

**V. CONSENT ITEMS:** 

## PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:

PLANNING DIVISION PO Box 490, Station 12 Gainesville, FL 32627-0490 P: (352) 334-5023 F: (352) 334-3259

## DEVELOPMENT REVIEW BOARD MINUTES

City Hall Auditorium, 200 E. University Ave

Chair Ms. Debra A. Neill-Mareci			Date and Time o	f Meeting:	2/23/201	6	
Mr. Jeffrey D. Knee  Mr. Rob Edmunds  Mr. Rob Edmunds  Mr. Rob Edmunds  Mr. Adlison Reagan  Mr. Lawrence Calderon  Mr. Ralph Hilliard  Mr. Ralph Hilliard  Mr. Andrew Persons  Mr. Andrew Persons  Mr. Additional Staff  Additional	I. Roll Call:						
Mr. Ethan J. Hudgins	Chair Ms. Debr	a A. Neill-Mareci	✓ Mr. Dejeon I	Cain		Mr. Rick Cain	<b>V</b>
Staff Present:  Mr. Lawrence Calderon Mr. Ralph Hilliard Mr. Andrew Persons Ms. Bedez Massey Ms. Bedez Massey Ms. Additional Staff Additional	Mr. Jeffrey D. I	Knee	✓ Ms. Morgan	M. Murphy		Student Ad	ljunct Member
Mr. Lawrence Calderon  ✓ Mr. Ralph Hilliard  ✓ Mr. Andrew Persons  ✓ Ms. Bedez Massey  ✓  Additional Staff  Additional	Mr. Ethan J. H	udgins	Mr. Rob Edn	nunds	<b>~</b>	Ms. Allison Reagan	V
Additional Staff Additi				Staff Present	:		
Agenda Date: 2/23/2016  Agenda Notes: Modify the agenda to continue Petition DB-15-60 SPA to March 22, 2016 Chair added an item on board member attendance.  Motion By: Mr. Jeffrey D. Knee Seconded by: Mr. Rob Edmunds  Motion Text: Approve the agenda as modified Motion Decision: Vote For: 4 Vote 0 Against:  III. APPROVAL OF MINUTES  Date of Minutes: 1/26/2016  Notes about Minutes: Continue decision on minutes to clarify the motion details for Petition DB-15-96 SPL.; no vote Motion Maker: Select Seconded by: Select Vote For: Select  Motion: Select Motion Select Vote Against: Select  IV. REQUESTS TO ADDRESS THE BOARD:  Are there any Requests to Address the Moard?	Additional Staff Additional Staff Additional Staff Additional Staff Additional Staff						
Agenda Notes:  Modify the agenda to continue Petition DB-15-60 SPA to March 22, 2016 Chair added an item on board member attendance.  Motion By:  Mr. Jeffrey D. Knee  Approve the agenda as modified  Motion Decision:  Motion Passed Vote For: 4 Vote 0 Against:  III. APPROVAL OF MINUTES Date of Minutes: Continue decision on minutes to clarify the motion details for Petition DB-15-96 SPL.; no vote  Motion Maker: Select Seconded by: Select Vote For: Select Vote Against:  IV. REQUESTS TO ADDRESS THE BOARD:  Are there any Requests to Address the Board?			·				
Motion Text:  Approve the agenda as modified  Motion Decision:  Passed Vote For: 4 Vote 0 Against:  III. APPROVAL OF MINUTES  Date of Minutes:  1/26/2016  Notes about Minutes: Continue decision on minutes to clarify the motion details for Petition DB-15-96 SPL.; no vote  Motion Maker: Select  Seconded by: Select Vote For: Select  Motion Select  Vote Against: Select  IV. REQUESTS TO ADDRESS THE BOARD:  Are there any Requests to Address the Board?	Agenda Notes:	Nodify the agenda to continue Petition DB-15-60 SPA to March 22, 2016					
III. APPROVAL OF MINUTES  Date of Minutes: 1/26/2016  Notes about Minutes: Continue decision on minutes to clarify the motion details for Petition DB-15-96 SPL.; no vote  Motion Maker: Select Seconded by: Select Vote For: Select  Motion: Select Decision:  IV. REQUESTS TO ADDRESS THE BOARD:  Are there any Requests to Address the Board?	Motion By:	Mr. Jeffrey D. Knee		Seconded by:	Mr. Rob Edr	munds	
Notes about Minutes:  Notes about Minutes:  Continue decision on minutes to clarify the motion details for Petition DB-15-96 SPL.; no vote  Motion Maker:  Select  Motion Select  Motion Decision:   IV. REQUESTS TO ADDRESS THE BOARD:  Are there any Requests to Address the Board?  The target Action of Petition DB-15-96 SPL.; no vote  Select  Vote For: Select  Vote Against: Select  Vote Against: Select  Protocold by: Select  Vote Against: Select  Protocold by: Select  Note Against: Select  Note Against: Select  Note Against: Select	Motion Text:	Approve the agend	a as modified		Passed	Vote 0	
Are there any Requests to Address the Board?	Date of Minutes  Notes about Mi  Motion Maker:  Motion:	nutes: 1/26/2016  Select Select	Seconde Motion Decision	Select	<u></u>	Vote For: Sel	ect
m + C 1.1	Are there any l						
		rt .		T	opic of addr	ess:	

Are there any Consent

Items:

VI. REGULAR ITEMS: **Business Item:** 

**Petition Number:** 

Petition Presentation

None

DB-15-116 SPL

Old Business	Petitio	
	Doscri	

CHW, (Robert J. Walpole) agent for South Park Description

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<sup>th</sup> Street. (Andrew)

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.

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.

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.

The Chair opened and closed the floor and deliberated.

Mr. Rick Cain motioned approval of the petition with staff conditions and the requested waivers.

Motion Maker:

Mr. Rick Cain

PETMotion2nder

Mr. Jeffrey D. Knee

**Motion Action** 

Approved with Conditions

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** 

Ya

Vote For:

3

Vote Against:

0

**Business Item:** 

**New Business** 

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

Petition Number:

Petition DB-14-81 SPA

Road. (Bedez)

**Petition Presentation** 

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.

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.

Ms. Massey recommended approval of the petition.

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.

	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	1					
Motion Maker:	Select	PETMot	ion2nder	Select			
Motion Action	Approved with Conditions	Motion Details:			PA with the Master Plan and phases ted waivers as listed in the staff		
Motion Decision	<u>Ya</u>	Vote For:	<u>4</u>	Vote Against:	Ō		
Business Item:	New Business		Petition Description		ing (Ravi Alur) agent for Gainesville		
Petition Number:	Petition DB-15-60 SPA		Description	Review to conve bed assisted livi units/acre mixe	ner. A Major Development Plan ert a 4-story office building to a 135 ng facility. Zoned: MU-2 (12—30 d use medium intensity). Located th Street. (Lawrence)		
Petition Presentation	Petition continued with appr	oval of age	nda				
Motion Maker:	Mr. Jeffrey D. Knee	PETMoi	tion2nder	Mr. Rob Edmunds			
Motion Action	Continued	Motion Details:	Approve ag	genda with request	t to continue Petition DB-15-60 SPA.		
Motion Decision	<u>Ya</u>	Vote For:	<u>4</u>	Vote Against:	<u>0</u>		
Business Item:	New Business		Petition Description	Intermediate de	Robert Stanley Trustee, owner. evelopment plan review to allow n of a 14146 sf commercial		
Petition Number:	Petition DB-15-153 SPL				oned PD (Planned development d at 3033-3307 Clark Butler vrence)		
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	PETMo	tion2nder	Mr. Jeffrey D. Knee		
Motion Action	Approved with Conditions	Motion Details:	the two pe	etition DB-15-153 SPL with TRC conditions including edestrian cross-walks and the requested waivers and ons. The motion did not include the request for a le.		
Motion Decision	<u>Ya</u>	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. ADJOUTNMENT:

Motion to

Mr. Jeffrey D. Knee

Second to Adjourn:

Mr. Rick Cain

Adjourn: Vote For:

4

Vote Against

0

Time Adjourned:

2/23/2016

7:45:00 PM

X. SIGNATURES:

Secretary, Development Review Board:

Staff Liaison, Development Review

22 Mar 2016

Date of Signature

3/00/2016

Date of Signature