

City of Gainesville

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



Meeting Agenda

July 31, 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**[180204.](#)

Development Review Board Attendance Roster: January 30, 2018 through June 26, 2018 (B)

Explanation: Development Review Board attendance roster for Board Members to review.

[180204_DRB 2017-2018 Attendance_20180731.pdf](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES - APRIL 24, 2018**[180205.](#)

Draft minutes of the April 24, 2018 Development Review Board Meeting (B)

RECOMMENDATION

Staff is requesting that the Development Review Board review the draft minutes from the April 24, 2018 meeting and vote to approve the minutes.

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

[180205_180424 DRB Minutes draft.pdf](#)

REQUEST TO ADDRESS THE BOARD

CONSENT ITEMS: NONE

OLD BUSINESS: N/A

NEW BUSINESS[180229.](#)

Development Review and Associated Variances for a Multifamily Development (B)

Petition DB-18-62. CHW, agent for Garrison SW 17th Avenue, LLC., owner. Development plan review for a multi-family development and variances from building form standards listed Section 30-4.13 of the Land Development Code. Variances are requested to the building frontage, setbacks, and streetscape standards for portions of the

development. Located directly west of the intersection of Hull Road and SW 38th Terrace.

Explanation: This petition includes development plan review of a 156 unit multifamily development and a series of variance requests to various transect building form standards. The variance requests will facilitate urban development on a site that is severely constrained by multiple factors that significantly affect site design and limit strict adherence to the transect building form standards.

These factors include:

- 100' wide Florida Power electric transmission corridor easement (East - West)*
- 60' wide Florida Gas Utility gas transmission corridor easement (North - South)*
- 5' wide public utility easement (Along SW 38th Terrace)*
- 20' wide AT&T easement (Along SW 38th Terrace)*
- 90' wide Dedication and construction of Hull Road*
- On-site wetlands and associated buffers*

The development proposal includes four large multi-family buildings with approximately 492 bedrooms totaling approximately 224,500 square feet. Three of the buildings are arranged along SW 38th Terrace and Hull Road; the fourth is situated between the gas and electric easements along with the clubhouse and associated smaller support buildings. The buildings are 4-stories (48' average) and meet or exceed the required minimum façade glazing and articulation standards for residential buildings within the transect zones. The project also includes approximately 419 parking spaces, 232 bicycle parking spaces, and 38 scooter spaces.

Landscaping consists of approximately 128 new street and canopy trees and includes a mix of 65 gallon live oaks (street trees) and 30 gallon sycamores, magnolias, red maples, and live oaks. Additionally, 25 understory trees are proposed as part of the landscape buffers and 17 bald cypress are depicted within the surface basin along the Hull Road extension.

Full cut-off LED lighting fixtures will be provided for the vehicular use areas, pedestrian paths and sidewalks, and building entrances. Lighting levels at the property line also conform to the City's light trespass standards.

Fiscal Note: None.

RECOMMENDATION

Staff to Development Review Board - Staff recommends approval of Petition DB-18-62.

[180229 Staff report 20180731.pdf](#)

INFORMATION ITEMS: N/A

BOARD MEMBER COMMENT**NEXT MEETING DATE - AUGUST 28, 2018****ADJOURNMENT**

For further information, please call 334-5022. If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

In order to participate in the quasi-judicial portion of the proceeding, all parties who are entitled to actual notice must file the registration form with the Board's secretary. A party who is not entitled to actual written notice, but who believes that he or she has a special interest or would suffer an injury distinct in kind and degree from that shared by the public at large by the petition, may request affected party status by filing an application with the Board secretary in writing during regular business hours no less than seven (7) days prior to the meeting when the petition is scheduled to be heard. The application must be filed and received at The Thomas Center, Building B, located at 306 NE 6th Avenue, Gainesville, Florida, Planning Division, during business hours. If you do not choose to participate in the quasi-judicial portion of the proceedings, you will be allowed to provide testimony and evidence during the public hearing portion of the meeting up to five (5) minutes per person. Anyone wishing to view the plan may do so at the Planning Division office or online, if available. If you have any questions about this petition, you may call 334-5023. If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.