

DEVELOPMENT REVIEW BOARD MINUTES
 City Hall Auditorium, 200 E. University Ave

Date and Time of Meeting: 6/28/2016

I. Roll Call:

<i>Chair Ms. Debra A. Neill-Mareci</i>	<input checked="" type="checkbox"/>	<i>Mr. Dejeon L. Cain</i>	<input type="checkbox"/>	<i>Mr. Rick Cain</i>	<input checked="" 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 type="checkbox"/>	<i>Ms. Allison Reagan</i>	<input type="checkbox"/>

Staff Present:

<i>Mr. Lawrence Calderon</i>	<input checked="" type="checkbox"/>	<i>Mr. Ralph Hilliard</i>	<input checked="" 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: 6/28/2016
Agenda Notes: Approval of agenda

<i>Motion By:</i>	<u>Mr. Rick Cain</u>	<i>Seconded by:</i>	<u>Mr. Jeffrey D. Knee</u>
<i>Motion Text:</i>	Approve agenda	Motion Decision:	<u>Passed</u>
		Vote For:	<u>3</u>
		Vote Against:	<u>0</u>

III. APPROVAL OF MINUTES

Date of Minutes: 5/24/2016
Notes about Minutes: No Minutes submitted for the May 24th, 2016 meeting

<i>Motion Maker:</i>	<u>Select...</u>	<i>Seconded by:</i>	<u>Select...</u>	Vote For:	<u>Select...</u>
<i>Motion:</i>	<u>Select...</u>	Motion Decision:	<u>Select...</u>	Vote Against:	<u>Select...</u>

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>Old Business</u>	Petition Description	Collier Venture One LLC, owner. Development plan review to allow for the operation of a pedestrian gate. Zoned: RMF-6 (8—15 units/acre multiple-family residential district). Located at 1015 NW 21 st Avenue.
Petition Number:	Petition DB-09-139 SPA		

Petition Presentation Mr. Hilliard presented the petition; he showed a general location of the site, the specific gate and some relevant portions of the site. Mr. Hilliard recommended approval and indicated that the Police Department will address the issues.

Ms. Jaime Kurnick and Officer Justin Torres addressed the board. Ms. Kurnick provided background about the need to close the gate. Ms. Kurnick provided information about a 30 day experiment. Ms. Kurnick recommended that pedestrians should not use the route at night but to take the longer route through the main roadway entrances. She recommended that the gate be closed.

Mr. Knee asked about emergency use and the need for lighting.

Chair Neill-Mareci talked about other gates on the edge of the complex.

Ms. Gina Hawkins addressed the board and showed the entire site. She talked about the history of the site. She stated that the bus runs after 6:00pm which prevents residents from accessing the property.

Mr. Mark addressed the board about the use of the gate.

The board asked about installing lighting at the gate.

Ewin Thompson addressed the board about the overall neighborhood. He stated that the development was granted additional density based on the access provided.

Ms. Katheelen Pagan addressed the board about closing the gate later at night.

Mary Helen Wheeler addressed the board about the many issues the neighborhood has experienced with the development.

The Chair closed the floor

Mr. Knee addressed the board about the request and the associated issues.

Mr. Cain addressed the board about the need to ensure safety.

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-09-139 with a slight modification; to allow the closure of the pedestrian gate during night-time hours and to ask the Gainesville Police Department to work with the property ownership to determine the appropriate hours for the gate closure..
Motion Decision	<u>Ya</u>	Vote For:	<u>3</u> Vote Against: <u>0</u>

Business Item:	<u>New Business</u>	Petition Description	Causseaux, Hewett & Walpole, Inc., agent for
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Petition Number: Petition DB-16-61 SPA

Innovation Square, LLC and The University of Florida Board of Trustees. Development plan review for the construction of an office building addition. Zoned: UMU-2 (10-100 units/acre and up to 25 additional units/acre by special use permit, urban mixed-use district). Located at 801 SW 2nd Avenue.

Petition Presentation

Ms. Massey addressed the board about the proposed petition. Using a PowerPoint presentation she described the essential elements of the proposed development. Ms. Massey discussed the requested waivers requested by the applicant. Build-to line; Landscape zone; Sidewalk Zone ; Building relationship to streets; no sidewalks and Building frontage of less than 70% of frontage ; and lighting waivers

Ms. Massey recommended approval of the petition subject to the conditions listed by the Technical Review committee.

Board members asked questions about the petition.

Ms. Holly presented the petition on behalf of the applicant. She described the petition and its associated sections. Ms. Simon discussed the requested waivers from the standards: Build-to line; landscape and sidewalk zones,

The board asked questions about future parking and the relationship to UF.

Mr. Walpole addressed the board to explain the parking standards as provided by the code.

Mr. Persons addressed the board.

Motion Maker:

Mr. Jeffrey D. Knee

*PET*Motion2nder

Mr. Rick Cain

Motion Action

Approved with Conditions

Motion Details:

Approve Petition DB-16-61 SPA for Innovation Square LLC. Including the staff recommendations, TRC recommendations and the applicant's request for waivers for lighting, build-to lines, reduced building frontage having one entry on NW 2nd Avenue and using existing sidewalks and landscaped zones.

An Addendum to the motion was presented by the maker of the motion: Add several more feet of asphalt on the eastern edge of the temporary parking lot and stripe it as a path going from north to south to the new building.

Motion Decision

Ya

Vote For:

3

Vote Against:

0

Business Item:

New Business

Petition Description

Chen Moore and Associates (Cristobal Betancourt), agent for 238 Development LLC, owner. Major development plan review to allow the construction of a five-story, mixed-use building with 172 residential units and a five-story, 125 unit residential building. Zoned: CCD (Central city district). Located at 222 NW 1st Avenue & NW 2nd Street.

Petition Number:

Petition DB-16-38 SPL

Petition Presentation

Mr. Persons presented the petition and described the proposed development. He described the development as a 6-story residential development with 297 units, 2300 square feet of offices, 1745 square foot of storage and associated parking in a structure and some surface parking. Mr. Persons discussed the waivers for build-to line, screening of ground floor structure parking, more than 70 feet and the screening of sidewalks. He discussed the criteria for granting the waivers.

He described the development plan and the proposed buildings in relationship to the surrounding streets. Other aspects of the development were presented in relationship to what is required by the Land Development Code.

Mr. Persons summarized the proposed development and the requested waivers. He recommended approval of the petition with support for the lighting waivers, the landscaping, the build-to line but does not support the waivers from the liner buildings.

The applicant, Mr. Chris Betancourt and his team addressed the board about the project; he discussed the elements of the project and the benefits of the project to Gainesville. He explained why the project needs the requested waivers and alternatives to meet the intent of the ordinances.

The board asked several questions about the façade and the building orientation.

The Chair opened the floor to the general public.

Several members of the public, approximately 19 people addressed the board speaking against the proposed project.

After hearing from all interested parties, the chair closed the floor and deliberated.

The board expressed concerns about the lack of compliance with code requirements and the lack of address to the pedestrian, the sense of being closed off, the build-to line, the closed nature of the proposed development and the lack of a relationship to the street.

The applicant addressed the board and requested a continuance.

The board recommended that the applicant address specific concerns raised by the board; reducing parking, adding retail, opening the project to the neighborhood, the build-to line and greater depth of detail and using the opportunity to be a game changer in the downtown area.

Motion Maker:	<u>Mr. Rick Cain</u>	PETMotion2nder	<u>Mr. Jeffrey D. Knee</u>
Motion Action	<u>Continued</u>	Motion Details:	Continue the petition for a 60 day period..
Motion Decision	<u>Ya</u>	Vote For:	<u>3</u> Vote Against: <u>0</u>

VII. DISCUSSION ITEMS:

ITEM	DESCRIPTION	NOTES
Have the information concerning waivers included in the staff report.		

VIII. Board Member Comments:

Are there any Board Member Comments?

Board Member: Ms. Debra A. Neill-Mareci **Topic:** The need for specific list of waivers.

Comments: The packet should include clear information about the need for waivers which the applicant is requesting.

Is there an associated action needing a vote?

IX. ADJOUTNMENT:

**Motion to
Adjourn:
Vote For:**

Mr. Rick Cain

3

**Second to
Adjourn:
Vote Against**

Mr. Jeffrey D. Knee

0

Time Adjourned :

X. SIGNATURES:

Secretary, Development Review Board:

Date of Signature

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

Date of Signature