



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:
 PLANNING DIVISION
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DEVELOPMENT REVIEW BOARD MINUTES
 City Hall Auditorium, 200 E. University Ave

Date and Time of Meeting: 11/22/2016

I. Roll Call:

Chair Ms. Debra A. Neill-Mareci	<input checked="" type="checkbox"/>	Mr. Dejeon L. Cain	<input checked="" type="checkbox"/>	Mr. Rick Cain	<input checked="" type="checkbox"/>
Mr. Jeffrey D. Knee	<input checked="" type="checkbox"/>	Ms. Allison J. Reagan	<input checked="" type="checkbox"/>	Student Adjunct Member	
Dr. Barbara VanderMeer	<input type="checkbox"/>	Mr. Ewen Thomson	<input checked="" type="checkbox"/>	Ms. Mariana Arias Sanz'	<input checked="" type="checkbox"/>

Staff Present:

Mr. Lawrence Calderon	<input checked="" type="checkbox"/>	Mr. Ralph Hilliard	<input type="checkbox"/>	Mr. Andrew Persons	<input checked="" type="checkbox"/>	Ms. Bedez Massey	<input checked="" type="checkbox"/>
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Additional Staff	Additional Staff	Additional Staff	Additional Staff	Additional Staff
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II. APPROVAL OF AGENDA

Agenda Date: 11/22/2016

Agenda Notes: Approval of the agenda for November 22, 2016 as presented

Motion By: Mr. Dejeon L. Cain Seconded by: Mr. Jeffrey D. Knee

Motion Text: Approve DRB 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: 9/27/2016

Notes about Minutes:

Motion Maker: <u>Mr. Rick Cain</u>	Seconded by: <u>Mr. Jeffrey D. Knee</u>	Vote For: <u>6</u>
Motion: <u>Approved</u>	Motion Decision: <u>Yes</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: None

VI. REGULAR ITEMS:

Business Item:	<u>Old Business</u>	Petition Description	Bentley Architects and Engineers, Inc. (Carlos Rexach), agent for city of Gainesville, owner. Intermediate development review for the construction of a fire station. Zoned: PS (Public services and operations). Located at 525 South Main Street.
Petition Number:	No 1. DB-16-105 SPL		
Petition Presentation	<p>Mr. Persons presented the petition on behalf of staff. He discussed the petition and recommended approval with conditions; He indicated support of the requested waivers. The board asked questions about the petition.</p> <p>Mr. Reed Rivers represented the applicant; he did not have a presentation but addressed the board's questions.</p> <p>The Chair closed the floor and deliberated.</p> <p>A motion was offered.</p>		
Motion Maker:	<u>Mr. Jeffrey D. Knee</u>	PETMotion2nder	<u>Mr. Dejeon L. Cain</u>
Motion Action	<u>Select...</u>	Motion Details:	Approve the petition with staff conditions, requested exceptions and TRC comments; allow a deeper build-to line to Main Street, allow the perimeter wall to exceed the 50 foot pedestrian access and allow the southeast perimeter wall to exceed the 3 to 4 foot height.
Motion Decision	<u>Select...</u>	Vote For:	<u>Select...</u> Vote Against: <u>Select...</u>
Business Item:	<u>Old Business</u>	Petition Description	EDA, Inc. (Sergio Reyes), agent for Freddie and Dinah Stone, owners. Design plat review for a residential subdivision of Tax Parcels: 06165-000-000 and 06166-000-000 to create eighteen single-family residential lots. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 4811 NW 27th Avenue.
Petition Number:	No 2. Petition DB-16-110 SPL		
Petition Presentation	<p>Mr. Calderon presented the petition on behalf of staff; he discussed the various elements of the subdivision and recommended approval with conditions.</p> <p>The board asked questions.</p> <p>Mr. Sergio addressed the board on behalf of the applicant. He discussed the merits of the petition and explained the connectivity issues associated with the surrounding properties. He agreed with staff conditions and requested approval.</p> <p>The board asked additional questions.</p> <p>Two surrounding property owners addressed the board about he proposed development.</p>		
Motion Maker:	<u>Mr. Rick Cain</u>	PETMotion2nder	<u>Mr. Jeffrey D. Knee</u>
Motion Action	<u>Approved with Conditions</u>	Motion Details:	Forward a recommendation of approval to the City Commission with the conditions and recommendation listed in the staff report.
Motion Decision	<u>Yes</u>	Vote For:	<u>6</u> Vote Against: <u>0</u>

Business Item:	<u>New Business</u>	Petition Description	JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner. Design plat review for a cluster subdivision. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 5041 NW 23rd Avenue.
Petition Number:	No 3. DB-16-124 SUB		
Petition Presentation	<p>Mr. Calderon presented the petition on behalf of staff. He explained that this request is for a Cluster Subdivision; he discussed the various elements of the request and recommended approval with conditions.</p> <p>The board asked questions about connectivity to adjacent developments.</p> <p>Mr. Brown addressed the board on behalf of the applicant. He discussed the merits of the petition and explained the limitations of connectivity to surrounding developments due to the wetland areas and flood plain areas. He explained that no exceptions to lot sizes are requested and that the two requested modifications are minor. He requested approval and agreed with the conditions.</p> <p>The board asked additional questions.</p> <p>A member of the public asked about affordable housing.</p> <p>Mr. Brown answered the question.</p> <p>The Chair closed the floor and deliberated.</p> <p>A motion was presented.</p>		
Motion Maker:	<u>Mr. Rick Cain</u>	<i>PET</i> Motion2nder	<u>Mr. Jeffrey D. Knee</u>
Motion Action	<u>Approved with Conditions</u>	Motion Details:	Forward a recommendation to the City Commission approving the design plat with the conditions and recommendation listed in the staff report and TRC Comments, approving the modifications.
Motion Decision	<u>Yes</u>	Vote For:	<u>6</u> Vote Against: <u>0</u>
Business Item:	<u>New Business</u>	Petition Description	Locklear & Associates (Lisa Baker), agent for Howe Development Corporation, owner. Intermediate development plan review for construction of a multi-family residential development at MetroCorp. Zoned: PD (planned development district). Located at 4110 NW 37th Place.
Petition Number:	No 4. DB-16-129 SPA,		
Petition Presentation	<p>Mr. Calderon presented the petition on behalf of staff. He explained that this request is for redevelopment of an undeveloped portion of an approved PD. He discussed the various elements of the request and informed the board that the PD ordinance is the primary regulating document. He recommended approval with conditions.</p> <p>The board asked questions.</p> <p>Ms. Lisa Baker presented the petition on behalf of the applicant. She discussed the major modifications and requested approval.</p> <p>Mr. Rick Howe provided detailed information about the proposed development.</p> <p>The board continued deliberation.</p> <p>The board expressed ideas and concerns about implementing affordable housing as part of the development.</p>		
Motion Maker:	<u>Ms. Allison J. Reagan</u>	<i>PET</i> Motion2nder	<u>Mr. Jeffrey D. Knee</u>
Motion Action	<u>Approved with Conditions</u>	Motion Details:	Approve Petition DB-16-129 SPA with the conditions listed within the staff report.
Motion Decision	<u>Yes</u>	Vote For:	<u>6</u> Vote Against: <u>0</u>
Business Item:	<u>New Business</u>	Petition	

<p>Petition Number:</p>	<p>No 5. DB-16-127 SPA</p>	<p>Description Gmuer Engineering LLC., (Chris Gmuer) agent for WNC 114 LLC. (Reid Fogler), owner. Intermediate development plan review for construction of three multi-family residential buildings. Zoned: RH-2 (8—100 units/acre residential high density district). Located east of SW 12th Street, between SW 5th Avenue and SW 6th Avenue, and west of SW 10th Street.</p>
<p>Petition Presentation</p>	<p>Ms. Massey presented the petition on behalf of staff; she explained the details of the project and mentioned the applicant's request to modify the coverage standard. Ms. Massey recommended approval of the petition.</p> <p>Mr. Gmuer addressed the board on behalf of the applicant. He discussed details of the proposed development and the requested waivers and modifications. There was much discussion about tandem parking and how it should be implemented.</p> <p>Mr. Calderon indicated that the interpretation will be addressed at the staff level but the requirements for administration of tandem parking must be implemented.</p> <p>The board continued deliberation and asked questions.</p> <p>A motion was offered.</p>	
<p>Motion Maker:</p>	<p><u>Mr. Jeffrey D. Knee</u></p>	<p>PETMotion2nder <u>Mr. Rick Cain</u></p>
<p>Motion Action</p>	<p><u>Approved with Conditions</u></p>	<p>Motion Details: Approve the petition with staff recommendations plus the waivers for light and the administered parking proposal.</p>
<p>Motion Decision</p>	<p><u>Yes</u></p>	<p>Vote For: <u>5</u> Vote Against: <u>1</u></p>
<p>Business Item:</p>	<p><u>New Business</u></p>	<p>Petition Description CHW Inc. (Holly Simon), agent for Glenmont Arlington Biltmore II, LLC, owner. Major development plan review for construction of a 120 bed skilled nursing facility. Zoned: MU-2 (12—30 units/acre mixed use medium intensity). Located at the 4300 block of SW 20th Avenue.</p>
<p>Petition Presentation</p>	<p>Mr. Dejeon Cain asked to be excused from the meeting leaving five (5) members for voting purposes.</p> <p>Mr. Calderon presented the petition on behalf of staff. He explained that this request is for development of a parcel which was part of a larger master plan development. He discussed the key elements of the request and informed the board that the development is in general compliance except for the areas where waivers are requested. He proceeded to discuss the waivers and recommended approval with conditions.</p> <p>Mr. Dedenbach address the board on behalf of the applicant. He discussed the major aspects of the development and explained the requested waivers. He expressed acceptance of the conditions and requested approval of the project.</p> <p>The board asked questions about the development and its relationship to current and future traffic patterns.</p> <p>Mr. Dedenbach addressed the questions.</p> <p>The chair closed the floor and deliberated.</p> <p>A motion was offered.</p>	
<p>Motion Maker:</p>	<p><u>Mr. Rick Cain</u></p>	<p>PETMotion2nder <u>Ms. Allison J. Reagan</u></p>
<p>Motion Action</p>	<p><u>Approved with Conditions</u></p>	<p>Motion Details: Approve Petition DB-16-125 with comments and conditions of</p>

the TRC granting the requested waivers and modification to the parking standard.

Motion Decision Yes **Vote For:** 5 **Vote Against:** 0

Business Item: New Business **Petition Description** By unanimous decision, the board voted to extend the meeting till 10:30pm.

Petition Number: Extension of Meeting

Petition Presentation

Motion Maker: Select... **PETMotion2nder** Select...

Motion Action Approved **Motion Details:** Extend the meeting to 10:30pm.

Motion Decision Select... **Vote For:** 5 **Vote Against:** 0

Business Item: New Business **Petition Description** Redevelopment Agency, owner. Design Plat review for a residential subdivision. Zoned: RMF-5 (12 units/acre single-family/multiple-family residential district). Located at 1717 SE 8th Avenue.

Petition Number: No 7. DB-16-78 SUB.

Petition Presentation Mr. Calderon read the petition into the record. He discussed the essential elements of the proposed subdivision. He illustrated the requested modifications and requested that the board hear from the Environmental Coordinator about proposed wetland mitigation on the site.
 Mr. Mark Brown addressed the board and stated that Mr. Peat Wallace will discuss the environmental factors.
 Mr. Wallace addressed the board about the proposal to modify the existing wetland areas to the east. He stated that the development will mitigate for site improvements and to compensate for wetland impacts on the GTech site located north of the subject site.
 The board asked questions about the proposed subdivision and intended wetland mitigation.
 Mr. Michael Beard addressed the board.
 The Chair closed the floor and deliberated, a motion was presented.

Motion Maker: Mr. Jeffrey D. Knee **PETMotion2nder** Mr. Rick Cain

Motion Action Approved with Conditions **Motion Details:** Approve Petition DB-16-78 with the conditions and TRC comments included in the staff report. The approval is based on compliance with the Comprehensive Plan and the Land Development Code.

Motion Decision Yes **Vote For:** 5 **Vote Against:** 0

VII. DISCUSSION ITEMS:

ITEM	DESCRIPTION	NOTES
Election of Officers and December 27, 2016 DRB meeting.	The board discussed the scheduled item to elect officers	Board voted to postpone election of officers.

VIII. Board Member Comments:

Are there any Board Member Comments?

IX. ADJOURNMENT:

**Motion to
Adjourn:** Mr. Jeffrey D. Knee
Vote For: 5

**Second to
Adjourn:** Mr. Rick Cain
Vote Against 0

Time Adjourned :

X. SIGNATURES:

Secretary, Development Review Board:

Date of Signature

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

Date of Signature