

**DEVELOPMENT REVIEW BOARD: Minutes**

100120C

**MAY 13, 2010 6:30 PM**  
**City Hall Auditorium**  
**200 E. University Ave**

**I. Roll Call**

<b>Members Present:</b>	<input checked="" type="checkbox"/> James Miller	<input checked="" type="checkbox"/> Doug Nesbit
<input type="checkbox"/> Taylor Brown	<input checked="" type="checkbox"/> Kate Norris	
<input checked="" type="checkbox"/> Jeffrey Haviland	<input checked="" type="checkbox"/> Seth Lane	<input checked="" type="checkbox"/> Chris Ellis (student seat)
<b>Staff Present:</b>	<b>Scott Wright</b>	<b>Gene Francis</b>
<b>Marion Radson</b>	<b>Ralph Hilliard</b>	
<b>Erik Bredfeldt</b>	<b>Lawrence Calderon</b>	

**II. Approval of Agenda**

<b>Motion By:</b> Mr. Lane	<b>Seconded by:</b> Mr. Nesbit
<b>Moved to:</b> Motion to approve	<b>Upon Vote:</b> 5 to 0

**III. Approval of Minutes: Minutes of DRB meeting April 8, 2010**

<b>Motion By:</b> Lane	<b>Seconded by:</b> Nesbit
<b>Moved to:</b> Approve	<b>Upon Vote:</b> 5 - 0

**IV. Requests to Address the Board**

None

**V. Consent Items: None**

**VI. Regular Items**

**A. Old Business:**

01. Petition DB-09-130 SPA

JMJ Consulting Engineering, LLC, agent for St. Augustine Parish Land LLC. Development plan review for construction of a mixed use development including hotel, residential and commercial. Zoned: PD (Planned development). Located between NW 17<sup>th</sup> St and NW 18<sup>th</sup> St, and between NW 1<sup>st</sup> Ave and NW 2<sup>nd</sup> Ave.

**BOARD MEMBERS**

Chair: Taylor Brown  
 Vice Chair: Jeffrey Haviland  
 Secretary: James Miller  
 Regular Members: Katherine Norris, Seth Lane, Douglas Nesbit, Chris Ellis (Student Adjunct)  
 Staff Liaison: Lawrence Calderon

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Scott introduced the petition indicating that a PD ordinance was approved for the petition. He showed an aerial of the property as well as the land use and zoning.

He indicated the basis for the PD are primarily due to the number of stories allowed on the site as well as other development standards, building design and allowable uses. He indicated that the project includes a hotel with 170 rooms, 14,000 square feet of commercial, 55 multi-family residential units and 610 parking spaces. He showed some of the multi-story residential and a few one-story single family dwelling. He stated that the proposal will have the impact of improving the integrity of the street. He showed the PD Layout plan which was approved for the site showing the location of development areas, access, proposed commercial uses and the proposed elevation.

Mr. Wright informed the board that this is an important mixed use project and very important to the community. He recommended approval with the conditions included in the staff report.

Mr. Coffey addressed the board and introduced his team. Mr. Coffey indicated that he concurs with the essence of Mr. Wright's presentation and asked the board to approve the plan.

Mr. Lane asked about the location and replacement of the transformer which he could not see on the plan.

Mr. Montalto responded that the transformers will be placed in the southwest area of the development.

Mr. Haviland asked about solid waste which Mr. Montalto indicated that it will be internal and access is provided.

Mr. Haviland asked about the type of window opening, to which the applicant responded that traditional windows will be provided. He stated that the exact material has not been determined. Mr. Haviland asked about lighting on the site.

The applicant indicated that the plan will comply with city lighting requirements.

Mr. Haviland asked about other modes of parking such as bicycle and other types of parking such as metro cars.

Mr. Montalto indicated that 168 bicycle spaces as well as parking for other modes of transportation will be provided.

Mr. Nesbit asked staff about RTS and the reference to funds being utilized.

Mr. Wright responded that the project is not on a bus route.

Mr. Haviland asked about utilities and whether they will be underground.

Ms. Norris asked about the school board requirements to which Mr. Montalto responded that staff is satisfied with the information provided.

Mr. Nesbit asked about Hurley Hall and replacement of the existing wall; the applicant indicated that it will be repaired.

Mr. Coffey indicated that a wall, compatible with the adjacent area will be constructed.

Mr. Lane asked about loading and loading at the hotel area; Mr. Montalto indicated that there are spaces provided to prevent obstructions to local traffic flow.

<b>Motion By:</b> Mr. Lane	<b>Seconded by:</b> Mr. Miller
Approve Petition DB-10-130 with staff conditions and that a dedicated valet be provided	
<b>Moved to:</b> Approve	<b>Upon Vote:</b> 5 to 0

**B. New Business:**

02. Petition DB-10-9 SPA

James J. Meehan, P.E., agent for Stephen Shores DVM. Development plan review for the phased addition of a veterinary clinic and medical office building. Zoned: MU-1 (8-30 du/ac mixed use low intensity) and OF (General office). Located at 3641, 3701, and 3811 NW 13<sup>th</sup> St.

Mr. Francis presented the petition and showed surrounding development and the proposed development in two phases.

Mr. Meehan addressed the board representing the applicant indicating that he has no problems with staff conditions. He requested approval of the petition.

Dr. Shores, owner of the development, addressed the board stating that the project will meet code and will protect the environment and surrounding developments. He informed the board that his office closes at 6:00pm.

<b>Motion By:</b> Mr. Nesbit	<b>Seconded by:</b> Mr. Nesbit
<b>Moved to:</b> Approval with all staff conditions with special attention to landscaping to screen lighting. The board finds that the request for the exception meets code requirements per Exhibit "B" of Chapter 30, Special Area Plan.	
<b>Upon Vote:</b> 5 to 0	

03. Petition DB-10-10 SUB

Causeaux, Hewett, and Walpole, Inc., agent for ADC Development and Investment Group, LLC. Design plat review for a three-lot subdivision. Zoned: I-2 (General industrial). Located at 820 NW 53<sup>rd</sup> Ave (1850' northwest of 53<sup>rd</sup> Ave).

Mr. Calderon presented the petition informing the board that the petition addresses the division of property and not the uses allowed by the zoning. He showed the location of the property and its relationship to surrounding developments. Mr. Calderon informed the board that the proposed subdivision is consistent with the Comprehensive Plan and the Land Development code.

Staff recommended approval with conditions.

Mr. Shawn Weber presented the petition on behalf of the applicant. He emphasized that the petition is to establish three lots and provide access roads to the lots. He discussed the surrounding land uses, zoning and existing surrounding uses. He informed the board that the subdivision meets the requirements of the Comprehensive Plan and the Land Development code.

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Mr. Haviland asked about easements to the lots.

Mr. Nesbit asked about GRU's concerns about the ability to provide Water and sewer to the site.

Mr. Weber explained that the condition proposed by GRU will server to enhance the availability of water to the surrounding developments. Concerning sewer, he indicated that a lift station would be constructed to improve the service to the overall area.

Mr. Haviland asked whether there would be alternatives to providing services to the site if the easements cannot be attained.

Mr. Calderon informed the board that there is a second phase of review called Construction Drawing at which details of the proposed subdivision will be resolved.

The board asked about environmental factors in light of the surrounding wetlands. Mr. Weber indicated that the current proposal is to minimize the amount of wetlands to be impacted and that a mitigation plan has to be approved by the city.

Ms. Norris asked about wetland impacts, to which Mr. Weber responded that there will be impacts but details will be addressed during the mitigation process.

The board asked to hear from the Environmental Coordinator.

Mr. Garland indicated that at this time the applicant must demonstrate Avoidance and Minimization and any mitigation will be considered at the next stage of review.

Mr. Garland indicated that there will be wetland impacts but the approach is to avoid and minimize wetland impacts. He informed the board that he is satisfied with the proposal.

Mr. Calderon informed the board that staff's intent is to address avoidance and minimization through an associated Planned Development and the design plat. Mitigation is expected to be addressed at a later date if the City Commission approves the avoidance and minimization proposal.

Mr. Saunders addressed the board on behalf of the Northwest Commercial Center. He expressed concerns about the proposal indicating that use of the property is relevant to the subdivision. He stated that his client is opposed to the petition and asked that the process should not be rushed. He stated that the board must consider consistency with the Comprehensive Plan along with a number of other criteria including availability of water and sewer. He questioned compliance of the petition with the comprehensive Plan requirement of allowing only 25% of non-industrial uses on the site.

Discussion continued among staff, the applicant, the public and the board about the proposal and its conformance with the Comprehensive Plan.

The board asked whether there are any benefits to continuing the petition. The board recognized that the proposal addresses only the division of one I-2 parcel into more than one I-2 parcels.

The board stated that as a public project, the public should be made aware of the total cost of the project as it proceeds forward.

<b>Motion By:</b> Mr. Nesbit	<b>Seconded by:</b> Mr. Lane
<p><b>Moved to:</b> Approve Petition DB-10-10 SUB with conditions. Special attention to cost associated with the provision of water and sewer services to the site; including the provision of bicycle and pedestrian facilities as well as public safety. That special consideration should be given to the GRU comments related to the provision of utilities to the site. .</p>	
<p><b>Upon Vote:</b> 5 - 0</p>	

03. Petition DB-10-15 SPL Causseaux, Hewett, and Walpole, Inc., agent for University of Florida Board of Trustees. Development plan review for construction of a technology center. Zoned: UMU-2 (up to 100 du/ac urban mixed use). Located at 747 SW 2<sup>nd</sup> Ave. Associated with AD-10-16SUB, a minor subdivision.

Mr. Bredfeldt addressed the board and asked that a few minutes be give to address this petition on a broader scale. He talked about the interest of the CC in facilitating developments which have strong economic potential to the city. He talked about other existing similar centers with a strong economic initiative and would be a good opportunity for development within the city. He stated that the project is in keeping with the overall intent of the comprehensive plan.

Mr. Francis continued with staff presentation. He showed the proposed site which is a small part of the overall plan for the AGA site.

Mr. Francis indicated that a number of waivers are requested

1. The maximum 80 feet length,
2. The amount of street frontage from 70 to 100%
3. Parking lots must be no more than 70 feet along a street
4. To allow Architectural metal sidings
5. The need for a 9 foot wide landscape buffers

He indicated that staff supports the requested waivers and ask for recommendation of approval.

Mr. Haviland talked about the importance of the project to the city and to the University as a whole.

Mr. Walpole addressed the board and introduced his team.

Ms. Jane Muir, Director of Tech Connect addressed the board. She indicated that the project is funded through a Federal grant of \$8.2 million with a \$5m match from the UF. She talks about the lab to market concept via licensing to a company in return for royalties. She stated that currently one such company employs 50 people at 34th Street and Williston Road. She also indicated that Regeneration technology is also another venture which hires a significant number of people.

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She talked about a number of other important startup companies making a difference in their communities and those are recognized as important startups.

She stated that 107 startups have been created generating over \$365,000,000 in private investments. She stated that the components are:

Technology, Entrepreneurs, Funding and Facilities

She demonstrated that incubators are significant to the success of companies.

She talked about the multiplier effect of those companies which is significant to the community and a good way of keeping the talent in Gainesville.

Mr. Walpole talked about the project and presented justification for the requested waivers.

Mr. Haviland talked about the good aspects of the building and expressed concern about setting precedence. He talked about lighting for the building and its role in the community. He talked about making the internal space functional to students as well as to other parts of the community.

Ms. Norris asked about the parking and where it will occur if Phase II comes in quickly.

Robert stated that there are other surface parking areas as well as a planned parking garage.

Mr. Nesbit asked about the demolition of AGH.

Robert indicated that the demolition of the AGH is a broader issue but his concerns are related to demolition for the current project.

Mr. Ponikvar spoke about the hours of operation and that they have planned for lighting. Lights will be under the canopy and the glazing areas will allow the intended lighting. He stated that metal represents future. While the ground is brick, the upper areas are metal looking towards the future.

Mr. Haviland asked about the architect's impressions of metal and setting precedents.

Mr. Francis stated that staff supports the waiver and it is consistent with the architecture of the area; that with some control it will be an uplifted idea.

Mr. Bredfeldt responded to Haviland's concern about precedence. He stated that given the potential of the development, it will change the area and the city will have to re-examine where we go from here with future development.

Kevin Fegley talked about his property and was concerned about the neglected area and whether the area will be neglected as a demolished site.

Robert stated that the parking areas will remain and will be lit and that the area of AGH will be seeded.

Mr. Nesbit asked about access to the parking lot which is not adjacent to the applicant's property.

Robert indicated that they have an easement.

Mr. Erik Godey, chair of Gainesville Chamber of Commerce indicated that they are very excited about the project and is pleased to see the project come on line. He talked about the importance of incubators and asked for the board's support.

Dan Ruler talked about his experience with venture capital and his involvement with other universities and none of them are doing as much as the University of Florida. He talked about keeping more students here in Gainesville and thought that if we can keep 10%, we should be doing great.

Brent Christensen talked about benefits of the project to the community and the need to move on the project because of the tight timetable.

Mr. Lane asked that we make a motion to recommend to the CC that they reconsider the UH area in light of projects such as the Innovation Hub.

<b>Motion By:</b> Mr. Lane	<b>Seconded by:</b> Mr. Nesbit
<b>Moved to:</b> Approve Petition DB-10-15 SPL with conditions and granting all waivers as requested.	<b>Upon Vote:</b> 5 to 0

**VII. Development Review Board Referrals**

- A. The board asked staff to develop a workable definition of what is a Gated Community and what is a Gated Residential Development

**VIII. Information Items - None**

**IX. Board Member Comments**

Mr. Lane made a motion to ask staff and the City Commission revisits the University Heights Special Area Plan as well as the University Heights design standards to acknowledging and anticipated the inevitable impacts of the Innovation HUB and AGH projects will have on the general area; that it be done in a timely manner.

Second by Mr. Miller: Motion passes 5 to 0

Mr. Nesbit made a motion asking staff to start looking at other modes of transportation such as "Metro Spaces" in consideration of upcoming large apartment complexes and hotels; such action should be undertaken in a timely fashion.

Second by Mr. Lane

Motion passes 5 to 0

Staff should include in the packet, recommended language for making motions.

No Vote

No additional board member comments

**X. Adjournment**

Meeting adjourned at 9:51 PM

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**Secretary, Development Review Board**  
James C. Miller

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**Date**

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**Staff Liaison, Development Review Board**  
Lawrence Calderon

\_\_\_\_\_  
**Date**