

**DEVELOPMENT REVIEW BOARD MINUTES**

August 23, 2016 6:30 PM  
 City Hall Auditorium  
 200 E. University Ave

**I. Roll Call:**

<b>Members Present:</b>	<input checked="" type="checkbox"/> <b>Mr. Rick Cain</b>	<input type="checkbox"/> <b>Mr. Ewin Thompson</b>
<input checked="" type="checkbox"/> <b>Chair Ms. Debra A. Neill-Mareci</b>	<input checked="" type="checkbox"/> <b>Dr. Barbara VenderMeer</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>Mr. Jeffrey D. Knee</b>	<input checked="" type="checkbox"/> <b>Ms. Allison Reagan</b>	
<b>Staff Present:</b>	<b>Mr. Lawrence Calderon</b>	<b>Mr. Ralph Hilliard</b>
<b>and Mr. Andrew Persons</b>		

**II. Approval of Agenda: August 23, 2016,**

<b>Motion By: Mr. Jeffrey D. Knee</b>	<b>Seconded by: Mr. Rick Cain</b>
<b>Moved to:</b>	<b>Upon Vote:</b>
<b>Approve DRB Agenda of 8/23/2016 as presente.</b>	<b>Motion passed 5 to 0</b>

**III. Approval of Minutes:**

**Review of Minutes for June 28, 2016.**

<b>Motion By: Mr. Rick Cain</b>	<b>Seconded by: Mr. Jeffrey D. Knee</b>
<b>Moved to: Approve minutes of June 28, 2016 as presented.</b>	<b>Upon Vote:</b>
	<b>Motion passed 5 to 0</b>

**Review of Minutes for April 26, 2016.**

<b>Motion By: Mr. Rick Cain</b>	<b>Seconded by: Mr. Jeffrey D. Knee</b>
<b>Moved to: Approve minutes of April 26, 2016 as presented.</b>	<b>Upon Vote:</b>
	<b>Motion passed 5 to 0</b>

**IV. Requests to Address the Board: None**

**BOARD MEMBERS**

**Officers:** Chair: Ms. Debra A. Neill-Mareci, Vice Chair: Mr. Jeffrey D. Knee, Secretary: Mr. Allison Reagan  
**Regular Members:** Mr. Rick Cain, Ms. Allison Reagan, Ms. Barbara VanderMeer and Mr. Ewin Thompson.  
**Staff Liaison:** Lawrence Calderon

**V. Consent Items: (None)**

**VI. Regular Items**

**A. Old Business *None***

**B. New Business:**

**1. Petition DB-16-60 SPL**

JBrown Professional Group (Jay Brown), agent for Clayton Kallman, owner. Intermediate development review for the construction of six new residential buildings. Zoned: RMU (Up to 75 units/acre residential mixed use district). Located at 405 NW 19th Street.

Mr. Hilliard addressed the board on behalf of staff and described the overall project. Using a PowerPoint presentation, he described the location of the property. He discussed the land use and zoning and the main features of the proposed development. He reviewed elements of the site.

Mr. Jay Brown addressed the board on behalf of the applicant, Circa Grou. He described the proposed development and discussed the parking. He explained existing conditions on the site and important features of the proposed development.

He discussed his request for two waivers, one for the rear building from 20 feet to 8 feet and a second for Building 2, with a setback of 5 feet. He explained in detail the basis for requesting the waivers.

The board asked questions about the bollards.

Mr. Brown explained that the bollards are placed to protect the development from vehicles backing out.

The board asked questions about lighting which Mr. Brown answered.

Mr. Clay Coleman addressed the board about parking.

The Chair opened the floor to the general public.

Mr. Tom Rider addressed the board as a resident of the neighborhood. He discussed the overall development pattern in the area.

Mr. Blount talked about Affordable Housing.

Mr. Shephard addressed the board about problems within the area and the number of waivers requested. He asked about sidewalks and trees. He asked the board to delay a decision on the petition.

Mr. Jean Brockman addressed the board about neighborhood concerns and the intense use by students within a single-family neighborhood. She also talked about the number of automobiles which will be brought into the area by students. She talked about proposed removal of valuable trees and that the density is too high.

Ms. Lyn Hold, a resident of the neighborhood addressed the board; she expressed concerns about the ratio of owner-occupied dwellings verses rental units. She stated that the development will have a corrosive impact on the neighborhood.

Mr. Robert Mouse from the College Park Redevelopment Advisory Board addressed the DRB. He showed the board an image of the adjacent house and its beauty. He asked the board to deny the waivers.

Mr. Brown addressed the board and answered several of the questions and comments raised by the neighborhood residents.

The board asked about limiting the construction timing to offer a more convenient living environment for the surrounding neighbors.

Mr. Brown also addressed the questions about affordable housing.

The Chair closed the floor and deliberated.

Mr. Knee stated that the design will facilitate affordable housing.

Mr. Cain stated that he is comfortable with the design.

Ms. Reagan asked whether it was possible to add additional trees on the property and lighting in the area of the dumpster.

Mr. Hilliard addressed the board's questions and the concerns about the dumpster and the need for adequate lighting in its vicinity.

Mr. Brown responded that the applicant will work with staff to address lighting near the adjacent property.

The board encouraged the applicant to work with the neighbors and staff to address lighting concerns.

Deliberation continued.

A motion was introduced by Mr. Knee.

Mr. Hilliard provided guidance on the motion.

<b>Motion By: Mr. Jeffrey Knee</b>	<b>Seconded by: Mr. Rick Cain</b>
<p><b>Moved to: Approve Petition DB-16-90 SPL, The Craftsman, at 405 NW 19<sup>th</sup> Street with the two exceptions and the two request as described by staff; namely, reducing the Building #2 setback from 8 feet to five feet and reducing Buildings 3, 4 and 5 setback from 20 feet to 8 feet and requesting that they work with neighbors on construction time and the lighting for the dumpster.</b></p>	<p><b>Upon Vote: Motion passed 5 to 0;</b></p>

**VII. Discussion Items: - None**

**VIII. Board Member Comments: None**

The Chair asked about the first draft of the Housing Plan which was scheduled to be distributed to the board members.

Mr. Hilliard indicated that he will be sending out a copy of the draft of the Housing Plan. He indicated that he sent out a notice of the schedule meeting on Affordable Housing.

The Chair also referenced a planned meeting with the City Plan Board to discuss Affordable Housing.

Mr. Knee referenced the upcoming Florida State Planning Conference. The Chair indicated that two members will be attending.

**IX. Adjournment: Meeting adjourned at 7:58 PM.**

Motion to adjourn by: **Mr. Jeffrey Knee**

Second by: **Mr. Rick Cain**

Upon Vote motion passed **5 to 0**

  
 Secretary, Development Review Board

27 Sept 2016  
 Date

  
 Staff Liaison, Development Review Board

9/27/2016  
 Date

*These minutes are not a verbatim account of this meeting and have been proofed and edited by staff. A video recording of this meeting is available on the City of Gainesville website ([www.cityofgainesville.org](http://www.cityofgainesville.org)) through Video Streaming option. Recordings are also available from the Planning and Development Services Department.*

**Lawrence Calderon**  
**Lead Planner**

In order to participate in the quasi-judicial portion of the proceeding, all parties who are entitled to actual notice must file the registration form with the Board's secretary. A party who is not entitled to actual written notice, but who believes that he or she has a special interest or would suffer an injury distinct in kind and degree from that shared by the public at large by the petition, may request affected party status by filing an application with the Board secretary in writing during regular business hours no less than seven (7) days prior to the meeting when the petition is scheduled to be heard. The application must be filed and received at The Thomas Center, Building B, located at 306 NE 6<sup>th</sup> Avenue, Gainesville, Florida, Planning Division, during business hours. If you do not choose to participate in the quasi-judicial portion of the proceedings, you will be allowed to provide testimony and evidence during the public hearing portion of the meeting up to five (5) minutes per person. Anyone wishing to view the plan may do so at the Planning Division office or online, if available. If you have any questions about this petition, you may call 334-5023. If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.