

**DEVELOPMENT REVIEW BOARD MINUTES**

April 10, 2014 6:30 PM  
 City Hall Auditorium  
 200 E. University Avenue

**I. Roll Call**

<b>Members Present:</b>	<input checked="" type="checkbox"/> Jeffrey J. Haviland	<input checked="" type="checkbox"/> Andrew Coffey
<input checked="" type="checkbox"/> Debra Neil-Mareci	<input checked="" type="checkbox"/> Jeffery Knee	<input checked="" type="checkbox"/> Ethan J. Hudgins
<input type="checkbox"/> Katherine Norris	<input type="checkbox"/> Meagan N. Standard	
<b>Staff Present:</b>	Lawrence Calderon	Ralph Hilliard
Bedez Massey	Scott Wright	Mr. Sean McDearmont

**II. Approval of Agenda**

Motion By: Jeffrey J. Haviland	Seconded by: Jeffery Knee
Moved to:	Upon Vote:
Approve Agenda 4/10/2014	Motion passed 4 to 0

**III. Approval of Minutes: March 13, 2014.**

*Minutes of March 13, 2014 approved with approval of the April 10, 2014 Development Review Agenda.*

Motion By: Jeffrey J. Haviland	Seconded by: Jeffery Knee
Moved to:	Upon Vote:
Approve minutes of 3/13/2014 as presented	Motion passed 4 to 0

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

**V. Consent Items: None**

**VI. Regular Items**

**A. Old Business: None**

**B. New Business:**

**1. Petition DB-14-5 SPA**

Eng, Denman & Associates, Inc., agent for H.M. Patel. Development plan review for construction of a hotel. Zoned: BT (Tourist-oriented business district). Located at 2119 SW 13<sup>th</sup> Street.

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<b>Staff Liaison:</b> Lawrence Calderon		

Mr. Scott wright presented the petition as a review of a five-story hotel with 95 rooms and associated facilities. He described the surrounding uses, land use and zoning. He indicated that the project is a redevelopment of an existing motel.

Mr. Sergio Reyes presented the petition and illustrated how it meets the code requirements.

There were no comments from the general public.

The board asked a few questions about the dumpster and trees. The board deliberated and a motion was made to approve the development.

<b>Motion By:</b> Mr. Jeffery Haviland	<b>Seconded by:</b> Jeffery Knee
<b>Moved to:</b>	<b>Upon Vote:</b>
<b>Approve Petition DB-14-5 SPA with staff conditions including the requested waiver.</b>	<b>Upon vote motion passed 4 to 0. Mr. Hudgins not eligible to vote.</b>

2. [Petition DB-14-26 SPA](#) Eng, Denman & Associates, Inc., agent for Medical Device Technologies, Inc. Development plan review for the construction of 60 new parking spaces. Zoned: BI: (Business industrial district). Located at 3600 SW 47th Avenue.

Ms. Massey presented the petition for construction of sixty parking spaces. She described the location, surrounding uses, land use and zoning. She presented the main features of the development plan, associated stormwater, landscaping, sidewalks and other facilities.

The board asked questions about lighting for the new proposed parking area.

Mr. Sergio Reyes presented the petition and explained how it meets the code requirements. He indicated that the new company will have more employees than the previous use, hence the increase in number of parking spaces. He agreed to the TRC conditions and asked for approval.

The board asked questions about the lack of a lighting plan for the development vis-a- vis the operational hours of the facility.

Deliberation continued and a motion was made to approve the development.

The board acknowledged the operating hours of the business as 3:00pm but remain concerned about the lack of lighting within the parking area.

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<b>Motion By:</b> Mr. Jeffery Haviland	<b>Seconded by:</b> Mr. Andrew Coffey
<b>Moved to:</b>	<b>Upon Vote:</b>
Approve Petition DB-14-26 SPA with staff conditions except Conditions	Upon vote motion passed 4 to 0 Mr. Hudgins not eligible to vote

3. **Petition DB-14-8 SPA** Causseaux, Hewett & Walpole, Inc., agent for Shands Teaching Hospitals and Clinics Inc. Development plan review for the construction of a 5-story apartment building. Zoned: UMU-2 (10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed use district). Located at 800 SW 2<sup>nd</sup> Avenue. Located at 800 SW 2<sup>nd</sup> Avenue.

Mr. Scott Wright presented the petition and described it as a multi-family development with 93 units. He described the location, surrounding uses, land use and zoning. He informed the board of the existence of an alley which traverses the property and stated that it will be vacated through a separate petition. He discussed the proposed project and its compliance with the Land Development Code. He indicated that two modifications to the build-to line are requested; one modification is to increase the build-to line from 25 feet to 29 feet and the other to increase the build-to line from 25 feet to 31 feet.

He recommended approval with the requested modifications.

Mr. Chris Gumer presented the petition on behalf of the applicant. He described the operations of the project and presented elevations of the project. He requested two waivers from the build-to line. He described the project as a five-story building with 208 bedrooms. He requested approval of the project with the requested waivers.

The board asked questions about placement of utilities for the site and the number of required parking. The board expressed support for the project in encouraging alternative modes of transportation and support for mass transit. One board member expressed concerns about the lack of parking spaces and the potential impacts to the neighborhood. The board noted that the reduction in automobile parking spaces is complimented by the extensive use of the bus service and the use of bicycle parking.

Mr. Knee made a motion to approve the petition.

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<b>Motion By:</b> Jeffery Knee	<b>Seconded by:</b> Mr. Andrew Coffey
<b>Moved to:</b>	<b>Upon Vote:</b>
<b>Approve Petition DB-14-8 SPA with staff conditions and the requested waivers.</b>	<b>Upon vote motion passed 3 to 1. Mr. Hudgins is not eligible to vote.</b>

4. **Petition DB-14-23 SPA** Causseaux, Hewett, & Walpole, Inc., agent for CCMC Gainesville Holdings LLC. Development plan review for construction of multi-family dwellings. Zoned: RH-2 (8-100 units/acre residential high density district). Located at 1019 SW 6<sup>th</sup> Avenue.

The hearing for this petition was conducted as a Formal Quasi-judicial Hearing.

Mr. wright introduced the project. He described the project as a renovation of an existing development.

Mr. Robert Walpole presented the petition. Mr. Wlapole described the proposed project in relationship to surrounding developments and the road network. He showed elevations of the project and explained the requested waiver of the rear setback from 25 feet to 5 feet. He noted that staff supports the project. He presented examples of other projects which have been granted similar waivers. He informed the board that the proposed situation is typical of the City’s procedure of handling developments along alleys. Mr. Walpole informed the board that an adjacent property owner has a concern about the ability for solid waste vehicles to turn around the southeast corner of the property after the new development is built.

Mr. John Flemming addressed the board and described the proposed project and the main issues leading to the request for a formal quasi-judicial hearing. He explained that the project will be constructed entirely within the limits of private property but due to the width of the adjacent alley large vehicles would have a difficult task effectively negotiate the turning movements without impacting the near-by building. Due to this potential problem the affected party is asking the board to reduce the size of the waiver in order to allow unrestricted circulation of solid waste service and other vehicles.

Mr. Walpole concluded the applicant’s presentation

Mr. Wright presented the petition on behalf of staff. He described the surrounding uses, land use, zoning and proposed development. He described the vehicule circulation issues, the adjacent roadways and their relationship to the proposed project. He displayed the required development standards for the zoning district and the requested rear setback waiver. He recommended approval of the petition with the requested waiver of the rear setback.

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The board asked staff about the TRC's request to close the existing driveway.

Mr. Melzer addressed the board and stated that the request is not a mandatory requirement of the code.

The board asked for a recess for about five (5) minutes.

The meeting reconvened after five (5) minutes.

Mr. Cullen addressed the board and asked whether there was an easement to the city on the adjacent private property.

Mr. Walpole questioned Mr. Melzer about the alley and continued with rebuttal.

Mr. Cullen responded to the applicant's statement and re-iterated his client's opposition to the placement of the building close to the intersection.

The board opened the floor to the general public.

No one addressed the board.

The board closed the public hearing portion of the proceedings and went into deliberation.

The board asked several questions about the project and the issues of material fact. The board discussed the issues related to the driveway, the alley and their requested waivers.

Mr. Sean McDermott addressed the board and provided direction.

Mr. Knee recommended approval of the petition DB-14-23 SPA with all of staff's conditions, keeping the driveway on SW 6<sup>th</sup> Avenue and the waiver of the rear setback from 25 feet to 5 feet.

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