

LEGISLATIVE #

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PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:
 PLANNING DIVISION
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DEVELOPMENT REVIEW BOARD MINUTES

June 9, 2011 6:30 PM
 City Hall Auditorium- Basement
 200 E. University Ave

I. Roll Call

Members Present:	<input type="checkbox"/> Gary Dounson	<input checked="" type="checkbox"/> Katherine Norris
<input type="checkbox"/> Taylor T. 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 checked="" type="checkbox"/> Mary E. Litrico (Student Adjunct)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Staff Present:		
Ralph Hilliard		
Lawrence Calderon		

II. Approval of Agenda

Motion By: Mr. Seth Lane	Seconded by: Ms. Kate Norris
Moved to: Approve agenda as submitted	Upon Vote: Motion passed 5 to 0

III. Approval of Minutes:

Motion By:	Seconded by:
Moved to:	Upon Vote:

IV. Requests to Address the Board

None

V. Consent Items: *None*

VI. Regular Items

A. Old Business: *None*

BOARD MEMBERS		
Chair: Jeffrey Haviland	Vice Chair: Seth T. Lane	Secretary:
Regular Members:	Katherine Norris, Taylor Brown, Douglas B. Nesbit, Byron D. Flagg, Gary Dounson, Mary E. Litrico, (Student Adjunct)	
	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.

*(Continued)***01. Petition DB-11-38 SPA**

Eng, Denman & Associates, Inc., agent for William Chick.

Development plan review for conversion of an existing office building to an office and a bar with an associated outdoor café. Zoned: CCD. (Central city district). Located at 16 and 24 S. Main Street.

Mr. Calderon made the staff presentation using a PowerPoint presentation. He informed the board that the petition was continued from its last meeting with specific instructions to work with staff on a number of issues.

Mr. Calderon addressed the modifications as submitted by the applicant and recommended approval with the conditions from the Technical Review Committee.

Mr. Sergio Reyes presented the petition on behalf of the applicant. He discussed the areas where the plan was modified and informed the board that he is willing to meet all the conditions included in the staff report. He also informed the board that he has address the issues raised by the adjacent property owner.

Mr. Sputo, Mr. Warinner and Mr. Wolfe and Mr. H. Thompson addressed the board about the proposed design and its inconsistency with the goals of downtown.

The board asked questions of staff and the applicant and had some concerns about the design; it stated its awareness of the code deficiencies but those would have to be addressed in general code revisions.

Mr. Nesbit asked about the type of façade proposed for the south face of the existing building.

Mr. Kaplan indicated that the top half of the wall was unstable and needed to be redesigned. He stated that a type of corrugated metal is proposed for the wall.

Ms. Norris asked whether the proposed siding was allowed in the downtown area.

A board member stated that there are no regulations addressing materials for building façade.

Mr. Hilliard confirmed the statement and indicated that as a future code modification, staff is considering allowing corrugated material as an accent material but not as a primary material for the entire face of a building

The board asked that staff work with the applicant to make the design of the south façade more consistent with the downtown area.

Motion By: Mr. Seth Lane	Seconded by: Mr. Douglas B. Nesbit
Moved to: Approve Petition DB-11-38 with the Technical Review Comments as presented in the staff report.	Upon Vote: Motion passed 4 to 0

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B. New Business: None

VII. Development Review Board Referrals:

Haviland: Just a comment, it might be a good idea to make a referral just to put it in record that we pass on to the Plan Board some of the situations we have had tonight and let them know that there is public concern about the overlay code for downtown, which I know they are working on addressing. It is probably good to send a message to the board.

Norris: I was going to address two I have mentioned tonight. Do you want me to talk about the materials for downtown use?

Haviland: I think you are making a suggestion for Form Based Code

Seth: Design and construction standards for Form Based Code

Jeffery: I think that would be appropriate

Kate: I would like to make a motion to pass on these development referrals to the Plan Board. One being, in regard to open spaces, dealing with corner lots, the second one dealing with demolition by neglect code, and the third being design construction materials for the downtown area and the Form Based Code for the downtown area just as a general discussion topic for them

Seth: I second that motion

Upon vote, the motion passed 5 to 0

Jeffery: Lawrence if you could make that referral to the board, if I need to be present at their next meeting I'll be glad to present it.

VIII. Information Items: None

IX. Board Member Comments: None

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Development Review Board Minutes

March 11, 2010

(Continued)

X. Adjournment: Meeting adjourned at 7:07 PM.

Secretary, Development Review Board

Date

Staff Liaison, Development Review Board
Lawrence Calderon

Date

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