

City of Gainesville

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



Meeting Agenda

September 25, 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
Uretha Bastic - Member
Lawrence Calderon - Staff Liaison*

CALL TO ORDER**ROLL CALL**[180387.](#)

Development Review Board Attendance Roster: March 27, 2018 through August 28, 2018 (B)

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

[180387_DRB 2017 -2018 Attendance_20180925.pdf](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES - AUGUST 28, 2018**[180388.](#)

Draft minutes of the August 28, 2018 Development Review Board Meeting (B)

RECOMMENDATION

Staff is requesting that the Development Review Board review the draft minutes from the August 28, 2018 meeting and vote to approve the minutes.

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

[180388_180828 DRB Minutes draft_20180925.pdf](#)

REQUEST TO ADDRESS THE BOARD**CONSENT ITEMS: NONE****OLD BUSINESS: NONE****NEW BUSINESS:**[180381.](#)

John and Wanda's Request for a Variance (B)

Petition DB-18-004 VAR: John and Wanda Jennings, owner. Requesting a variance to reduce the west rear yard setback from 15 feet to 9.33 feet to allow an existing sunroom to remain in place. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 3618 NW 28th Terrace.

Explanation: According to records from the Alachua County Property Appraiser's office, John and Wanda Jennings purchased the subject property in September 1998. In 2009, the owners constructed an expansion, called a sunroom in the rear to replace an existing room in the same footprint, without obtaining permits. In 2018, the owners attempted to sell the property when it was discovered that there were setback encroachments resulting from the unpermitted construction. The owners applied for an "After the Fact" permit which was approved in error but was asked to obtain a variance to correct the rear setback encroachment. This petition is Mr. Jennings attempt to resolve the setback encroachment by applying for a variance. The variance is to reduce the rear yard setback from 15 feet to 9 feet to allow the sunroom to remain in place.

Fiscal Note: None.

RECOMMENDATION

Staff to Development Review Board - Review the application, Petition DB-18-04 VAR, for compliance with the criteria for granting a variance.

[180381 Staff Report w Attachments A&B 20180925.pdf](#)

[180382.](#)

Joe Belgrade's Request for a Variance (B)

Petition DB-18-005 VAR: Joe Belgrade, owner. Requesting a variance to reduce the west street side yard setback from 10 feet to zero (0) feet to allow expansion of a detached one-car garage to a two-car garage. **Zoned:** RSF-1 (3.5 units/acre single-family residential district.) Located at 2298 NW 21st Place.

Explanation: The applicant, Mr. Joe Belgrade, states that he has lived at the current residence for about 45 years and due to changes in family situation has a need for additional garage and storage space. He is proposing to convert the detached, one-car garage into a two-car garage by expanding it westward to the west right-of-way line of NW 23rd Street, which is an unimproved right-of-way.

Fiscal Note: None.

RECOMMENDATION

Staff to Development Review Board - Review the application, Petition DB-18-05 VAR, for compliance with the criteria for granting a variance.

[180382 Staff Report w Attachments A&B 20180925.pdf](#)

[180380.](#)

Development Plan Review for the Construction of a Building Addition to an Existing Church (B)

Petition DB-18-96 SPA. eda, engineers-surveyors-planners, inc., agent for Spirit of Faith Christian Center, owner. Development plan review for the construction of a building addition to an existing church. **Zoned:**

RSF-2: Single-Family Residential. Located at 5805 NW 37th Street.

Explanation: This petition is for preliminary and final development plan approval. According to the development application, the purpose of this request is to construct a building addition to an existing church and make other related improvements.

As part of this petition, the applicant is also requesting approval of a vehicle parking standard unique to the subject property in order to provide a sufficient number of vehicle parking spaces and to prevent excess vehicle parking.

Fiscal Note: None.

RECOMMENDATION

Staff to Development Review Board - Staff recommends approval of Petition DB-18-96 SPA, subject to the conditions recommended in Appendix C of the staff report

[180380 Staff report w Appendices A-E 20180925.pdf](#)

INFORMATION ITEMS: NONE**BOARD MEMEBER COMMENTS****CITIZEN COMMENT****NEXT MEETING DATE- OCTOBER 30, 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.