

DEVELOPMENT REVIEW BOARD MINUTES

September 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"/> 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,

Motion By: Mr. Ethan J. Hudgins	Seconded by: Mr. Dejeon L. Cain
Moved to:	Upon Vote:
Approve DRB Agenda of 8/28/2015 with modifications.	Motion passed 7 to 0

III. Approval of Minutes:

Review of Minutes for July 28, 2015.

Ms. Murphy indicated that she was present and the minutes reflected that she was absent.

Motion By: Mr. Ethan J. Hudgins	Seconded by: Mr. Dejeon L. Cain
Moved to: Approve minutes of July 28, 2015 with a change to the attendance of Ms. Morgan Murphy.	Upon Vote:
	Motion passed 7 to 0

Review of Minutes for August 25, 2015.

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Dejeon L. Cain
Moved to: Approve minutes of August 25, 2015 as presented.	Upon Vote:
	Motion passed 7 to 0

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

IV. Requests to Address the Board: *None*

V. Consent Items: (None)

VI. Regular Items

A. Old Business *None*

B. New Business:

1. Petition DB-15-70 SPA

JBrown Professional Group Inc., agent for Cade Museum Foundation, Inc. Development plan review for the construction of a museum building. Zoned: PS. Located at the 800 block of S Main Street.

Mr. Andrew Persons presented the petition on behalf of staff. He described the general location of Depot Park and the proposed Cade Museum project within the Depot Park. He informed the board that there are requested waivers to some of the development standards in order to approve the development plan. He discussed the land use, zoning and surrounding uses and provided a brief description of the Cade Museum.

He provided details of the requested waivers and indicated that staff supports the requested waivers. He informed the board that all required facilities such as parking, landscaping, sidewalk and lighting are provided. He described the architectural elevations and presented a conceptual design of the project.

Mr. Persons recommended approval of the project with the conditions of the TRC included with the staff report.

The board asked questions about the parking and landscaping. One board member asked about planting deciduous plants along the south side of the building to allow sunlight during the winter months.

Mr. Jay Brown from J Brown Professional addressed the board on behalf of the applicant. He responded to the request from the board about the conceptual rendering. He also informed the board that the request concerning landscaping will be passed on to the landscape architect for consideration.

One board member asked whether the parking provided is adequate for the volume of trips that will be generated by such a large and intensely used building.

The Chair closed the floor and deliberated on the petition. There were many questions about the landscaping and parking.

Motion By: Mr. Jeffrey Knee	Seconded by: Mr. Ethan J. Hudgins
Moved to: Approve Petition DB-15-46 SPL with staff conditions and the requested waivers.	Upon Vote: Motion passed 7 to 0;

VII. Discussion Items: - Vehicular Use Area and Pedestrian/Bicycle Circulation

Staff made a presentation on pedestrian/bicycle circulation within parking lots. Staff reviewed the current patterns, examined alternatives and offered recommendations for future consideration.

The board provided comments and asked staff to continue working on a final recommendation.

VIII. Board Member Comments: None

IX. Adjournment: Meeting adjourned at 8:23 PM.

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

Second by: **Ms. Morgan M. Murphy**

Upon Vote motion passed **7 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.