Rob Edmunds proceeded to make a motion approving the petition with the conditions listed in the report and the TRC comments.

Motion By: Mr. Rob Edmunds	Seconded by: Mr. DeJeon Cain
Moved to: Approve Petition DB-15-52 SUB with staff conditions and modifying Condition #2 to allow reduced front setbacks between 5 to 10 feet along roadways providing utility services.	Upon Vote: Motion passed 6 to 0;

VII. Discussion Items: - Election of Officers.

Mr. Calderon informed the board that the item was not on the regular agenda but the agenda can be modified to address election of officers. Chair Neill-Mareci asked whether the board wished to address election of officers; there was unanimous consent to elect officers.

Mr. Dejeon Cain moved to nominate Ms. Debra Neill-Mareci as the Chair; Seconded by Mr. Rick Cain.

Upon Vote Ms. Debra Neill-Mareci was elected by a vote of 6 to 0

Ms. Debra Neill-Mareci moved to nominate of Mr. Jeffrey Knee as the Vice Chair; Seconded by Mr. Dejeon Cain.

Upon Vote Mr. Jeffrey Knee was elected by a vote of 6 to 0

Mr. Rob Edmunds moved to nominate Mr. Ethan Hudgins as the Secretary; Seconded by Mr. Dejeon Cain.

Upon Vote Mr. Ethan Hudgins was elected by a vote of 6 to 0

DRB Officers for 2016 are: Chair: Ms. Debra Neill-Mareci; **Vice Chair:** Mr. Jeffrey Knee
Secretary: Mr. Ethan Hudgins

VIII. Board Member Comments: None

IX. Adjournment: Meeting adjourned at 7:42 PM.

Motion By: Mr. Ethan J. Hudgins	Seconded by: Mr. Dejeon Cain
Moved to: Adjourn the DRB meeting of December 22, 2015.	Upon Vote: Motion passed 6 to 0;

Secretary, Development Review Board

Date

Staff Liaison, Development Review Board
Lawrence Calderon
Lead Planner

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.