

DEVELOPMENT REVIEW BOARD MINUTES

March 13, 2014 6:30 PM
 City Hall Auditorium
 200 E. University Avenue

I. Roll Call

Members Present:	<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 type="checkbox"/> Ethan J. Hudgins
<input type="checkbox"/> Katherine Norris	<input checked="" type="checkbox"/> Meagan N. Standard	
Staff Present:	Lawrence Calderon	

II. Approval of Agenda

Motion By: Jeffrey J. Haviland	Seconded by: Meagan N. Standard
Moved to:	Upon Vote:
Approve Agenda 3/13/2014	Motion passed 5 to 0

III. Approval of Minutes: February 13, 2014.

Mr. Coffey noted that the vote on Petition DB-13-105 SPA was 3 to 2 instead of 4 to 1 as reported in the minutes.

Motion By: Jeffrey J. Haviland	Seconded by: Jeffery Knee
Moved to:	Upon Vote:
Approve minutes of 2/13/2014 as amended	Motion passed 5 to 0

IV. Requests to Address the Board: Mr. Kalif Blount address the board on Affordable Housing.

V. Consent Items: None

VI. Regular Items

A. Old Business: 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		

B. New Business:

1. Petition DB-14-7 SPA

Hidden Lakes Apartments

George F. Young, Inc., agent for Collier Venture One, LLC., development plan review to construct additional units and related infrastructure to an existing apartment complex. Zoned: MU-1 (8-30 units/acre mixed use low intensity) and RMF-6 (8-15 units/acre multiple-family residential district, and CON (Conservation district). Located at 2029 NW 13th Street.

Mr. Calderon presented the petition on behalf of staff. He discussed the location of the property and described the land use, zoning and surrounding developments. Using a PowerPoint presentation he discussed the elements of the proposed development. Mr. Calderon informed the board that the development must meet the Central Corridor requirements; pedestrian and bicycle connectivity and is requesting Density Bonus Points. He explained the various aspects of the request and recommended approval of the petition with conditions.

Mr. Jacob Kain addressed the board on the issue of connectivity and requiring the development to accommodate a design that would facilitate the concept.

Mr. Cullen of George F. Young presented the petition on behalf of the applicant. He discussed the request for density bonus points and how the request meets the requirements for achieving points.

Mr. Andy Kaplan addressed the board concerning the architectural elements and the relationship to surrounding developments.

The board asked questions about the proposed development and asked for clarification on the requested points.

Mr. Jim McFarlen addressed the board concerning the proposed project; he expressed opposition to the project as presented.

Ms. Mary Helen Wheller addressed the board as a neighbor; she spoke about maintaining the conservation strip and the integrity of the lake.

Mr. David Pace addressed the board as a neighbor and urged the board to deny the petition.

Ms. Kathleen Pagan an adjacent neighbor addressed the board concerning the environmental sensitivity of the site, the existence of unique ecosystems and the need for pedestrian and bicycle circulation.

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Minutes of the Development Review Board Meeting
February 13, 2014 (continued)

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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