

# City of Gainesville

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Minutes**

**August 28, 2018**

**6:30 PM**

**City Commission Auditorium**

## **Development Review Board**

*Rick Cain - Chair  
Dr. Ewen Thomson - Vice Chair  
Jeffery Knee - Member  
Dr. Barbara Vandermeer - Member  
Debra Neil-Mareci - Member  
Lawrence Calderon - Staff Liaison*

**CALL TO ORDER**

**ROLL CALL**

[180305.](#)

**Development Review Board Attendance Roster: February 27, 2018 through July 31, 2018 (B)**

**Attachments:** [180305\\_DRB 2017 -2018 Attendance\\_20180828.pdf](#)

**ADOPTION OF THE AGENDA**

Approve agenda as presented.

Motion by: Dr. Barbara VanderMeer      Second by: Debra A. Neill-Mareci  
Vote: 6-0

**APPROVAL OF MINUTES - July 31, 2018**

Motion by: Mr Jeffery D. Knee      Second by: Debra A. Neill-Mareci  
Vote: 6-0

[180306.](#)

**Draft minutes of the July 31, 2018 Development Review Board Meeting (B)**

**Attachments:** [180306\\_DRB 180731minutes draft\\_20180828.pdf](#)

**RECOMMENDATION**

*Staff is requesting that the Development Review Board review the draft minutes from the July 31, 2018 meeting and vote to approve the minutes.*

*Staff to the Development Review Board - Review and approve the draft minutes.*

**REQUEST TO ADDRESS THE BOARD**

**CONSENT ITEMS: NONE**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

[180304.](#)

**Tanglewood Cluster Subdivision Design Plat (B)**

**Petition DB-18-56. CHW. Design Plat Review for a Cluster Subdivision**

located between Tower Road and SW 20th Avenue.

**Attachments:** [180304\\_Tanglewood staff report w Appendices A-C\\_20180828.pdf](#)  
[180304A staff report w Appendices A-C 20181018.pdf](#)  
[180304B\\_180828 DRB Minutes draft\\_20181018.pdf](#)  
[180304C Staff PPT 20181018.pdf](#)

**RECOMMENDATION** *Staff to Development Review Board - Approve Petition DB-18-56.*

*Development Review Board to City Commission - Approve Petition DB-18-56 (Vote 5-0)*

*Staff to City Commission - Approve Petition DB-18-56*

Mr. Persons presented the petition on behalf of staff. He described the location of the property and surrounding developments. He discussed the streets to the site relative to adjacent developments. He indicated that the development is a cluster subdivision. He discussed the subdivision as part of a larger master plan with associated commercial and other uses. He described the roadway and lot layout and connections to surrounding developments. Mr. Persons discussed the criteria of the Cluster Subdivisions and how the development complies with the standards.

He recommended approval and proceeded to answer questions.

The board asked questions about the cluster subdivision and the addition of bike lanes with protection. He suggested widening the sidewalk to allow greater pedestrian flexibility. The board also asked questions about the traffic volumes and payments associated with the TMPA. One board member asked about the volume of traffic that will be generated at the site and how such traffic will be accommodated within the overall area. Mr. persons addressed the questions from the board. A board member expressed concerns about approving such a development without adequate traffic study addressing the concerns of traffic.

Mr. Josh Hylander addressed the board on behalf of the applicant. He responded to questions about the neighborhood meeting and the questions raised at that meeting. He addressed the questions raised about transportation stating that it's the county's responsibility. He stated that the development will be phased into smaller chunks which allows time to address development.

Another board member asked about the traffic associated with the round about. The board was concerned about the involvement of the county in the overall transportation planning for the project.

Mr. Persons explained the role of the MTPO in developing the traffic associated with the development.

Mr. Cartwright Tetford addressed the board about the traffic volume within the neighborhood. He talked about other developments within the area.

The chair closed the floor and deliberated.

Mr. Knee talked about a catch 22 in that there is development with associated concerns and the resulting taxes. He talked about additional connector roads that will be built to accommodate the situation.

Dr. Ewen talked about having a mixed use development which reduces the number of trips generated. He expressed concerns about the type of development and the associated traffic volumes. He suggested a desirable set of associated commercial within a gridded road network to offset the increased traffic.

Mr. Knee referenced the adjacent commercial along Archer Road.

Ms. Mareci expressed concerns about the volume of traffic and the potential impact of the development on the surrounding neighborhoods.

Mr. Cain stated that there are traffic concerns throughout the county. He talked about an infill development and the market demand for the type of development.

The board asked staff about the role of the board in this review process.

The board asked about a review of the traffic study.

Motion by: Ewen Thomson    Second by: Jeffery D. Knee  
Motion: Approve Petition DB-18-56 SUB with additional conditions including those in the staff report. 1. Reduce travel lane widths of cross section "A" to promote traffic calming and increase the bike lane width to 7 feet or more. 2. Increase the sidewalk width with street cross-section "B" from 5 feet to at least 6 feet. 3. Encourage RTS Bus stop, at least one stop, along the main collector street, SW 17th Avenue.

Vote: 5-0

**DISCUSSION ITEMS: NONE**

**BOARD MEMBER COMMENTS**

**ADJOURNMENT**

Motion by: Jeffery D. Knee    Second by: Dr. Barbara VanderMeer

Vote: 5-0