

City of Gainesville

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



Meeting Agenda

June 30, 2020

6:30 PM

Virtual Meeting

Development Review Board

*Rick Cain - Chair
Dr. Ewen Thomson - Vice Chair
Dr. Barbara Vandermeer - Member
Debra Neil-Mareci - Member
Uretha Bastic - Member
Brent Hartman - Member
Rebecca Herrin - Member
Sophia Corugedo - Student Member
Lawrence Calderon - Staff Liaison*

CALL TO ORDER**ROLL CALL**[190751.](#)

Development Review Board Attendance Roster: November 27, 2018 through December 17, 2019 (B)

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

[190751_DRB 2018 -2019 Attendance_20191210](#)

ADOPTION OF THE AGENDA**APPROVAL OF MINUTES**[200072.](#)

Draft Minutes of the December 17, 2019, Development Review Board Meeting (B)

RECOMMENDATION

Staff is requesting that the Development Review Board review the draft minutes from the December 17, 2019 meeting and vote to approve the minutes.

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

[200080_20191217_DRB_DraftMinutes](#)

OLD BUSINESS: N/A**NEW BUSINESS:**[200073.](#)

Petition DB-20-37 VAR:

Lucian Kragiel, agent for Phillip Pharr, owner. Requesting a variance to reduce the rear yard setback from 20 feet to 9 feet to allow expansion of the existing primary structure to include an existing garage (an accessory structure). Zoned RSF-1 (Single-family Residential, 3.5 dwelling units per acre). Located at 2145 NW 3rd Place.

Explanation: A single-family lot in an established neighborhood is improved with a primary single-family dwelling and a detached accessory structure, a garage, in the rear of the property. According to records from the Alachua County Property Appraiser's office, the single-family dwelling was constructed in 1936. Phillip Pharr purchased the subject property on May 24, 2019 with all structures in place and in compliance with required

zoning standards. The primary single-family dwelling is separated from the garage by approximately 23.5 feet of unimproved space. The owner intends to improve the property by creating a covered, partially enclosed, habitable space that connects the main dwelling to the garage. That improvement effectively converts the two detached structures into one larger primary structure which has to meet primary structure setbacks, 20 feet, per Sec. 30-3.41 of the Land Development Code. On behalf of the owner, on March 2, 2020, Lucian Kragiel applied for a permit to construct the expanded structure. He was informed by staff that the proposal did not comply with the 20-foot rear setback requirements of the RSF-1 zoning district. This petition is the owner's attempt to resolve the setback encroachment by applying for a variance to reduce the rear yard setback from 20 feet to 9 feet.

Fiscal Note: None.

RECOMMENDATION Review Petition DB-20-37 VAR, for compliance with the criteria for granting a variance; Sec. 30-3.55

[200073 StaffReport WithAttachmentsA&B PetitionDB-20-37 VAR 20200630](#)

[200074.](#)

Petition DB-20-49 SPT:

Jan Frentzen, Agent for Gavin J. P. Naylor and Veronika C. Stetter, owners. Requesting a Special Permit to reduce the required wetland setback from 150 to 105 feet to allow construction of a new septic tank and lift pump for a new single-family dwelling. Zoned: PD (Single-family Residential). Located at 2522 NW 23rd Terrace.

Explanation: According to records from Alachua County Property Appraiser's office, Gavin J. P. Naylor and Vernonika C. Stetter, (hereinafter referred to as "Owners"), purchased the subject property in May of 2017 in its current unimproved state. The property was annexed into the City of Gainesville in 1979 and is currently zoned PD (Single-family Residential). A portion of Ridgeview Creek runs north/south through the property, dividing it into an east portion called Feather Wood and the west portion called Feather Wood, Unit 2. The proposed development is in Feather Wood and includes a parcel whose rear property is coincident with the run of the regulated creek and its associated wetlands. Mr. Jan Frentzen, agent for the owners, contacted the City about constructing a new single-family dwelling on the parcel. The development includes a new single-family dwelling with a septic tank, placed within 150 feet of the break of slope of the creek. Staff conducted a field investigation and mapped out the break of slope and instructed the applicant to survey the 75-foot and 150-foot distance from the break of slope of the creek. The survey revealed that the proposed building and the septic tank is within 75 and 150 feet from the break of slope of the creek. Sec.30-8.20 of the Land Development Code requires that the septic tank be permitted through a Special Permit to analyze compatibility of the development with the creek and wetland resources. This petition is a request to reduce the distance of the septic tank from the break of slope of a creek, from 150 feet to 105

feet. The drain field for the septic tank is beyond the 150 feet from the break of slope of the creek.

Fiscal Note: None.

RECOMMENDATION

Review Petition DB-20-49 SPT, for compliance with the criteria for granting a variance.

[200074 StaffReport WithAttachmentsA&B DB-20-49SPT 06232020](#)

NEXT MEETING DATE: July 28, 2020

ADJOURNMENT