



PLANNING AND DEVELOPMENT SERVICES

PLANNING DIVISION
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DEVELOPMENT REVIEW BOARD MINUTES City Hall Auditorium, 200 E. University Ave

Date and Time of Meeting: 8/25/2020

I. Roll Call:

Chair Dr. Ewen Thomson	<input checked="" type="checkbox"/>	Vice Chair Ms. Uretha Bostic	<input checked="" type="checkbox"/>	Ms. Rebecca Herrin	<input checked="" type="checkbox"/>
Ms. Debra A. Neill-Mareci	<input checked="" type="checkbox"/>	Mr. Brent Hartman	<input checked="" type="checkbox"/>	Student Adjunct Member	
Dr. Barbara VanderMeer	<input checked="" type="checkbox"/>	Mr. Ewen Thomson Rick Cain	<input checked="" type="checkbox"/>	Ms. Sophia Corugedos	<input checked="" type="checkbox"/>

Staff Present:

Mr. Lawrence Calderon Ms. Florence Buaku Mr. Andrew Persons Ms. Bedez Massey

Additional Staff	Additional Staff	Additional Staff	Additional Staff	Additional Staff
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

II. APPROVAL OF AGENDA

Agenda Date: 8/25/2020

Agenda Notes: Approve agenda as presented

Motion By: Mr. Rick Cain Seconded by: Mr. Brent Hartman

Motion Text: Approve agenda as presented	Motion Decision: <u>Passed</u>	Vote For: <u>6</u>
		Vote Against: <u>0</u>

III. APPROVAL OF MINUTES

Date of Minutes: 6/30/2020

Notes about Minutes: Approve minutes as presented

Motion Maker: Mr. Brent Hartman	Seconded by: Ms. Uretha Bostic	Vote For: <u>6</u>
Motion: <u>Select...</u>	Motion Decision: <u>Select...</u>	Vote Against: <u>0</u>

IV. REQUESTS TO ADDRESS THE BOARD:

Are there any Requests to Address the Board?

Speaker:

Topic of address:

V. CONSENT ITEMS:

Are there any Consent Items: Select...

Item Number:

Item Description:

Consent Motion Maker: Select... Consent 2nd. Select... Consent Motion: Select...

VI. REGULAR ITEMS:

Business Item:	<u>New Business</u>	Petition Description	Petition DB-20-52 MISC: Corey W. O’Gorman, agent for the Neighborhood Housing & Development Corporation, owner. Review of a density bonus points request for a senior housing development. Zoned RMF-7 (Multi-Family, up to 14 units per acre by right). Located at 2166 NW 55th Boulevard.
Petition Number:	<input type="text" value="Petition DB-20-52 MISC"/>		
Petition Presentation	<p>Mr. Simmons presented the petition on behalf of staff. He described the situation resulting in the need for increased density through the Density Bonus Points avenue. He described the existing density allowed by right and the density allowed with bonus points. He proceeded to described the proposed development and the criteria required to grant the increase in density. He demonstrated how the petition attained the specific points to gain bonus points. He recommended that the board review the petition for compliance with the criteria and made himself available for questions.</p> <p>The board asked questions of staff about access. Mr. Simmons addressed the board.</p> <p>The applicant, Mr. Corey W. O’Gorman addressed the board. He described the project as an Affordable Rental Housing for low income seniors. It contains sixty-two (62 units) on 3.29 acres. He demonstrated how the project qualifies for additional bonus points.</p> <p>Other team members with the applicant addressed the board providing additional information.</p> <p>The board asked additional questions of the applicant.</p> <p>The Chair opened the floor to the public. One person addressed the board about the private road.</p> <p>The Chair closed the floor and deliberated.</p> <p>Motion offered by Dr. Barbara VanderMeer.</p>		
Motion Maker:	<u>Dr. Barbara VanderMeer</u>	<u>PETMotion2nder</u>	<u>Ms. Debra A. Neill-Mareci</u>
Motion Action	<u>Approved</u>	Motion Details:	Approve petition with staff conditions based on a demonstration that the project meets the criteria for granting the additional density.
Motion Decision	<u>Yes</u>	Vote For:	<u>7</u> Vote Against: <u>0</u>

Business Item:	<u>New Business</u>	Petition Description	Petition DB-20-64 VAR: John Parker, owner. Requesting a variance to reduce the rear yard setback from 7.5 feet to 3 feet, to allow construction of a pavilion and a deck. Zoned RSF-1 (Residential Single-Family, 3.5 dwelling units per acre). Located at 3752 NW 20th. Place.
Petition Number:	Petition DB-20-64 VAR		
Petition Presentation	<p>Mr. Simmons presented the petition on behalf of staff. He described the general location and surrounding developments. He explained the requested variance and discussed the criteria for granting a variance. He clarified that the requested variance is from 7.5 to 2 feet instead of the 3 feet listed in the staff report.</p> <p>The board asked questions of staff about the subject property. Mr. Simmons addressed the board.</p> <p>The applicant, Mr. John Parker, owner addressed the board.</p> <p>The Chair opened the floor to the public. One person addressed the board about the private road.</p> <p>The Chair closed the floor and deliberated. The board asked several questions and expressed concerns about the request satisfying the findings.</p> <p>Motion offered by Ms. Bostic.</p>		
Motion Maker:	<u>Ms. Uretha Bostic</u>	<i>PETMotion2nder</i>	<u>Mr. Rick Cain</u>
Motion Action	<u>Approved with Conditions</u>	Motion Details:	Approved the request because if meets the findings of fact necessary to grant the variance and it has unique conditions.
Motion Decision	<u>Yes</u>	Vote For:	<u>7</u> Vote Against: <u>0</u>

VII. DISCUSSION ITEMS:

ITEM	DESCRIPTION	NOTES
Election of Officers	Staff reminded the board about the election of officers	
Consultant and Comprehensive Plan	Staff provided the board an update about the status of updating the Comprehensive Plan.	

VIII. Board Member Comments:

Are there any Board Member Comments?

IX. ADJOUTNMENT:

Motion to Adjourn: Ms. Uretha Bostic **Second to Adjourn:** Ms. Debra A. Neill-Mareci
Vote For: 7 **Vote Against** 0
Time Adjourned : 8/25/2020 8:23:00 PM

X. SIGNATURES:

Chair, Development Review Board:

Date of Signature

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

Date of Signature