

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda

June 22, 2021

6:30 PM

City Hall Auditorium, 200 East University Avenue

Development Review Board

Dr. Ewen Thomson - Chair
Rick Cain - Member
Dr. Barbara Vandermeer - Member
Debra Neil-Mareci - Member
Jamie Bell - Member
Brent Hartman - Member
Rebecca Herrin - Member
Lawrence Calderon - Staff Liaison

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES: None****REQUESTS TO ADDRESS THE BOARD:****OLD BUSINESS: N/A****NEW BUSINESS:**[210105.](#)

Cluster Subdivision Review, Terra Serena, to create 120 lots on 10.7 acres. (B)

Petition DB-21-5 SUB: EDA Consultants, LLC, agent for Peaceful Paths Inc. Development plan review for a Cluster Subdivision to create 120 lots on 10.7 acres. Zoned: BUS (General Business). Located at 2100 NW 53rd. Ave.

Explanation: The project is proposed as an infill cluster subdivision, which is designed to better utilize the land above what might otherwise be developed per the standard zoning regulations. The provision of single family attached homes will provide a housing type that is unique to this portion of the City and will help fill an unfulfilled housing need, which is to provide a variety of homeownership housing options for the local workforce. The cluster subdivision regulations allow for such flexibility to help meet these existing housing market conditions.

The property is zoned RMF-7, which has prescribed development standards such as minimum lot size, dimensions, setbacks, lot coverage, and clustering of attached units. This application is requesting modification of some of the standards through the Cluster Subdivision process, as an infill development.

Fiscal Note: None.

RECOMMENDATION

Staff recommends approval of Petition DB-21-5 SUB, with conditions.

[210105_StaffReport_DB_21_5_SUB_withAttachmentsAtoF_06222021](#)

INFORMATION ITEM(S): N/A

MEMBER COMMENT:

NEXT MEETING DATE: July 27, 2021

ADJOURNMENT