

**DEVELOPMENT REVIEW BOARD MINUTES
 SPECIAL MEETING**

October 8, 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 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"/> Rick Cain
<input checked="" type="checkbox"/> Mr. Jeffrey D. Knee	<input checked="" type="checkbox"/> Ms. Morgan M. Murphy	
Staff Present:	Mr. Lawrence Calderon	Mr. Ralph Hilliard
and Mr. Andrew Persons		

II. Approval of Agenda: September 22, 2015,

Now minutes available for September 22, 2015.

Motion By: Mr. Ethan J. Hudgins	Seconded by: Mr. Dejeon L. Cain
Moved to:	Upon Vote:
Approve DRB Agenda of 10/8/2015 with modifications to remove the "Approval of Minutes for September 22, 2015.	Motion passed 6 to 0

III. Approval of Minutes for September 22, 2015:

Now minutes were available for September 22, 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-15-99 SPA

CHW (Craig Brashier) agent for the Gainesville Housing Authority. Master plan review for the redevelopment of an affordable housing development. Zoned: RMF-6 (8-15 units/acre multiple-family residential district). Located at 1900 SE 4th Street.

Mr. Henrichs presented the petition on behalf of staff. She indicated that the petition is for a master plan for a future development which will be presented to the board at a future date. Ms. Henrichs described the surrounding development and the proposed development which is a residential multi-family development in three phases with a total of 302 dwelling units with 2500 square feet of non-residential development on approximately 31.48 acres.

Ms. Henrichs indicated that the project will comply with all development standards and shall not be a gated community. She recommended approval subject to compliance with the TRC comments and a valid period of five years.

Board members asked questions which were referred to the applicant.

Mr. Craig Brashier addressed the board on behalf of the applicant.

Ms. Davies addressed the board to answer the question of payment and availability to existing residents.

Mr. Brashier explained the project and informed the board of the urgent timeline for submitting the application. He informed the board that a neighborhood meeting was conducted prior to filing the application. He provided additional details about the project and the approval process by the Federal Agency. He described the project, its phasing and intended general operation and asked for the board's approval.

Mr. Paul Miller, architect for the project addressed the board.

The board asked additional questions which were answered by Ms. Davies and Mr. Brashire.

Mr. Hilliard informed the board that there may be some questions about the proposed non-residential uses.

Mr. Callie Blount addressed the board about affordable housing.

Mr. Telford Cartwright addressed the board about the lack of free market housing to facilitate home ownership. He expressed opposition to furthering the provision of affordable housing within the east side development areas.

Ms. Sandy Bardman from Alachua County Environmental Protection Department addressed the board about protection of an adjacent environmentally sensitive area.

The Chair closed the floor and deliberated on the merits of the petition.

One board member expressed concerns about comments opposing affordable housing.

Board member Knee entered a motion to approve the development.

Motion By: Mr. Jeffrey Knee	Seconded by: Mr. Ethan J. Hudgins
Moved to: Approve Petition DB-15-99 SPA with staff conditions and that it complies with the Land Development Code, that it should not be gated and must comply with the conditions of the Technical Review Committee	Upon Vote: Motion passed 6 to 0;

VII. Discussion Items: - None

VIII. Board Member Comments: None

IX. Adjournment: Meeting adjourned at 7:28 PM.

Motion to adjourn by: **Mr. Dejeon L. Cain**
 Second by: **Mr. Ethan Hudgins**
 Upon Vote motion passed **6 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.

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.

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