

Are there any Consent Items: None

VI. REGULAR ITEMS:

Business Item:	<u>Old Business</u>	Petition Description	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 8 th Street. (Andrew)
Petition Number:	DB-15-116 SPL		
Petition Presentation	<p>Mr. Pearson presented the petition on behalf of staff. He discussed the proposed development and surrounding developments. He discussed the land use and zoning of the subject parcel. He addressed the main elements of the project including building height, landscaping, solid waste, building orientation, parking and lighting.</p> <p>Mr. Pearson discussed the development plan and the relationship of the various elements. He demonstrated how the landscaping plan complies with the requirements of the ordinance. He recommended approval with conditions and the requested modifications.</p> <p>Mr. Robert Walpole presented the petition on behalf of the applicant. He discussed the site and surrounding development and the essential elements of the proposed development.</p> <p>The Chair opened and closed the floor and deliberated.</p> <p>Mr. Rick Cain motioned approval of the petition with staff conditions and the requested waivers.</p>		
Motion Maker:	<u>Mr. Rick Cain</u>	PETMotion2nder	<u>Mr. Jeffrey D. Knee</u>
Motion Action	<u>Approved with Conditions</u>	Motion Details:	Approve Petition DB-15-116 SPL with staff conditions and the requested waivers. Mr. Rob Edmunds abstained due to a conflict.
Motion Decision	<u>Ya</u>	Vote For:	<u>3</u> Vote Against: <u>0</u>
Business Item:	<u>New Business</u>	Petition Description	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)
Petition Number:	Petition DB-14-81 SPA		
Petition Presentation	<p>Ms. Massey presented the petition and informed the board that the request is for a Master Plan approval of the overall plan for a period of 5 years and preliminary approval of Phase I. Using a PowerPoint presentation, she described the subject property and surrounding developments. She discussed the land use and zoning of the subject property and surrounding properties. She discussed details about the development standards for the MU-1 zoning district.</p> <p>Ms. Massey explained that the petition is within the SEGRI Special Area Plan and has to comply with special standards. She briefly discussed some of the standards and indicated that the applicant is requesting waivers from some of those standards.</p> <p>Ms. Massey recommended approval of the petition.</p> <p>Mr. Jay Brown presented the petition on behalf of the applicant. He discussed the existence of an overhead power line which strongly dictates the overall design of the proposal. He addressed the conditions listed in the staff report and stated that the applicant will comply with the stated conditions.</p>		

Mr. Michael Beard, member of the CRA staff, addressed the board on the role of the CRA. He stated that the neighborhood is interested in projects that would stimulate developments within the East side. He promised to evaluate all projects.

One board member asked about the questions raised during the neighborhood workshop.

Mr. Michael Adler, a resident who specializes in the environmental echo systems addressed the board and asked whether the applicant would relocate some important listed species.

The board referred the speaker to the Environmental Coordinator.

Ms. Massey agreed to work with the applicant.

Mr. Donald Shepherd addressed the board.

Mr. Jeff Knee made a motion

Motion Maker:	<u>Select...</u>	PETMotion2nder	<u>Select...</u>
Motion Action	<u>Approved with Conditions</u>	Motion Details:	Approve Petition DB-14-81 SPA with the Master Plan and phases as presented with the requested waivers as listed in the staff report.
Motion Decision	<u>Ya</u>	Vote For:	<u>4</u> Vote Against: <u>0</u>

Business Item:	<u>New Business</u>	Petition Description	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)
Petition Number:	Petition DB-15-60 SPA		

Petition Presentation Petition continued with approval of agenda

Motion Maker:	<u>Mr. Jeffrey D. Knee</u>	PETMotion2nder	<u>Mr. Rob Edmunds</u>
Motion Action	<u>Continued</u>	Motion Details:	Approve agenda with request to continue Petition DB-15-60 SPA.
Motion Decision	<u>Ya</u>	Vote For:	<u>4</u> Vote Against: <u>0</u>

Business Item:	<u>New Business</u>	Petition Description	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)
Petition Number:	Petition DB-15-153 SPL		

Petition Presentation Lawrence Calderon gave staff's presentation.

Robert Walpole spoke to the issue of sidewalks and entry into the two buildings.

The board wanted a raised pedestrian crossing to facilitate pedestrian movement between the main

buildings and the outparcels.

There were questions about a photometric plan by Mr. Edmunds. Other questions were about the waiver for the lighting at shut-off.

Mr. Walpole answered the question about waivers to the Lighting Code.

One board member asked about the condition referring to outdoor storage.

Mr. Walpole responded to the question.

Motion Maker: Mr. Rob Edmunds *PETMotion2nder* Mr. Jeffrey D. Knee

Motion Action: Approved with Conditions **Motion Details:** Approve Petition DB-15-153 SPL with TRC conditions including the two pedestrian cross-walks and the requested waivers and modifications. The motion did not include the request for a speed table.

Motion Decision: Ya **Vote For:** 4 **Vote Against:** 0

VII. DISCUSSION ITEMS:

ITEM	DESCRIPTION	NOTES
The Chair asked about the policies and procedures for discussing issues related to pedestrian cross-walks and circulation with the proper authorities.	Mr. Hilliard indicated that pedestrian circulation and facilities are handled by Public Works.	The Chair asked about a contact to that department.
Board member attendance	The Chair discussed the requirements for maintaining a seat on the board as it relates to attendance.	Mr. Calderon added that there is a 66.25% attendance requirements and once that attendance record is violated; the board member will be removed from the board.

VIII. Board Member Comments:

Are there any Board Member Comments?

IX. ADJOURNMENT:

Motion to Adjourn:	<u>Mr. Jeffrey D. Knee</u>	Second to Adjourn:	<u>Mr. Rick Cain</u>
Vote For:	<u>4</u>	Vote Against:	<u>0</u>
Time Adjourned :	<u>2/23/2016</u>		<u>7:45:00 PM</u>

X. SIGNATURES:


Secretary, Development Review Board:

22 Mar 2016
Date of Signature


Staff Liaison, Development Review

3/02/2016
Date of Signature