

DEVELOPMENT REVIEW BOARD AGENDA

February 23, 2016 6:30 PM
 City Hall Auditorium
 200 E. University Avenue

- I. Roll Call
- II. Approval of Agenda **February 23, 2016** *(Note: Order of business subject to change)*
- III. Approval of Minutes: **January 26, 2016**
- IV. Requests to Address the Board
- V. Consent Items: None
- VI. Regular Items:
 - A. Old Business:
 - 1. **Petition DB-15-116 SPL** CHW, (Robert J. Walpole) agent for South Park Investment Group, LLC, owner. Major development plan review for construction of a 68 unit apartment building. Zoned: UMU-2 (10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed use district.) Located at 410 and 420 SW 8th Street. **(Andrew)**
South Park Apartments Phase 1
410 & 420 SW 8th Street

Staff Report

- Exhibit A Supplemental Documents
- Exhibit B Technical Review Committee (TRC) Comments
- Exhibit C Development Plans
- Exhibit D Application for Exemption

B. New Business:

- 1. **Petition DB-14-81 SPA** JBrown Pro Group, Inc. (Jay Brown) agent for City of Gainesville. Master Plan with development plan review for the phased expansion of the existing Gainesville Technology Entrepreneurship Center (GTEC). Zoned: MU-1: (8-30 units/acre mixed use low intensity). Located at 2153 SE Hawthorne Road. **(Bedez)**
GTEC Phase I
2153 SE Hawthorne Road

Staff Report

- Appendix A Comprehensive Plan Goals, Objectives, and Policies
- Appendix B Land Development Code Regulations
- Appendix C Technical Review Committee (TRC) Conditions
- Appendix D Supplemental Documents
- Appendix E Development Plan

BOARD MEMBERS

Chair: Debra Neill-Mareci	Vice Chair: Jeffrey Knee	Secretary: Ethan J. Hudgins
Regular Members: Dejeon L. Cain, Morgan M. Murphy, Rick Cain, Rob Edmunds		Student Adjunct Member: Allison Reagan
Staff Liaison: Lawrence Calderon		

**2. Petition DB-15-60 SPA
Gainesville Alz Inn
2002 NW 13th Street**

Aspire Engineering (Ravi Alur) agent for Gainesville Alz Inn LLC, owner. A Major Development Plan Review to convert a 4-story office building to a 135 bed assisted living facility. Zoned: MU-2 (12—30 units/acre mixed use medium intensity). Located at 2002 NW 13th Street. **(Lawrence)**

Staff Report	
Attachment A	Technical Review Committee Comments
Attachment B	Development Plan Maps and Drawings
Attachment C	Comprehensive Plan and Land Development Code References
Attachment D	Application and Neighborhood Workshop Information
Attachment E	Response to Comments

THIS ITEM HAS BEEN CONTINUED TO THE 3/22/16 DRB MEETING

**3. Petition DB-15-153 SPL
Butler Plaza Pod C Out Parcel
Plaza Boulevard & SW 62nd
Boulevard**

CHW, agent for Robert Stanley Trustee, owner. Intermediate development plan review to allow for construction of a 14146 sf commercial development. Zoned PD (Planned development district). Located at 3033-3307 Clark Butler Boulevard. **(Lawrence)**

Staff Report	
Attachment A	Technical Review Committee Comments
Attachment B	Development Plan Maps and Drawings
Attachment C	Planned Development Ordinance and Report
Attachment D	Application and Neighborhood Workshop Information
Attachment E	Response to Comments

VII. Discussion Items:

VIII. Board Member Comments

IX. Adjournment

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.

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