

DEVELOPMENT REVIEW BOARD MINUTES

October 28, 2014; 6:30 PM
 City Hall Auditorium-Basement
 200 E. University Ave

I. Roll Call

Members Present:	<input type="checkbox"/> Meagan Standard
<input checked="" type="checkbox"/> Debra Neill-Mareci	<input checked="" type="checkbox"/> Jeffery Knee
<input type="checkbox"/> Andrew Coffey	<input type="checkbox"/> Jeffrey J. Haviland
<input checked="" type="checkbox"/> Katherine Norris	<input checked="" type="checkbox"/> Ethan Hudgins
Staff Present:	Lawrence Calderon
Ralph Hilliard, Ms. Bedez Massey	

II. Approval of Agenda: Modify the agenda to add a section to address Election of Officers.

Motion By: Ms. Katherine Norris	Seconded by: Mr. Jeffery Knee
Moved to: Move to adopt the agenda as modified	Upon Vote: Upon vote motion passed 4 to 0

III. Approval of Minutes: September 23, 2014

Motion By: Ms. Katherine Norris	Seconded by: Mr. Jeffery Knee
Moved to: Approve the minutes of September 23, 2014	Upon Vote: Upon vote 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-14-102 SPA
Supervisor of Elections**

eda Engineers (Sergio Reyes); agent for the Nalbandian Enterprises. Development plan review for construction of an addition to an existing building. Zoned: CCD (Up to 150 units/acre central city district). Located at 515 N. Main Street.

BOARD MEMBERS

Chair: Ms. Debra Neill-Mareci Vice Chair: Mr. Andrew Coffey, Secretary: Mr. Katherine Norris
 Regular Members: Mr. Jeffrey Haviland, Mr. Jeffrey Knee, Ms. Meagan Standard
 Staff Liaison: Lawrence Calderon

These minutes are not a verbatim account of this meeting and have been proofed and edited by staff. A video recording of this meeting is available on the City of Gainesville website (www.cityofgainesville.org) through Video Streaming option. Recordings are also available from the Planning and Development Services Department.

Ms. Massey presented the petition to the board and explained that the proposal is to expand the existing building with related site modifications. Using a PowerPoint presentation, she illustrated the general site features and its relationship to the surrounding Historic Districts. She described the land use and zoning and explained that the proposed use is compatible with the land use designation. She presented the elevations of the existing building and the siteplan showing the location of the proposed vehicular use area and building expansion. Ms. Massey recommended approval of the petition and informed the board that the applicant will be requesting waivers from the Traditional City development standards and from the lighting ordinance.

Mr. Reyes addressed the board on behalf of the applicant. He explained the proposal to add two floors to the existing building. He asked for three waivers for the site; one for the build-to line, the second is for building orientation and the third is for the location of the dumpster.

Mr. Ken Hunter, lighting professional for the applicant addressed the board and requested two waivers for the lighting plan, one for the automatic shut-off features and the second is for the light trespass.

The board asked questions about the requested waivers and opened the floor to the general public.

Mr. Cornish, a neighborhood resident, addressed the board about traffic along the adjacent NE 1st Street.

The board continued deliberation and a motion was presented.

Motion By: Katherine Norris	Seconded by: Mr. Jeffery Knee
Moved to: Approve Petition DB-14-102 SPA with all staff conditions and recommendations along with waivers for the build-to line, the trash receptacle locations, building orientation and modification of the perimeter landscape buffer; also included were the additional lighting waivers for automatic shut-off and the off-site lighting spill over. The waivers are based on the physical constraints of the existing building and the significant tree features.	Upon Vote: Motion passed 4 to 0

VII. Election of Officers

Board postponed election of officers to the next month

Motion By: Katherine Norris	Seconded by: Mr. Jeffery Knee
Moved to: Move election of officers to the November 2014 meeting.	Upon Vote: Motion passed 4 to 0

VIII. Development Review Board Referrals: *None*

IX. Information Items:

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X. Board Member Comments

XI. Adjournment: 7:06 PM.

Motion By: Ms. Katherine Norris	Seconded by: Mr. Jeffery Knee
Moved to: Adjourn the DRB meeting of October 28, 2014	Upon Vote: Motion passed 4 to 0

Secretary, Development Review Board
Ms. Katherine Norris

Date

Staff Liaison, Development Review Board
Lawrence Calderon

Date

