

## DEVELOPMENT REVIEW BOARD AGENDA

May 8, 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: **April 10, 2014.**
- IV. Requests to Address the Board:
- V. Consent Items: None
- VI. Regular Items :
  - A. Old Business: None
  - B. New Business:

1. **Petition DB-14-34 SPA**  
**RTS Bus Facility Phase II**

Causseaux, Hewett, & Walpole, Inc., agent for the City of Gainesville. Development plan review for bus fleet storage area. Zoned: I-2 (General industrial district). Located at 1221 SE Veitch Street. **(Scott)**

**Staff Report**

**Appendix A** Application

**Appendix B** Development Plans

2. **Petition DB-14-27 SPL**  
**Tuscan Luxury Apartments**

CHW, Inc., agent for Midtown Properties of Gainesville, Inc. Development plan review for the construction of two three-story buildings containing 41 multi-family units. Zoned: RH-1 (8-43 units/acre residential high density district) and RH-2 (8-100 units/acre residential high density district). Located in the 800 block of SW 8<sup>th</sup> Street. **(Bedez)**

**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 30-55. Residential high density districts (RH-1 and RH-2)

**Exhibit B-2** University Heights Special Area Plan

**Exhibit B-3** Section 30-344. Outdoor lighting

**Appendix C** Technical Review Committee (TRC) Conditions and Recommendations

**Appendix D** Supplemental Documents

**BOARD MEMBERS**

**Chair:** Debra Neill-Mareci

**Vice Chair:** Andrew Coffey

**Secretary:** Katherine Norris

**Regular Members:** Jeffrey Haviland, Jeffrey Knee, Meagan Standard, Ethan Hudgins

**Staff Liaison:** Lawrence Calderon

- Exhibit D-1** Application
- Exhibit D-2** General Performance Standards Letter
- Exhibit D-3** Neighborhood Workshop Documents  
Build-to-line, Glazing and Lighting Waiver Request Memorandum from Edrdo Garcia-Luna, P.E., Casseaux, Hewitt and Walpole (CHW), Inc., dated April 23, 2014.
- Exhibit D-4** Glazing Waiver Request Documents from Howard J. McLean, Jr., A.I.A., Skinner, Vignola McLean, (SVM), Inc., dated April 22, 2014.
- Exhibit D-5** Lighting Waiver Request Documents from Kenneth W. Hunter, P.E., Nix Engineering, Inc., dated April 22, 2014.
- Exhibit D-6**
- Appendix E** Development Plan (submitted April 1, 2014)

**VII. Information Items**

**VIII. Board Member Comments**

**IX. 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 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.

**BOARD MEMBERS**

**Chair:** Debra Neill-Mareci

**Vice Chair:** Andrew Coffey

**Secretary:** Katherine Norris

**Regular Members:** Jeffrey Knee, Meagan Standard, Jeffrey Haviland, Ethan Hudgins

**Staff Liaison:** Lawrence Calderon