

DEVELOPMENT REVIEW BOARD AGENDA

January 9, 2014 6:30 PM
 City Hall Auditorium
 200 E. University Avenue

- I. Roll Call
- II. Approval of Agenda *(Note: Order of business subject to change)*
- III. Approval of Minutes: **November 14, 2013**
- IV. Requests to Address the Board:
- V. Consent Items: None
- VI. Regular Items
 - A. Old Business: None
 - B. New Business:
 - 1. **Petition DB-13-81 SPA** Causseaux, Hewett and Walpole, Inc., agent for 55th Place Partners LLC. A Master Plan, with development plan approval for the phased construction of industrial buildings. Zoned: I-2 (Limited industrial district). Located at 1610 NW 55th Place.
 - Staff Report
 - Appendix A Comprehensive Plan Goals, Objectives and Policies
 - Exhibit A-1 Future Land Use Element, Policy 4.1.1
 - Appendix B Land Development Code Regulations
 - Exhibit B-1 Section 30-70. General industrial district (I-2)
 - Exhibit B-2 Section 30-332(g) Reduction in number of required parking spaces.
 - Exhibit B-3 Applicant's Letter of Request for Parking Reduction
 - Exhibit B-4 Applicant's Letter of Request for 5-Year Final Development Order
 - Appendix C Technical Review Committee (TRC) Conditions
 - Appendix D Supplemental Documents
 - Exhibit D-1 Application
 - Exhibit D-2 Wellfield Exemption Application
 - Exhibit D-3 General Performance Standards Letter
 - Exhibit D-4 Neighborhood Workshop Documents
 - Appendix E Development Plan

BOARD MEMBERS

Chair: Benjamin Himschoot

Vice Chair: Debra Neill-Mareci

Secretary: Katherine Norris

Regular Members: Andrew Coffey, Jeffrey Knee, Jeffrey Haviland, Meagan N. Standard

Staff Liaison: Lawrence Calderon

2. **Petition DB-13-109 SPL**
2nd Street Office Building Joshua Shatkin, agent for Jason Hessler Smith. Intermediate development plan review for the construction of an office for a Building Contractor. Zoned: MU-1 (8-30 units/acre mixed use low intensity). Located at 114 NW 9th Avenue.

Staff Report

Attachment A Technical Review Committee Comments

Attachment B Development Plan Maps and Building Elevations

Attachment C Application and Other Supporting Documents

Attachment D Development Standards for MU-1 zoning district

Attachment E Relevant Goals, Objectives and Policies of the Comprehensive Plan

3. **Petition DB-13-112 SPL**
The Corner Stuart Cullen, agent for University Development of Gainesville, Inc. Development plan review for the construction of a multi-story mixed-use development. Zoned: PD (Planned Development). Located north of West University Avenue, south of NW 3rd Avenue, east of NW 14th Street and west of NW 13th Street.

Staff Report

Appendix A Application and Neighborhood Workshop Documents

Appendix B Approved Planned Use District Documents

Appendix C Approved Planned Development Ordinance

Appendix D Development Plans

4. **Petition DB-13-105 SPA**
Courtyards Chris Gmuer, agent for Gator Housing Group, LLC. A Master Plan with development plan review for the phased construction of a multi-story, mixed-use development. Zoned: UMU-2 (Urban mixed-use district 2). Located between SW 2nd Avenue, SW 4th Avenue, SW 12th Street and SW 13th Street.

Staff Report

Appendix A Comprehensive Plan Goals, Objectives and Policies

Exhibit A-1 Land Use Element, Policy 4.1.1

Appendix B Land Development Code Regulations

Exhibit B-1 Section 30-65.2 Urban mixed-use district 2 (UMU-2)

Exhibit B-2 Section 30-338 (5) (e) Reduction in minimum building separation
Exhibit B-3 Applicant's Letter of Request for Minimum, Building Separation Reduction

Exhibit B-4 Applicant's Letter of Request for 5-Year Final Development Order

Appendix C Technical Review Committee (TRC) Conditions

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- [Appendix D](#) Supplemental Documents
- [Exhibit D-1](#) Application
- [Exhibit D-2](#) General Performance Standards Letter
- [Exhibit D-3](#) Neighborhood Workshop Documents
- [Appendix E](#) [Development Plan](#)

VII. Development Review Board Business: Election of Chairman

VIII. Development Review Board Referrals: None

IX. Information Items: *None*

X. Adjournment:

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 6th 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.

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