

DEVELOPMENT REVIEW BOARD AGENDA

September 23, 2014
Roberta Lisle Kline Conference Room
200 E. University Avenue

- I. Roll Call
- II. Approval of Agenda *(Note: Order of business subject to change)*
- III. Approval of Minutes: **August 26, 2014**
- IV. Requests to Address the Board:
- V. Consent Items: None
- VI. Regular Items :
 - A. Old Business: None
 - B. New Business:

- 1. **Petition DB-14-25 SPL**
Nimbus
Causseaux, Hewett, & Walpole, Inc., agent for Capital Assets Group. Development plan review for demolition of an existing building and the construction of a commercial building. Zoned: CCD: (Up to 150 units/acre central city district). Located at 536 SW 2nd Avenue.

Staff Report

- Appendix A** Comprehensive Plan Goals, Objectives and Policies
- Exhibit A-1** Exhibit A-1: Future Land Use Element, Policy 4.1.1
- Appendix B** Land Development Code Regulations
- Exhibit B-1** Section 30-66. Central city district (CCD)
- Exhibit B-2** Request for Exceptions Letter
- Exhibit B-3** Traditional City Special Area Plan
- Appendix C** Technical Review Committee (TRC) Conditions
- 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

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

2. **Petition DB-14-80 SPL** Kimley-Horn and Associates (Greg Wilfong); agent for Sam’s Club.
Sam’s Club Development plan review for construction of a wholesale/retail building and fuel station. Zoned: PD (Planned Development District). Located in the 4000 block of SW 33rd Place.

Staff Report

Attachment A Technical Review Committee Comments

Attachment B Development Plan Maps-Drawings

Attachment C PD Ordinance # 121108

Attachment D Application and Neighborhood Workshop Information

VII. Development Review Board Referrals:

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 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.

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