

DEVELOPMENT REVIEW BOARD MINUTES

September 23, 2014 6:30 PM
 City Hall –Roberta Kline Room 16
 200 E. University Avenue

I. Roll Call

Members Present:	<input 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 checked="" type="checkbox"/> Katherine Norris	<input type="checkbox"/> Meagan N. Standard	
Staff Present:	Ralph Hilliard	Bedez Masey
Steven Dush		

II. Approval of Agenda

Motion By: Katherine Norris	Seconded by: Jeffery Knee
Moved to:	Upon Vote:
Approve Agenda 9/23/2014	Motion passed 5 to 0

III. Approval of Minutes: August 26, 2014.

Motion By: Ethan Hudgins	Seconded by: Jeffery Knee
Moved to:	Upon Vote:
Approve minutes as modified to indicate that the discussion item was a letter from University of Florida Students for New Urbanism, expressing concern about the City Commission initiative to create a bicycle registration program.	Motion passed 5 to 0

IV. Requests to Address the Board: None.

V. Consent Items: None

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

A. New Business:

1. **Petition DB-14-25 SPL** 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.
- Nimbus**

Bedez Massey gave staff’s presentation explaining the project and indicating that the applicant will be requesting two wavers. The Board questioned whether the construction of the development would have a impact on the adjacent rails-to-trails system. The applicant indicated that there would not be an impact. The Board aslo expressed concern about how the stormwater system would handle the leaves from trees, it was indicated that they use street sweepers.

Robert Walpole of CHW gave the applicant’s presentation explaining the development site and the circulation patterns. Mr. Walpole explained the relationship of the building location and the round-a-bout, and the requested waivers.

The Board requested clarification about condition 15 regarding the sidewalk and its impact on the a large live oak tree, it was stated that the reduction from 7 feet to 5 feet would help the prolong the life of the tree.

Motion By: Katherine Norris	Seconded by:
Moved to:	Upon Vote: Ethan Hudgins
Approve Petition DB- 14-25 SPL with all of staff's conditions and recommendations with an exception for a build –to-line of 9 feet along SW 5th Terrace and the landscape exception for the tree strip where it conflicts with utilities along SW 5th Terrace and SW 2nd Avenue; additionally wave the sidewalk requirement from a minimum of 7 feet to 5 feet at the NE corner of the property for Live Oak tree protection.	Upon vote motion pass 5 to 0

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2. Petition DB-14-80 SPL

Sam's Club

Kimley-Horn and Associates (Greg Wilfong); agent for 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.

Ralph Hilliard gave staff's presentation explaining the proposed Sam's Club development plan indicating that the applicant will be requesting a wavier from the bicycle parking requirements.

Greg Wilfong of Kimley-Horn Associates gave the applicant's presentation indicating three areas of concerns with staff's conditions: staff recommended sidewalk connection in condition 2; staff recommendation that applicant provide the required number of bicycle parking spaces; and staff's request for a mid-block crossing on SW 62nd Blvd.

The Board discussed all three issues. The applicant agreed to work with staff on the proper location of a sidewalk connection in condition 2. The Board expressed concerns regarding the reduction in bicycle parking and the lack of scooter parking. The applicant presented information regarding the use of bicycle parking at its existing store and indicated that the applicant would be willing to add additional bicycle parking in the future as the need arises if there are nuisances or safety hazards, and that they would provide scooter parking by using a vehicle parking space. Staff indicated that the Public Works Department recommended that a mid-block crossing not be required due to the planned function of the 62nd Blvd.

Motion By: Katherine Norris	Seconded by: Jeffery Knee
Moved to:	Upon Vote:
<p>Approve Petition DB-14-80 SPL with all of staff's conditions with the following modifications:</p> <p>Condition 1 to read: "Future request for outdoor storage is permitted....."</p> <p>Condition 2: work with staff on the placement of the sidewalk</p> <p>Condition 3: allow a 50% reduction in the bicycle parking requirement to 28 spaces/14 racks, with a recommendation that the applicant work with staff to designate scooter parking and that the applicant will add additional bicycle parking spaces in the future as the need arises if there are nuisances or safety hazards.</p> <p>Condition 4: as stated</p> <p>Condition 5: as stated</p> <p>Condition 5: work with staff</p> <p>.</p>	<p>Upon vote motion pass 4-1</p>

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VII. Development Review Board Referrals:

Joint DRB and Plan Board meeting was mentioned.

VIII. Board Member Comments: None.

IX. Adjournment:

Meeting adjourned at: 8:27 PM

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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