

**DEVELOPMENT REVIEW BOARD MINUTES**

May 8, 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 type="checkbox"/> Debra Neil-Mareci	<input checked="" type="checkbox"/> Jeffery Knee	<input checked="" type="checkbox"/> Ethan J. Hudgins
<input checked="" type="checkbox"/> Katherine Norris	<input checked="" type="checkbox"/> Meagan N. Standard	
<b>Staff Present:</b>	Ralph Hilliard	
Bedez Massey	Scott Wright	

**II. Approval of Agenda**

<b>Motion By:</b> Katherine Norris	<b>Seconded by:</b> Jeffrey J. Haviland
<b>Moved to:</b>	<b>Upon Vote:</b>
Approve Agenda 5/8/2014	Motion passed 6 to 0

**III. Approval of Minutes: April 10, 2014.**

<b>Motion By:</b> Mr. Jeffery Knee	<b>Seconded by:</b> Mr. Jeffrey J. Haviland
<b>Moved to:</b>	<b>Upon Vote:</b>
Approve minutes of 4/10/2014 as presented	Motion passed 6 to 0

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

**V. Consent Items: None**

**VI. Regular Items**

**A. Old Business: None**

<b>BOARD MEMBERS</b>		
<b>Chair:</b> Debra Neill-Mareci	<b>Vice Chair:</b> Andrew Coffey	<b>Secretary:</b> Katherine Norris
<b>Regular Members:</b> Jeffrey Knee, Jeffrey Haviland, Meagan N. Standard, Ethan J. Hudgins		
<b>Staff Liaison:</b> Lawrence Calderon		

**B. New Business:**

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

Mr. Scott wright presented the staff report. He discussed the location of the property, land use and zoning. He described the proposed development and requested approval.

Mr. Robert Walpole presented the petition on behalf of the applicant. He discussed the phasing and the essential elements of the overall project. He explained that the 60 additional parking spaces were included in the original master plan. He agreed to all of staff's conditions.

There were no comments from the general public.

The board had no questions.

<b>Motion By: Ms. Katherine Norris</b>	<b>Seconded by: Mr. Jeffrey J. Haviland</b>
<b>Moved to:</b>	<b>Upon Vote:</b>
<b>Approve Petition DB-14-5 SPA with staff conditions and recommendations.</b>	<b>Upon vote motion passed 6 to 0.</b>

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

Ms. Massey presented the petition and described the proposed development. She described the location, surrounding uses, land use and zoning. She discussed the need for density bonus points which is included as part of the application. She presented the main features of the development plan and explained the waivers requested.

Ms. Massey recommended approval of the petition with conditons including the requested waivers.

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

The board had no questions.

Mr. Walpole presented the petition on behalf of the applicant. He stated that he accepts staff's recommendations and conditions. He addressed the requested waivers and the basis for granting approval.

The board asked why the building could not be rotated?

Mr. Horward McClain addressed the board on the proposed architecture.

The board asked whether staff supported the designed as proposed by the applicant.

Ms. Massey indicated support for the design.

Mr. Hunter discussed the waivers associated with the photometric plan.

Deliberation continued about the waivers associated with the photometric plan.

Motion By: Ms. Katherine Norris	Seconded by: Mr. Jeffery Knee
Moved to:	Upon Vote:
Approve Petition DB-14-27 SPL with all staff conditions along with the requested waivers listed in Appendix "B" including waivers to the lighting ordinance with spill over lighting to a maximum of 1.5 fc.	Upon vote motion passed 6 to 0

**VII. Development Review Board Business: None**

**A. Approval of the written development order of the quasi-judicial hearing on Petition DB-14-23 SPA.**

*Removed from the agenda, no information provided.*

**B. Review of the Development Review Board Budget for FY 15 – FY 16.**

Staff presented the budget to the board.

Motion By: Ms. Katherine Norris	Seconded by: Ms. Meagan N. Standard
Moved to:	Upon Vote:
Approve the budget as submitted	Upon vote motion passed 6 to 0

**VIII. Information Items:**

*The board discussed the possibility of having a joint meeting with the City Plan Board*

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**IX. Development Review Board Referrals:**

*The board requested that staff consider scheduling a joint meeting with the DRB and City Plan Board to discuss the current update of the Land Development Code. The board indicated that a list of topics will be provided at the next meeting.*

**X. Board Member Comments:**

*Ms. Norris noted a correction*

**XI. Adjournment:**

**Motion to adjourn by Mr. Haviland, second by Ms. Katherine Norris.**

*Meeting adjourned at: 8:03 PM*

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**Secretary, Development Review Board**

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**Date**

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**Staff Liaison, Development Review Board**

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**Date**

**Lawrence Calderon**

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.

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