

## DEVELOPMENT REVIEW BOARD AGENDA

November 22<sup>nd</sup>, 2016 6:30 PM  
 City Hall Auditorium  
 200 E. University Avenue

- I. Roll Call
- II. Approval of Agenda **November 22, 2016** (Note: Order of business subject to change)
- III. Approval of Minutes: **September 27, 2016**
- IV. Requests to Address the Board
- V. Consent Items: None
- VI. Regular Items:
  - A. Old Business:
    - 1. **Petition DB-16-105 SPL**  
**Fire Station #1**  
**525 South Main Street**  

Bentley Architects and Engineers, Inc. (Carlos Rexach), agent for city of Gainesville, owner. Intermediate development review for the construction of a fire station. Zoned: PS (Public services and operations). Located at 525 South Main Street.

[Staff Report](#)  
[Attachment A](#) TRC Comments and Applicant Responses  
[Attachment B](#) Application and Neighborhood Workshop information  
[Attachment C](#) Development Plans  
[Attachment D](#) Traditional City Special Area Plan
    - 2. **Petition DB-16-110 SPL**  
**Villas at Buckridge**  
**4811 NW 27th Avenue**  

EDA, Inc. (Sergio Reyes), agent for Freddie and Dinah Stone, owners. Design plat review for a residential subdivision of Tax Parcels: 06165-000-000 and 06166-000-000 to create eighteen single-family residential lots. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 4811 NW 27th Avenue.

[Staff Report](#)  
[Attachment A](#) Technical Review Committee Comments  
[Attachment B](#) Comprehensive Plan and Land Development Code References  
[Attachment C](#) Application and Neighborhood Workshop Information  
[Attachment D](#) Response to Comments  
[Attachment E](#) Subdivision Drawings for Review by DRB

**BOARD MEMBERS**

**Chair:** Debra Neill-Mareci

**Vice Chair:** Jeffrey Knee

**Secretary:**

**Regular Members:** Rick Cain, Allison Reagan, Barbara VanderMeer, Ewen Thomson

**Staff Liaison:** Lawrence Calderon

**B. New Business:**

- 3. Petition DB-16-124 SUB  
Wiltshire Cluster Subdivision  
5041 NW 23rd Avenue** JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner. Design plat review for a cluster subdivision. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 5041 NW 23rd Avenue.

[Staff Report and Appendixes](#)

- 4. Petition DB-16-129 SPA  
MetroCorp Site Plan Modifications  
4110 NW 37th Place** Locklear & Associates (Lisa Baker), agent for Howe Development Corporation, owner. Intermediate development plan review for construction of a multi-family residential development at MetroCorp. Zoned: PD (planned development district). Located at 4110 NW 37th Place.

[Staff Report and Appendixes Part 1](#)  
[Staff Report and Appendixes Part 2](#)

- 5. Petition DB-16-127 SPA  
Woodbury Row Phase 3  
517 SW 12th Street** Gmuer Engineering LLC., (Chris Gmuer) agent for WNC 114 LLC. (Reid Fogler), owner. Intermediate development plan review for construction of three multi-family residential buildings. Zoned: RH-2 (8—100 units/acre residential high density district). Located east of SW 12th Street, between SW 5th Avenue and SW 6th Avenue, and west of SW 10th Street.

[Staff Report and Appendixes](#)

- 6. Petition DB-16-125 SPL  
University Park Rehab Center  
4300 Block of SW 20th Avenue** CHW Inc. (Holly Simon), agent for Glenmont Arlington Biltmore II, LLC, owner. Major development plan review for construction of a 120 bed skilled nursing facility. Zoned: MU-2 (12—30 units/acre mixed use medium intensity). Located at the 4300 block of SW 20th Avenue.

[Staff Report and Appendixes Part 1](#)  
[Staff Report and Appendixes Part 2](#)  
[Staff Report and Appendixes Part 3](#)

- 7. Petition DB-16-78 SUB** DRMP, Inc. (David Sowell), agent for Gainesville Community

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<b>Regular Members:</b> Dejeon L. Cain, Rick Cain, Rob Edmunds, Allison Reagan		
<b>Staff Liaison:</b> Lawrence Calderon		

**Heartwood (formerly Kennedy Homes)**  
**1717 SE 8th Avenue**

Redevelopment Agency, owner. Design Plat review for a residential subdivision. Zoned: RMF-5 (12 units/acre single-family/multiple-family residential district). Located at 1717 SE 8<sup>th</sup> Avenue.

[Staff Report and Appendixes Part 1](#)  
[Staff Report and Appendixes Part 2](#)  
[Staff Report and Appendixes Part 3](#)

**VII. Election of Officers**

**VIII. Discussion Items: Next Meeting Date December 27<sup>th</sup>**

**IX. Board Member Comments**

**X. 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 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.

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