



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

Date and Time of Meeting: 3/22/2016

I. Roll Call:

<i>Chair Ms. Debra A. Neill-Mareci</i>	<input checked="" type="checkbox"/>	<i>Mr. Dejeon L. Cain</i>	<input checked="" type="checkbox"/>	<i>Mr. Rick Cain</i>	<input type="checkbox"/>
<i>Mr. Jeffrey D. Knee</i>	<input checked="" type="checkbox"/>	<i>Ms. Morgan M. Murphy</i>	<input type="checkbox"/>	<i>Student Adjunct Member</i>	
<i>Mr. Ethan J. Hudgins</i>	<input type="checkbox"/>	<i>Mr. Rob Edmunds</i>	<input checked="" type="checkbox"/>	<i>Ms. Allison Reagan</i>	<input checked="" type="checkbox"/>

Staff Present:

<i>Mr. Lawrence Calderon</i>	<input checked="" type="checkbox"/>	<i>Mr. Ralph Hilliard</i>	<input type="checkbox"/>	<i>Mr. Andrew Persons</i>	<input checked="" type="checkbox"/>	<i>Ms. Bedez Massey</i>	<input type="checkbox"/>
<i>Additional Staff</i>		<i>Additional Staff</i>		<i>Additional Staff</i>		<i>Additional Staff</i>	

II. APPROVAL OF AGENDA

Agenda Date: 3/22/2016

Agenda Notes: Agenda was modified to add the FY2016-2017 Budget. Approval of the agenda for March 22, 2016 with proposed modifications

Motion By: Mr. Dejeon L. Cain

Seconded by: Mr. Jeffrey D. Knee

Motion Text: Approve agenda as modified

Motion Decision: Passed
Vote For: 4
Vote Against: 0

III. APPROVAL OF MINUTES

Date of Minutes: 1/26/2016

Notes about Minutes: Staff explained that the earlier minutes did not reflect the full motion by the board and should be modified.

Motion Maker: Mr. Dejeon L. Cain

Seconded by: Mr. Jeffrey D. Knee

Vote For: 4

Motion: Approved

Motion Decision: Ya

Vote Against: 0

Date of Minutes: 2/23/2016

Notes about Minutes: Minutes were accepted as presented

Motion Maker: Mr. Dejeon L. Cain

Seconded by: Ms. Debra A. Neill-Mareci

Vote For: 4

Motion: Approved

Motion Decision: Ya

Vote Against: 0

Decision:

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: Old Business 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.

Petition Number: Petition DB-15-60 SPA

Petition Presentation This petition was listed on the agenda to be continued; staff explained that the request was for a Formal Quazi-judicial hearing but that the applicant and surrounding neighbors requested that it be continued to April 26, 2016 in order to address issues related to the proposed development.

Motion Maker: Mr. Dejeon L. Cain *PETMotion2nder* Mr. Jeffrey D. Knee

Motion Action Continued **Motion Details:** Continue Petition DB-15-60 SPA to April 26, 2016.

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

Business Item: New Business Petition Description Eda, Inc. (Sergio Reyes) agent for Viking Companies, owner. Intermediate development plan review for the construction of a 15 unit multi-family residential building. Zoned: RH-2 (8—100 units/acre residential high density district). Located at 1021-1109 SW 3rd. Avenue.

Petition Number: Petition DB-16-06 SPL

Petition Presentation Mr. Pearsons presented the petition on behalf of staff. He provided a general overview of the project. He discussed the land use and the zoning and a general description of the overall project. He mentioned that the project is in a Historic District and has received approval from the HPB. He discussed the photometric plan and recommended approval with conditions and support for the requested waivers.

Mr. Reyes addressed the board on behalf of the applicant. He informed the board of the proposed development schedule and the intent to fit into the overall character of the district. He discussed the architectural elevations, photometric plan and the requested waivers. He requested approval of the plan.

The board asked about the number of parking spaces proposed for the development and the lack of adequate bicycle, scooter and motor cycle parking. The board encouraged the applicant to consider multi-modal transportation for the project.

The board expressed concerns about solid waste and the need to address the current habits of students and the demographics of the area.

Mr. Reyes agreed to give strong concerns to the need for parking in a variety of forms.

One board member asked about the photometric plan and he need for better security.

Mr. Blount asked about affordable housing and provided an overview of Affordable Housing policies from HUD.

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

Motion Action Approved with Conditions **Motion Details:** Approve Petition DB-16-06 SPL with the comments and conditions of the TRC as well as the requested waiver for the dumpster. The applicant was also encouraged to address additional bicycle and scooter parking.

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

Business Item: New Business **Petition Description** CHW (Robert J. Walpole) agent for S. Clark Butler Properties Land Trust. Major development plan review for the construction of a commercial development containing approximately 630,000 square feet of building space and associated facilities. Zoned: PD (Planned development district). Located at 3207 SW 35th Blvd.

Petition Number: Petition DB-15-94 SPL

Petition Presentation Mr. Persons presented the petition on behalf of staff. He provided a general overview of the project. He discussed the land use and the zoning and indicated that both are consistent with the Comprehensive Plan and Land Development Code. He discussed the landscaping proposal for the project and informed the board that waivers will be requested.

Mr. Walpole addressed the board on behalf of the applicant. He discussed the major components of the proposed development. He presented various perspectives of the architecture and their relationships to the streets. He requested approval and offered to answer any questions.

The board asked questions about transit access, pedestrian circulation and scooter and bike parking. Other questions related to access to and from Windmeadows Apartments.

The Chair opened the floor; Mr. Shepherd asked questions about the project.

Mr. Blount asked about affordable housing.

The Chair closed the floor and the board deliberated.

Motion Maker: Mr. Rob Edmunds **PETMotion2nder** Mr. Dejeon L. Cain

Motion Action Approved with Conditions **Motion Details:** Approve the petition including all comments provided by the TRC and the two waivers requested; one for the total number of parking spaces and the other for the lighting.

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

VII. DISCUSSION ITEMS:

ITEM	DESCRIPTION	NOTES
DRB review of FY2017 budget proposal	Review of funding request and project description for DRB FY2017	Staff reminded the board about the on-going work on addressing pedestrian circulation within parking lots.

Mr. Dejeon Cain urged the board about working on addressing Affordable Housing.

The board had a lengthy discussion about ideas on implementing Affordable Housing and asked about working on Affordable Housing in the coming year.

Mr. Knee made a motion to ask staff to submit the budget as presented. Motion second by Mr. Dejeon Cain, approved by a vote of 4 to 0.

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: Mr. Dejeon L. Cain

Second to Adjourn: Mr. Rob Edmunds

Vote For: 4

Vote Against: 0


Time Adjourned : 3/22/2016

8:23:00 PM

X. SIGNATURES:


Secretary, Development Review Board:

24 May 2016
Date of Signature


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

5/24/2016
Date of Signature