

IV. REQUESTS TO ADDRESS THE BOARD:

Are there any Requests to Address the Board?

Speaker:

Topic of address:

V. CONSENT ITEMS:

Are there any Consent Items: None

VI. REGULAR ITEMS:

Business Item:	<u>New Business</u>	Petition Description	WindCrest Development Group, Inc. agent for Publix Super Markets, Inc. Intermediate development review for the construction of a new commercial 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 203 NW 13th Street.
Petition Number:	Petition DB-15-96 SPL		

Petition Presentation

Ms. Massey presented the petition on behalf of the applicant. She described the petition and the location of the property. Using a PowerPoint presentation, she described the site and surrounding developments. She described the land use, zoning and additional details about the uses. Ms. Massey discussed some of the elements of the site and the photometric plan for the project. She indicated that the applicant is requesting modification of the standards and waivers from the lighting ordinance. A build-to line of 7.5 to 30 feet and from 18 ' to 14.5 feet. A horizontal illuminance from 1.0 fc to 3.0 fc. Ms. Massey presented slides showing the surrounding development. She recommended approval subject to conditions of the TRC, the requested modifications and waivers from the photometric plan.

Mr. Dedenbach presented the petition on behalf of the applicant; he introduced his staff and discussed the impact of the project on the surrounding areas. Mr. Dedenbach described the location of the property using a video of the surrounding areas. He proceeded to describe the land use and associated zoning. He discussed the applicant's request for waivers and modifications and the purpose for the requested modifications; he explained in detail the conditions and situations resulting in the need for each modification and waiver. He discussed landscaping on the site and the reason for the reduced perimeter vehicular use area buffers.

The board members asked questions about the layout of the vehicular use area and the number of parking spaces required.

Other questions related to monitoring wells on the property. Another question related to the placement of bicycle parking relative to 13th Street.

Mr. Dedenbach explained the basis of the proposed design of the facility.

Board members asked about landscaping along the east side of the property, parking and shopping carts; after hour reduction of light intensity, visibility of the roof tops from adjacent properties and the reduced landscaping buffers.

The chair closed the floor and deliberated.

Motion Maker:

Mr. Rob Edmunds

PETMotion2nder

Mr. Jeffrey D. Knee

Motion Action	<u>Approved with Conditions</u>	Motion Details:	Approve the petition with the two requested waivers and modifications of the build-to lines and reduction of landscape buffers, as well as the TRC comments.
Motion Decision	<u>Ya</u>	Vote For:	<u>6</u>
		Vote Against:	<u>0</u>

VII. DISCUSSION ITEMS:

ITEM	DESCRIPTION	NOTES
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VIII. Board Member Comments:

Are there any Board Member Comments?

Board Member: Select... Topic: _____

Comments: _____

Is there an associated action needing a vote?

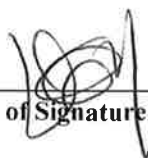
IX. ADJOURNMENT:

Motion to Adjourn:	<u>Mr. Ethan J. Hudgins</u>	Second to Adjourn:	<u>Mr. Jeffrey D. Knee</u>
Vote For:	<u>6</u>	Vote Against:	<u>0</u>
Time Adjourned :	<u>1/26/2016</u>		<u>7:41:00 AM</u>


X. SIGNATURES:



 Secretary, Development Review Board:

 22 Mar 2016

 Date of Signature



 Staff Liaison, Development Review Board:
 Lawrence D. Calderon, Lead Planner

3/22/2016

 Date of Signature