

DEVELOPMENT REVIEW BOARD MINUTES

November 24, 2015 6:30 PM
City Hall Auditorium
200 E. University Ave

I. Roll Call:

Members Present:	<input 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"/> Mr. Rick Cain
<input checked="" type="checkbox"/> Mr. Jeffrey D. Knee	<input type="checkbox"/> Ms. Morgan M. Murphy	
Staff Present:	Mr. Lawrence Calderon	Mr. Forrest Eddleton

**II. Approval of Agenda: November 24, 2015,
Election of Officers will be placed on the next agenda**

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Dejeon L. Cain
Moved to:	Upon Vote:
Approve DRB Agenda of November 24, 2015 with modifications.	Motion passed 4 to 0

**III. Approval of Minutes:
Review of minutes for October 27, 2015**

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Dejeon L. Cain
Moved to: Approve minutes of October 27, 2015 as presented	Upon Vote: Motion passed 4 to 0

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-15-98 SPA EDA, Inc. (Chris Gmuer) agent for Snodgrass Vision Enterprises, LLC. Intermediate development plan review for demolition of an existing single-family home and construction of a new office medical building. Zoned CP (Corporate Park District). Located at 4311 NW 8th Avenue.

Mr. Forrest made the presentation. He described the proposal and the zoning on the property. He stated that staff will recommend approval. He described the location of the property using an aerial map and referenced surrounding uses. He presented the proposed siteplan and discussed the associated facilities in relationship to surrounding developments. He discussed the special standards of the Corporate Park District and the proposal to share access with the adjacent parcel to the south. He discussed the placement of sidewalks, parking and bicycle facilities. He discussed the photometric plan and associated waiver requests. He recommended approval with the conditions listed in the staff report.

Mr. Gmuer presented the petition on behalf of the applicant. He discussed a Board of Adjustment variance which placed the building further away from the adjacent streets. He discussed the siteplan as well as the associated architectural elevations. He discussed the photometric plan and requested waivers.

The board asked questions about the landscaping plan and the selection and placement of trees. Mr. Gmuer addressed the question.

The board deliberated on the petition and focused specifically on modifications to the landscaping proposed by one member.

The Chair closed the floor and deliberated. Mr. D. Cain spoke of being in favor of the project although it is new. 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. Jeffrey D. Knee	Seconded by: Mr. Rob Edmunds
Moved to: Approve Petition DB-15-98 SPA with one waiver for the light fixture from 15 feet to 30 feet, reduced the required parking to the number provided on the plans and all of staff's conditions.	Upon Vote: Motion passed 4 to 0;

2. Petition DB-15-97 SPL EDA, Inc. (Chris Gmuer) agent for UCG Realty, LLC. Intermediate development plan review for construction of an additional 64 units to the existing University Commons development. Zoned RMF-8 (8-30 units/acre multi-family residential district). Located at 2601 SW Archer Road.

Mr. Calderon presented the petition to the board; using a PowerPoint presentation, he described surrounding land use, zoning and existing uses. Mr. Calderon informed the board that the project satisfies the general development standards but is deficient in parking and is requesting a 349 space parking reduction. He explained that the code allows a parking reduction and described the criteria for granting the reduction. Mr. Calderon recommended approval of the petition with conditions.

Mr. Reyes presented the petition on behalf of the applicant. He explained that the original project was approved under county jurisdiction including the buildings currently proposed for construction. He explained the density and the demand for parking. He described the siteplan, architectural elevations, and the photometric plan. He informed the board that the plan includes some light intensity deficiencies and will need waivers. He provided details about the number of units, bedrooms and the number of parking spaces required. He explained the methodology adopted by the complex in managing the allocation of parking. He also explained that due to the location of the project, the nearby bus stops and availability of alternate transportation modes make the parking demand less than what is typically required by a multi-family development.

The board asked several questions about the lighting, parking, and proposed layout of pedestrian routes.

Mr. Jerome Hall addressed the board about the cross-walks and distance of the project from the university.

Mr. Shephard addressed the board about the need for such developments in the area.

The board closed the floor and deliberated about the petition; the board expressed concerns about the degree of parking reduction and the potential future impact. The board specifically noted that parking will be removed to place units which will demand parking spaces.

Motion By: Mr. Jeffrey D. Knee	Seconded by: Mr. Rob Edmunds
Moved to: Approve Petition DB-15-98 SPA with one waiver for the light fixture from 15 feet to 30 feet, reduced the required parking to the number provided on the plans and all of staff's conditions.	Upon Vote: Motion passed 4 to 0;

VII. Discussion Items: - Election of Officers.

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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Mr. Calderon informed the board that staff will be presenting the bicycle and pedestrian parking modifications at a later date. The item will be presented to the Bicycle and Pedestrian Advisory board prior to final review by the DRB.

Mr. Calderon asked whether the board wanted to make a referral to staff concerning the placement of landscaping materials in specific areas to be consistent with seasonal conditions.

Board member Knee who raised the issues agreed to give some more thought to the idea before a formal referral.

VIII. Board Member Comments: None

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

Motion By: Mr. Dejeon Cain	Seconded by: Mr. Rob Edmunds
Moved to: Adjourn the DRB meeting of November 24, 2015.	Upon Vote: Motion passed 4 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.