

DEVELOPMENT REVIEW BOARD MINUTES

February 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"/> Katherine Norris
<input type="checkbox"/> Benjamin Himschoot	<input checked="" type="checkbox"/> Debra Neil-Mareci	<input checked="" type="checkbox"/> Andrew Coffey
<input checked="" type="checkbox"/> Jeffery Knee	<input checked="" type="checkbox"/> Meagan N. Standard	
Staff Present:	Lawrence Calderon	Ralph Hilliard
	Bedez Massey	Stephen Dush

II. Approval of Agenda

Motion By: Katherine Norris	Seconded by: Jeffery Knee
Moved to:	Upon Vote:
Approve Agenda 2/13/2014	Motion passed 6 to 0

III. Approval of Minutes: *No minutes presented.*

IV. Requests to Address the Board: *None*

V. Consent Items: *None*

VI. Regular Items

A. Old Business: *None*

1. **Petition DB-13-105 SPA Courtyards** Chris Gmuer, agent for Gator Housing Group, LLC. A Master Plan with development plan review for the phased construction of a multi-story, mixed-use development. Zoned: UMU-2 (Urban mixed-use district 2). Located between SW 2nd Avenue, SW 4th Avenue, SW 12th Street and SW 13th Street.

Mr. Hilliard explained that the petition was discussed at the previous meeting and summarized the issues addressed. He informed the board that the issues have been addressed with staff.

Ms. Massey addressed staff's recommendation to the board.

Mr. Chris Gmuer addressed the board and explained how the project meets the requirements for approval.

Mr. Jay Bladder addressed the board as the architect of the project.

Mr. E. J. Bolder addressed the board on issues related to landscaping.

The board discussed several aspects of the project and had questions about parking, landscaping and pedestrian circulation.

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

Motion by Mr. Haviland to approve the development with the requested five waivers.

Motion By: Mr. Haviland	Seconded by: Jeffery Knee
Moved to:	Upon Vote:
Approve Petition DB-13-105 SPA with staff conditions and the five requested waivers.	Upon vote motion passed 4 to 2

B. New Business:

2. **Petition DB-13-121 SPL** Causseaux, Hewett and Walpole, Inc., agent for Prairie View Trust. Development plan review for construction of a brewery and related outdoor facilities. Zoned: I-1 (Limited industrial district). Located in the 3700 block of S.W. 42nd Avenue.
- Swamphead Brewery**

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. Mr. Calderon discussed a condition pertaining to the separation of outdoor activities from adjacent residential development. He informed the board that the subject property is part of a Minor Subdivision which is currently in the review process. He recommended approval of the petition with conditions.

Mr. Hendricks addressed the environmental issues related to the site. He informed the board that the project is in compliance with the environmental requirements and he will continue to work with the applicant on the larger track.

Mr. Edwardo Luna of CHW addressed the board on behalf of the applicant. He described the details of the project and provided information on proposed tree protection on site.

The board asked questions about sidewalk access to the project and the operations of the facility.

Discussion continued about the operations of the project and its relationship to the adjacent residential.

Motion By: Mr. Jeffery Haviland	Seconded by: Mr. Andrew Coffey
Moved to:	Upon Vote:
Approve Petition DB-13-121 SPL with staff conditions, improved sidewalks, an enclosed dumpster and to allow staff to finalize the photometric plan.	Upon vote motion passed 6 to 0

VII. Development Review Board Business: Election of Chair and Vice Chair person:

Mr. Haviland nominated Ms. Debra Neill-Mareci as Chair of the board. Motion second by Mr. Knee. Upon Vote: Motion passed 6 to 0.

Mr. Haviland nominated Mr. Andrew Coffey as Vice Chair of the board. Motion second by Mr. Knee. Upon Vote: Motion passed 6 to 0.

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VIII. Approval of City Commission changes to the Rules for the Development Review Board.

Motion to approve: Katherine Norris

Second by: Jeffery Haviland

Upon Vote: Motion passed 6 to 0.

XI. Development Review Board Referrals: None

Mr. Coffey asked that staff explore the issue of angle parking.

IX. Information Items: None

X. Adjournment:

Motion to approve: Katherine Norris

Second by: Jeffery Haviland

Upon Vote: Motion passed 6 to 0.

Meeting adjourned at: 8:12PM

Secretary, Development Review Board	Date

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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