



PLANNING AND DEVELOPMENT SERVICES

PLANNING DIVISION
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DEVELOPMENT REVIEW BOARD MINUTES

City Hall Auditorium, 200 E. University Ave

Date and Time of Meeting: 4/26/2022

I. Roll Call:

| | | | | | |
|---------------------------|-------------------------------------|------------------------|-------------------------------------|------------------------|--------------------------|
| Chair Dr. Ewen Thomson | <input checked="" type="checkbox"/> | Dr. Barbara VanderMeer | <input type="checkbox"/> | Ms. Jamie Bell | <input type="checkbox"/> |
| Ms. Debra A. Neill-Mareci | <input checked="" type="checkbox"/> | Mr. Brent Hartman | <input checked="" type="checkbox"/> | Student Adjunct Member | |
| Ms. Rebecca Herrin | <input checked="" type="checkbox"/> | Mr. Rick Cain | <input checked="" type="checkbox"/> | None Appointed | <input type="checkbox"/> |

Staff Present:

Mr. Lawrence Calderon ☒ Ms. Brittany Mc. Mullen ☐ Mr. Andrew Persons ☐ Ms. Bedez Massey ☐

| Additional Staff | Additional Staff | Additional Staff | Additional Staff | Additional Staff |
|------------------|------------------|------------------|------------------|------------------|
|------------------|------------------|------------------|------------------|------------------|

Phimetto Lewis

Dan Zhu

II. APPROVAL OF AGENDA

Agenda Date: 4/26/2022

Agenda Notes: Approve DRB agenda as presented

Motion By: Ms. Debra A. Neill-Mareci Seconded by: Mr. Brent Hartman

| | | |
|---|-------------------------|-----------------|
| Motion Text: Approve agenda as modified | Motion Decision: Passed | Vote For: 5 |
| | | Vote Against: 0 |

III. APPROVAL OF MINUTES

Date of Minutes: 12/14/2021

Notes about Minutes: Approve minutes as presented

Motion Maker: Mr. Brent Hartman Seconded by: Ms. Debra A. Neill-Mareci Vote For: 5

Motion: Approved Motion Decision: Yes Vote Against: 0

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>New Business</u> | Petition Description | Petition LD-22-000002 VAR: Christopher Gmuer and Donna Patterson. Requesting a variance to reduce the east front yard setback from 20 feet to 10 feet, to allow expansion of an existing single-family dwelling. Zoned: RSF-1 (Single-family Residential). Located at 1934 NW 21st ST. |
| Petition Number: | LD-22-000002 VAR Christopher Gmuer | | |
| Petition Presentation | <p>Ms. Dan Zhu presented the petition on behalf of staff. She described the subject property and its general location. Ms. Zhu illustrated the configuration of the dwelling and the need for a variance. She described the criteria for granting a variance.</p> <p>Mr. Christopher Gmuer, address the board. He described the subject property, its history and the existing site conditions resulting in the need for a variance.</p> <p>Ms. Donna Patterson, property owner, provided a brief history of the dwelling and why a variance is needed.</p> <p>Mr. Gmuer continued to provide a detailed description of the site, dwelling layout and reasons for the variance.</p> <p>The board asked questions about the layout of the existing dwelling.</p> <p>The board opened the floor to the general public. Mr. Tim Larson addressed the board in support of the variance.</p> <p>The board closed the floor and deliberated.</p> <p>The Chair entertained a motion.</p> <p>Mr. Cain offered a motion to approve the petition based on findings that the application satisfies the criteria for granting a variance.</p> <p>Motion seconded by Ms. Herrin.</p> | | |
| Motion Maker: | <u>Mr. Rick Cain</u> | PETMotion2nder | <u>Ms. Rebecca Herrin</u> |
| Motion Action | <u>Approved</u> | Motion Details: | Approved the petition. |
| Motion Decision | <u>Yes</u> | Vote For: | <u>5</u> Vote Against: <u>0</u> |

VII. DISCUSSION ITEMS:

| ITEM | DESCRIPTION | NOTES |
|------------------------------------|--------------------------------------|--|
| The board asked about the decision | Staff provided an update on the City | Mr. Calderon indicated that staff will convene a |

of the City Commission concerning the role of the board in reviewing developments.

Commission's action.

workshop to discuss the code and new procedures.

VIII. Board Member Comments:

Are there any Board Member Comments? ☐

IX. ADJOUTNMENT:

Motion to Adjourn: Mr. Brent Hartman

Vote For: 5

Time Adjourned : 4/26/2022

Second to Adjourn:

Vote Against 0

7:05:00 PM

Ms. Debra A. Neill-Mareci

X. SIGNATURES:

Chair, Development Review Board:

Date of Signature

Staff Liaison, Development Review Board:

Lawrence D. Calderon, Planner III

Date of Signature