



**V. CONSENT ITEMS:**

Are there any Consent Items: None

**VI. REGULAR ITEMS:**

<b>Business Item:</b>	<u>New Business</u>	<b>Petition Description</b>	Allen Engineering Corp, agent for ABG Real Estate, LLC. Intermediate development plan review to allow limited outdoor storage, a maximum of 25% of stock, in a business zoning district for the Rural King Supply store. Zoned: Planned Development (Commercial). Located at 2801 NW 13th Street.
<b>Petition Number:</b>	Petition DB-16-194 SPA		
<b>Petition Presentation</b>	<p>Ms. Megan Echols presented the petition on behalf of staff.</p> <p>The applicant addressed the board about the petition.</p> <p>Mr. Ron Nichols and Mr. Robert Pearce addressed the board about neighborhood issues.</p>		
<b>Motion Maker:</b>	<u>Ms. Debra A. Neill-Mareci</u>	<i>PETMotion2nder</i>	<u>Mr. Dejeon L. Cain</u>
<b>Motion Action</b>	<u>Approved with Conditions</u>	<b>Motion Details:</b>	Approve Petition DB-16-194 SPA with conditions and the outdoor storage not to exceed 25% of internal stock and that the storage should allow for pedestrian circulation and should not disturb existing trees and landscaping as found in the staff's recommendations.
<b>Motion Decision</b>	<u>Yes</u>	<b>Vote For:</b>	<u>Select...</u> <b>Vote Against:</b> <u>Select...</u>
<b>Business Item:</b>	<u>New Business</u>	<b>Petition Description</b>	EDA, Inc., agent for Exactech, owner. Major development plan review to allow expansion of an existing building and construction of a three-story parking structure. Zoned: I-1 (Limited Industrial District). Located at 2321 NW 66 <sup>th</sup> Court.
<b>Petition Number:</b>	Petition DB-17-005 SPA		
<b>Petition Presentation</b>	<p>Mr. Calderon presented the petition on behalf of staff.</p> <p>Mr. Sergio Reyes presented the petition on behalf of the applicant; he described the petition.</p> <p>The board asked about the number of conditions and removed one.</p> <p>There were no comments from the general public.</p>		
<b>Motion Maker:</b>	<u>Mr. Ewen Thomson</u>	<i>PETMotion2nder</i>	<u>Mr. Dejeon L. Cain</u>
<b>Motion Action</b>	<u>Approved with Conditions</u>	<b>Motion Details:</b>	Approve the petition with the conditions and recommendations included in the staff report and the comments from the TRC. The approval is based on the findings that the petition satisfies the requirements of the Comprehensive Plan and the Land Development Code.
<b>Motion Decision</b>	<u>Yes</u>	<b>Vote For:</b>	<u>7</u> <b>Vote Against:</b> <u>0</u>
<b>Business Item:</b>	<u>New Business</u>	<b>Petition Description</b>	EDA, Inc. (Sergio Reyes), agent for Blues Creek Development. Design plat review for Blues Creek, Unit 5, Phase 2, a residential subdivision of Tax Parcels: 06006-052-000 and 06006-002-000 to

<b>Petition Number:</b>	Petition DB-15-114 SUB	create 44 additional single-family residential lots. Zoned: PD (single-family residential). Located in the 7000-7800 Block of NW 58th Street.
<b>Petition Presentation</b>	<p>The board recessed for five minutes.</p> <p>This petition was conducted as a Formal Quasi Judicial hearing.</p> <p>Mr. Calderon introduced the petition</p> <p>Mr. Sergio presented the petition on behalf of the applicant.</p> <p>Mr. Goldman addressed the board about a note on the plat for Unit 5, Phase 1 pertaining to a schedule for constructing a pool.</p> <p>The owner, Mr. Scott Ross addressed the board in response to questions from Mr. Goldman.</p> <p>An adjacent neighbor to the northwest addressed the board about an adjacent creek flow.</p> <p>The board deliberated on several of the issues related to the development.</p> <p>Mr. Mark Brown from staff addressed the board.</p>	
<b>Motion Maker:</b>	<u>Mr. Rick Cain</u>	<i>PETMotion2nder</i> <u>Ms. Debra A. Neill-Mareci</u>
<b>Motion Action</b>	<u>Select...</u>	<b>Motion Details:</b> Forward a recommendation to the City Commission approving the Design Plat, Petition DB-15-114 SUB with the conditions, comments and recommendations included in the staff report and the TRC comments
<b>Motion Decision</b>	<u>Yes</u>	<b>Vote For:</b> <u>7</u> <b>Vote Against:</b> <u>0</u>

**VII. DISCUSSION ITEMS:**

<i>ITEM</i>	<i>DESCRIPTION</i>	<i>NOTES</i>
Debra asked about organizing the packets for the board	Commented on the structure of the packets sent to the DRB as well as the time the packets are sent out to the board. There was also a comment about standardizing the format of the packet and the materials included	Other board members expressed a consensus about the comments from board member Debra Neill-Mareci
Update on the Land Development Code by Andrew	Mr. Andrew Persons provided a brief update on the City Commission's review and adoption of the Land Development Code.	Board members expressed positive comments.

**VIII. Board Member Comments:**  
**Are there any Board Member Comments?**

<b>Board Member:</b>	<u>Mr. Jeffrey D. Knee</u>	<b>Topic:</b> March 30, 2017 Workshop
<b>Comments:</b>	<p>Asked about the March 30, 2017 Luncheon and Workshop with the City Plan Board.</p> <p>All members except the Student Adjunct member indicated that they will attend.</p>	

*Is there an associated action needing a vote?*

**IX. ADJOUTNMENT:**

**Motion to Adjourn:** Ms. Debra A. Neill-Mareci

**Second to Adjourn:** Mr. Rick Cain

**Vote For:** 7

**Vote Against** 0

**Time Adjourned :** 3/28/2017

9:22:00 PM

**X. SIGNATURES:**

\_\_\_\_\_  
**Secretary, Development Review Board:**

\_\_\_\_\_  
**Date of Signature**

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**Staff Liaison, Development Review Board:**  
**Lawrence D. Calderon, Lead Planner**

\_\_\_\_\_  
**Date of Signature**