

## DEVELOPMENT REVIEW BOARD MINUTES

October 27, 2015 6:30 PM  
 City Hall Auditorium  
 200 E. University Ave

**I. Roll Call:**

<b>Members Present:</b>	<input type="checkbox"/> Mr. Ethan J. Hudgins	<input type="checkbox"/> Rob Edmunds
<input checked="" type="checkbox"/> Chair Ms. Debra A. Neill-Mareci	<input type="checkbox"/> Mr. Dejeon L. Cain	<input checked="" type="checkbox"/> Mr. Rick Cain
<input checked="" type="checkbox"/> Mr. Jeffrey D. Knee	<input checked="" type="checkbox"/> Ms. Morgan M. Murphy	
<b>Staff Present:</b>	Mr. Lawrence Calderon	Mr. Ralph Hilliard
Ms. Bedez Massey and Mr. Andrew Persons		

**II. Approval of Agenda: October 27, 2015,**  
 Mr. Calderon informed the board that the minutes of September 22 and October 8 have been added to the agenda for board review.

<b>Motion By: Mr. Jeffrey D. Knee</b>	<b>Seconded by: Ms. Morgan M. Murphy</b>
<b>Moved to:</b>	<b>Upon Vote:</b>
<b>Approve DRB Agenda of October 27, 2015 with modifications.</b>	<b>Motion passed 4 to 0</b>

**III. Approval of Minutes:**  
 Review of Minutes for September 22, 2015.

<b>Motion By: Ms. Morgan M. Murphy</b>	<b>Seconded by: Mr. Jeffrey D. Knee</b>
<b>Moved to: Approve minutes of September 22, 2015. as presented</b>	<b>Upon Vote:</b>
	<b>Motion passed 4 to 0</b>

**Review of Minutes for October 8, 2015 (Special Meeting).**

<b>Motion By: Mr. Rick Cain</b>	<b>Seconded by: Mr. Jeffrey D. Knee</b>
<b>Moved to: Approve minutes of October 8, 2015 as presented.</b>	<b>Upon Vote:</b>
	<b>Motion passed 4 to 0</b>

**IV. Requests to Address the Board: None**

**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

**V. Consent Items: (None)**

**VI. Regular Items**

**A. Old Business** *None*

**B. New Business:**

- 1. Petition DB-15-71 SPA** Eda engineers-surveyors-planners, inc. (Chris Gmuer), agent for Heritage Investment Group of Gainesville, LLC. Development plan review for the construction of a new office building. Zoned: UMU-2 (10-100 units/acre and up to an additional 25 units/acre by Special Use Permit). Located at 625 SW 4<sup>th</sup> Avenue.

Mr. Andrew Persons presented the petition on behalf of staff. He described the general location of the 6<sup>th</sup> Street Office Building. He showed an aerial and described the proposed development and surrounding uses. He described the surrounding land use and zoning and referenced a related petition currently in the process of review before the City Commission. He provided details of the proposed building, parking, landscaping, lighting and the building elevations. He informed the board of a requested modification to allow continued use of an existing parking lot. Waivers were requested pertained to lighting, build-to line, building entrance and sidewalks.

Mr. Persons recommended approval of the project with the requested modifications and waivers.

Mr. Gmuer presented the petition on behalf of the applicant. He discussed the project in relationship to the proposed roadway improvements. Mr. Gmuer provided details of the project and the intended uses. Mr. Gmuer presented an architectural rendering showing the relationship to surrounding areas; he requested modifications and waivers.

The board asked questions and deliberated about the specific items of the development. The board wanted clarification on the number of parking spaces, required scooter parking and the neighborhood meeting.

Mr. Flemming addressed the board concerning the number of parking spaces that will be provided.

The board continued deliberation.

<b>Motion By: Mr. Rick Cain</b>	<b>Seconded by: Mr. Jeffrey D. Knee</b>
<b>Moved to: Approve Petition DB-15-46 SPL with staff conditions and the requested waivers.</b>	<b>Upon Vote: Motion passed 4 to 0;</b>

**2. Petition DB-15-83 SPA** Eda engineers-surveyors-planners, inc. (Chris Gmuer), agent for The Koehler Organization. Major development plan review for the construction of two new hotel buildings. Zoned: BI (Business industrial district). Located at 3405 SW 40<sup>th</sup> Blvd.

Mr. Calderon presented the petition on behalf of staff. He described the general location of of the property, the land use, zoning and surrounding uses. He discussed easements traversing the property which affects the placement of the main buildings. Mr. Calderon informed that board that a variance was necessary in order to shift the building away from the street to avoid overlapping the easements. He discussed the proposed development and the required standards. He discussed the provision of sidewalks but acknowledge the absence of a sidewalk connection from the south and at the intersection of SW 33<sup>rd</sup> Place and SW 42<sup>nd</sup> Street. Mr. Calderon demonstrated how the development complies with the required glazing for the building. He informed the board that with minor modifications, the parking and landscaping would satisfy code requirements.

Mr. Calderon recommended approval of the petition with conditions and comments included from the Technical Review Committee.

The board asked about the occupancy and stormwater management.

Mr. Gmuer addressed the board on behalf of the applicant. He discussed the general area and the surrounding developments. He discussed the elements of compliance and agreeing to comply with the comments and conditions of the TRC. He described the project as a hotel development containing 5 stories with 209 rooms. Mr. Gmuer informed the board that much work was done with the easement holders to allow the development as proposed. Concerning earlier questions from the board, Mr. Gmuer explained the stormwater management system and agreed to compliance with staff’s recommendations pertaining to sidewalks.

Mr. John Keeler addressed the board and explained the development proposal which includes two hotels in one building.

Board members asked additional questions about the orientation of the hotel in relationship to the surrounding streets; other questions from the board pertained to safety concerns by GPD.

<b>Motion By: Mr. Jeffrey Knee</b>	<b>Seconded by: Mr. Rick Cain</b>
<b>Moved to: Approve Petition DB-15-83 SPL with staff conditions.</b>	<b>Upon Vote: Motion passed 4 to 0;</b>

**3. Petition DB-15-84 SPA** Upham, Inc. (Roger W. Strcula, PE) agent for Stephen Shores and Charles Sapp. Intermediate development plan review for the construction of a food market. Zoned: MU-1 (8-30 units/acre mixed use low intensity) and OF (General office district). Located at 3717, 3733 & 3811 NW 13th Street and 1235 NW 39th Avenue.

Mr. Massey presented the petition on behalf of staff. She informed the board that an earlier petition was presented to the board as a concept plan. She described the general location of the proposed development and provided a brief history of previous development proposal on the site. She described the surrounding developments, land use and zoning. Ms. Massey discussed waivers requested by the board and recommended approval with staff conditions.

The board asked whether there were sidewalks proposed on both sides of the entrance from NW 39<sup>th</sup> Avenue and access from the adjacent residential to the east.

Mr. Roger Strcula addressed the board on behalf of the applicant. He discussed the historical efforts by Dr. Shore to improve the properties. He presented a unified siteplan of the proposed development and how the Aldi project fits into the overall master plan. He discussed the specific elements of the proposal and demonstrated how they comply with City regulations. He discussed the efforts of the applicant to place the building in a location that complies with the build-to line requirements but was not able to meet the required 80 feet due to site constraints.

Mr. Strcula discussed the requested waiver from the build-to line and explain how the development compensates for the street relationship by providing landscaping, pedestrian amenities and other parking lot improvements. Mr. Strcula indicated that he has no objections to staff conditions and asked for approval of the petition.

The board asked questions about the placement of sidewalks.

Mr. Strcula explained that the modified location would compromise the safety of pedestrians using the facility.

The board asked about the use of open spaces to the south of the development.

Deliberation continued.

<b>Motion By: Mr. Rick Cain</b>	<b>Seconded by: Ms. Morgan M. Murphy</b>
<b>Moved to: Approve Petition DB-15-46 SPL with staff to conditions and the requested waivers from the land development code.</b>	<b>Upon Vote: Motion passed 4 to 0;</b>

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

Staff presented to the board a copy of the PowerPoint Presentation on “Pedestrian/bicycle Circulation within Parking Lots”.

**VIII. Board Member Comments: None**

**IX. Adjournment: Meeting adjourned at 7:48 PM.**

<b>Motion By: Ms. Morgan M. Murphy</b>	<b>Seconded by: Mr. Jeffrey Knee</b>
<b>Moved to: Approve Petition DB-15-46 SPL with staff to conditions and the requested waivers from the land development code.</b>	<b>Upon Vote: Motion passed 4 to 0;</b>

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**Secretary, Development Review Board**

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**Date**

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**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 6<sup>th</sup> 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.