

## DEVELOPMENT REVIEW BOARD MINUTES

October 13, 2011 6:30 PM  
 City Hall Auditorium- Basement  
 200 E. University Ave

**I. Roll Call**

<b>Members Present:</b>	<input checked="" type="checkbox"/> Gary Dounson	<input checked="" type="checkbox"/> Katherine Norris
<input checked="" type="checkbox"/> Taylor Brown	<input checked="" type="checkbox"/> Seth T. Lane	<input checked="" type="checkbox"/> Byron D. Flagg
<input checked="" type="checkbox"/> Jeffrey J. Haviland	<input checked="" type="checkbox"/> Douglas B. Nesbit	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Staff Present:</b>	Scott Wright	
Ralph Hilliard	Lawrence Calderon	

**II. Approval of Agenda**

<b>Motion By:</b> Mr. Lane	<b>Seconded by:</b> Ms. Norris
<b>Moved to:</b> Approve agenda as submitted	<b>Upon Vote:</b> 7-0

**III. Approval of Minutes: September 8, 2011**

<b>Motion By:</b> Mr. Lane	<b>Seconded by:</b> Ms. Norris
<b>Moved to:</b> Approve	<b>Upon Vote:</b> 7- 0

**IV. Requests to Address the Board**

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**V. Consent Items: *None***

**VI. Regular Items**

A. Old Business: *None*

**BOARD MEMBERS**

Chair:	Vice Chair: Jeffrey Haviland	Secretary:
Regular Members:	Katherine Norris, Seth T. Lane, Douglas B. Nesbit, Byron D. Flagg, Lara L. Holimon, Gary Dounson,	
	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](http://www.cityofgainesville.org)) through Video Streaming option. Recordings are also available from the Planning and Development Services Department.*

B. New Business:

01. Petition DB-11-100 SPL Causseaux, Hewett & Walpole, Inc. agent for RIR1, LLC (1<sup>st</sup> Ave Parking Garage) Preliminary & Final Development plan for review for construction of a parking garage with first floor retail. Zoned: UMU-1 (Up to 75 units/acre urban mixed use district). Located at 16 NW 18<sup>th</sup> Street.

Mr. Wright discussed some preliminary concerns and addressed some special requests from surrounding property owners. Using a PowerPoint presentation Mr. Wright discussed the subject property and surrounding developments. He discussed the Land Use and corresponding zoning. He informed the board that one waiver is requested to reduce the side setback from 8 feet to 5 feet. He stated that staff made an interpretation that the project is classified as an apartment building and that staff is in support of the request. He also informed the board about a recent request by Stadium Club to modify the approved plan based on the design of the wall

Mr. Wright recommended approval of the petition with staff conditions.

Mr. Sean Webber made a presentation on behalf of the applicant and expressed agreement with the conditions presented by staff.

The board asked a question about parking and the amount of lighting and glare in the area.

Mr. Webber indicated that appropriate lighting will be used on the site.

Mr. Wright indicated that staff can review the lighting concern during final.

The board asked about placement of the handicap spaces relative to the entrance of the building. Mr. Barnes addressed the board about the request for special conditions on the site.

<b>Motion By:</b> Mr. Taylor	<b>Seconded by:</b> Ms. Lane
<b>Moved to:</b> Approve petition DB-11-100 SPL with all of staff conditions.	<b>Upon Vote:</b> 7-0

02. Petition DB-11-111 SPL Stephens-Barrios, LLC agent for Mohammad Rajae Preliminary & Final Development plan review for construction of a retail building. Zoned: MU-2 (12-30 units/acre mixed use medium intensity). Located in the 100 block of NE 23<sup>rd</sup> Ave.

Mr. Wright made the presentation and discussed the land use, zoning and surrounding developments. He discussed some of the development constraints existing on the subject property and adjacent properties. He referenced some key aspects of the site such as a lot split, the stormwater area, the build-to line and the infill function along the street. He discussed the building elevations and their relationship to the adjacent streets. Mr. Wright recommended approval of the petition with staff conditions.

Mr. Calos Barrios addressed the board on behalf of the applicant. He asked if there were any questions.

The board asked questions about the stormwater design.

<b>Motion By:</b> Mr. Lane	<b>Seconded by:</b> Ms. Norris
<b>Moved to:</b> Approve petition DB-11-111 SPL with all of staff conditions.	<b>Upon Vote:</b> 7-0

03. Petition DB-11-112 SPA Brown & Cullen, Inc. agent for University of Florida Foundation, Inc. Preliminary & Final Development plan review for addition of a parking lot. Zoned: ED (Educational services district). Located at 2200 NE Waldo Road

Mr. Calderon presented the petition to the board. Using a PowerPoint presentation, he described the subject property and surrounding developments. Mr. Calderon recommended approval with staff conditions.

Mr. Cullen addressed the board on behalf of the applicant.

<b>Motion By:</b> Ms. Norris	<b>Seconded by:</b> Ms. Lane
<b>Moved to:</b> Approve petition DB-11-112 SPA with all of staff conditions.	<b>Upon Vote:</b> 7-0

**VII. Development Review Board Referrals**

**VIII. Information Items**

Mr. Calderon updated the board on the status of the petition to modify the Development Review process.

Mr. Lane updated the board on the work of the Community Development Review Committee.

**IX. Board Member Comments**

**X. Adjournment: Motion by:** Mr. Lane **Seconded by:** Mr. Nesbit. Meeting adjourned at 7:13pm.

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Secretary, Development Review Board

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Date

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Staff Liaison, Development Review Board  
Lawrence Calderon

\_\_\_\_\_  
Date

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