

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

February 26, 2019

6:30 PM

City Commission Auditorium

Development Review Board

*Rick Cain - Chair
Dr. Ewen Thomson - Vice Chair
Jeffery Knee - Member
Dr. Barbara Vandermeer - Member
Debra Neil-Mareci - Member
Uretha Bastic - Member
Brent Hartman - Member
Lawrence Calderon - Staff Liaison*

CALL TO ORDER**ROLL CALL**[180760.](#)

Development Review Board Attendance Roster: June 26, 2018 through November 27, 2018 (B)

Explanation: Development Review Board attendance roster for Board Members to review.

[180760_DRB 2018 -2019 Attendance_20190226.pdf](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES - NOVEMBER 27, 2018**[180759.](#)

Draft minutes of the November 27, 2018 Development Review Board Meeting (B)

RECOMMENDATION

Staff is requesting that the Development Review Board review the draft minutes from the November 27, 2018 meeting and vote to approve the minutes.

Staff to the Development Review Board - Review and approve the draft minutes.

[180759_DRB November 27 2018 Minutes draft_20190226.pdf](#)

REQUEST TO ADDRESS THE BOARD**CONSENT ITEMS: NONE****OLD BUSINESS: NONE****NEW BUSINESS:**[180769.](#)

Variance for eda engineers, surveyors and planners inc . (B)

Petition DB-19-5 VAR: eda engineers, surveyors and planners inc ., agent for 2511 Howell, LLC. Requesting the following variance: 1. To increase the placement of the building along NE 3rd Avenue from 20 feet to 75 feet; 2. Increase the placement of a building along NE 1st Avenue from 20 feet to 85 feet; 3. Reduce the building façade glazing along the north side along NE 3rd Avenue from 50% to 0 %. Zoned: U7

(Urban 7.) Located at 104-204 NE Waldo Road.

Explanation: The subject property has been developed with multiple commercial properties for many years and the site is under consideration for redevelopment. The site is in the U7 Transect district which requires special building placement, frontage and glazing requirements. The variances are requested to facilitate redevelopment of the site due to its unique configuration and the existence of three adjacent right-of-ways triggering the frontage design requirements.

The applicant is requesting three variance related to building placement, building coverage and façade glazing.

Public notices were mailed to the property owner and those property owners within 400 feet of the property on February 11, 2019.

Fiscal Note: None.

RECOMMENDATION Review Petition DB-19-05 VAR, for compliance with the criteria for granting a variance.

[180769 Staff Report w Attachments A-C 20190226 pdf.pdf](#)

180770.**Variance for James and Stephanie Mikl, (B)**

Petition DB-19-7 VAR: James and Stephanie Miki, owners. Requesting a variance to reduce the east front yard setback from 20 feet to 5 feet to allow expansion of the garage associated with an existing single-family dwelling. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 4902 NW 40th Street.

Explanation: The applicant wishes to add storage space for family use and decided that the best option is to expand their existing garage towards the front setback. The proposed expansion will encroach into the twenty-foot front setback. The applicant claims that access limitations on the sides of the building and the existing utilities within the garage make it financially impossible to create the expansion to the west.

The applicant is requesting a variance to reduce the front setback from 20 feet to 5 feet to allow construction of the garage expansion.

Public notices were mailed to the property owner and those property owners within 400 feet of the property on February 11, 2019.

Fiscal Note: None.

RECOMMENDATION Review Petition DB-19-07 VAR, for compliance with the criteria for granting a variance.

[180770 Staff Report w Attachments A-C 20190226.pdf](#)

DISCUSSION ITEMS: NONE

BOARD MEMBER COMMENTS

NEXT MEETING DATE - MARCH 26, 2019

ADJOURNMENT