

DEVELOPMENT REVIEW BOARD MINUTES

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

I. Roll Call

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| Members Present: | <input checked="" type="checkbox"/> Jeffrey J. Haviland | <input checked="" type="checkbox"/> Andrew Coffey |
| <input checked="" type="checkbox"/> Debra Neil-Mareci | <input type="checkbox"/> Jeffery Knee | <input type="checkbox"/> Ethan J. Hudgins |
| <input checked="" type="checkbox"/> Katherine Norris | <input type="checkbox"/> Meagan N. Standard | |
| Staff Present: | Ralph Hilliard | Lawrence Calderon |
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II. Approval of Agenda

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

III. Approval of Minutes: None.

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

IV. Requests to Address the Board: None.

V. Consent Items: None

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

VI. Regular Items

A. Old Business: None

**1. Petition DB-12-151 SPA
 Select Motor Car**

George F. Young Inc., (Stuart Cullen), agent for Alan E. Montane. Development plan review to allow expansion of an automotive sales dealership. Zoned: BA (Automotive-oriented business district). Located at 2715 North Main Street.

Mr. Calderon explained the content of the DRB packet. He presented the petition to the board on behalf of staff. He recapped the general location and brief history of the petition in the development review process. He described the process for approving developments with wetland encroachment and informed the board that staff recommends approval with conditions.

Mr. Hendrix addressed the board on issues related to the environmental impacts and proposed mitigation. He recommend approval with conditions included in the staff report.

Mr. Stuart addressed the board on behalf of the applicant; he expressed satisfaction with staff's conditions and stated that he has no problems with staff's requirements.

The board expressed comfort with the proposed development and conditions presented by staff.

There were no comments from the general public.

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| Motion By: Ms. Katherine Norris | Seconded by: Mr. Jeffrey J. Haviland |
| Moved to: | Upon Vote: |
| Approve Petition DB-12-151 SPA with staff conditions and recommendations and for the applicant to work with staff on the mitigation plan. . | Upon vote motion passed 4 to 0. |

A. New Business:

**2. Petition DB-14-57 SPA
 University Towne Center Final
 Phase Retail**

Causeaux, Hewett & Walpole, Inc., (Jennifer Meisenhelder, PE), agent for Shady Nook Limited. Development plan review to allow construction of a retail/restaurant building. Zoned: PD (Planned development district). Located at 3301 SW Archer Road.

Mr. Calderon presented the petition on behalf of staff. He explained that the proposal is the last phase of a planned development which was approved by Alachua County. He described the location, zoning and surrounding development. He discussed specific elements of the proposed development and areas of

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concern to be implemented during the final approval process. He informed that board that the applicant is requesting three waivers which staff supports.

Ms. Meisenhelder addressed the board and explained that the applicant is in general acceptance with the conditions discussed. She explained how the applicant plans to address the concerns listed by staff.

Mr. Ken Hunter from Nix Engineering addressed the board concerning in the requested waivers. He asked for one additional waiver pertaining to the location of poles within landscape islands.

Discussion continued about various elements of the PD and implementation through the development review process.

There were no comments from the general public.

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| Motion By: Mr. Jeffery Haviland | Seconded by: Mr. Andrew Coffey |
| Moved to: | Upon Vote: |
| Approve Petition DB-14-57 SPA including all staff recommendations; new requests to utilize GRU rental lighting, modifications to the pole heights, allowing poles within the landscape islands, requiring spaces for the park-n-ride, pedestrian connections and linkages to transit points and surrounding retail. Motion amended by Ms. Norris to modify Condition 2 to read; in compliance with the intent of the PD, during final development plan review the development shall address the requirement for a park-n-ride facility, including pedestrian friendly linkages at the transit points. | Upon vote motion passed 4 to 0 |

VII. Development Review Board Referrals: Topics for DRB/CPB Meeting

Mr. Hilliard indicated that a board member contacted him about some topics for consideration at the joint meeting.

Discussion continued about scheduling a meeting and identifying topics for discussion.

Mr. Hilliard informed the board about the upcoming APA conference in Jacksonville.

VIII. Board Member Comments: None.

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IX. Adjournment:

Meeting adjourned at: 8:12 PM

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| _____ | _____ |
| Secretary, Development Review Board | Date |
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| _____ | _____ |
| Staff Liaison, Development Review Board | 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 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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