

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:

PLANNING DIVISION PO Box 490, Station 12 Gainesville, FL 32627-0490 P: (352) 334-5023 F: (352) 334-3259

DEVELOPMENT REVIEW BOARD MINUTES

City Hall Auditorium, 200 E. University Ave

		Date an	d Time of Meet	ing: 3/28/201	17					
I. Roll Call:										
Chair Mr. Jeffr	ey Knee	✓ Mi	. Dejeon L. Cain	Y	Mr. Rick Cain	✓				
Ms. Debra A. N	eill-Mareci	✓ Ms	. Allison J. Reaga	<i>n</i>	Studen	t Adjunct Member				
Dr. Barbara Va	ınderMeer	✓ Mi	✓ Mr. Ewen Thomson		Ms. Mariana Arias	s Sanz'				
Staff Present:										
Mr. Lawrence (Calderon	☑ Mr. Ralph F.	Iilliard 🔽 M	r. Andrew Persons	✓ Ms. Bedez M	lassey				
Additiona	l Staff Ad	ditional Staff	Additional Sta	ff Additional	Staff	Additional Staff				
Forrest Edd	dleton Sea	an McDermott	Megan Echols							
II. APPROV	AL OF AG	ENDA								
Agenda Date:	3/28/2017 Ms. Debra Neill-Mareci asked that the agenda be modified to add an item about structure and distribution of packets to the board.									
Agenda Notes:										
Motion By:	Mr. Dejeon L. Cain Seconded by: Dr. Barbara Vandermeet									
Motion Text:	Approved wi	th modifications	Motion Decision		Vote For: 7 Vote 0 Against:					
III. APPROVA Date of Minutes										
Notes about Mi	nutes: No min	nutes were prese	ented for review.							
Motion Maker: Select		<u></u>	Seconded by:	Select	Vote For:	<u>0</u>				
Motion:	<u>Select.</u>	<u></u>	Motion Decision:	Select	Vote Against:	<u>0</u>				
IV. REQUEST Are there any F Board?			RD:							
Speaker				Topic of addr	ess:					

V. CONSENT ITEMS: Are there any Consent Items: VI. REGULAR ITEMS:	<u>None</u>						
Business Item:	New Business		Petition Description	Allen Engineering Corp, agent for ABG Real Estate, LLc. Intermediate development plan review to allow limited outdoor storage, a maximum of 25%			
Petition Number:	Petition DB-16-194 SPA			of stock, in a business zoning district for the Rural King Supply store. Zoned: Planned Development (Commercial). Located at 2801 NW 13th Street.			
Petition Presentation	Ms. Megan Echols presented t						
	The applicant addressed the board about the petition. Mr. Ron Nichols and Mr. Robert Pearce addressed the board about neighborhood issues.						
Motion Makan	Ms. Debra A. Neill-Mareci						
Motion Maker:		PETMotion2nder		Mr. Dejeon L. Cain			
Motion Action	Approved with Conditions	Motion Details:	Approve Petition DB-16-194 SPA with conditions and the outdoor storage not to exceed 25% of internal stock and that the storage should allow for pedestrian circulation and should not disturb existing trees and landscaping as found in the staff's recommendations.				
Motion Decision	<u>Yes</u>	Vote For:	Select	Vote Against: Select			
Business Item:	New Business		Petition Description	EDA, Inc., agent for Exactech, owner. Major development plan review to allow expansion of an existing building and construction of a three-story			
Petition Number:	Petition DB-17-005 SPA			parking structure. Zoned: I-1 (Limited Industrial District). Located at 2321 NW 66 th Court.			
Petition Presentation	Mr. Calderon presented the po	etition on	behalf of sta	ff.			
	Mr. Sergio Reyes presented the petition on behalf of the applicant; he described the petition.						
	The board asked about the number of conditions and removed one.						
	There were no comments from	n the gen	eral public.				
Motion Maker:	Mr. Ewen Thomson	PETMotion2nder		Mr. Dejeon L. Cain			
Motion Action	Approved with Conditions Motion Details:		Approve the petition with the conditions and recommendations included in the staff report and the comments from the TR approval is based on the findings that the petition satisfies requirements of the Comprehensive Plan and the Land Development Code.				
Motion Decision	<u>Yes</u>	Vote For:	7	Vote Against: 0			
Business Item:	New Business		Petition Description	EDA, Inc. (Sergio Reyes), agent for Blues Creek Development. Design plat review for Blues Creek, Unit 5, Phase 2, a residential subdivision of Tax Parcels: 06006-052-000 and 06006-002-000 to			

Petition Number:

Petition DB-15-114 SUB

create 44 additional single-family residential lots. Zoned: PD (single-family residential). Located in the 7000-7800 Block of NW 58th Street.

Petition Presentation

The board recessed for five minutes.

This petition was conducted as a Formal Quasi Judicial hearing.

Mr. Calderon introduced the petition

Mr. Sergio presented the petition on behalf of the applicant.

Mr. Goldman addressed the board about a note on the plat for Unit 5, Phase 1 pertaining to a schedule for constructing a pool.

The owner, Mr. Scott Ross addressed the board in response to questions from Mr. Goldman.

An adjacent neighbor to the northwest addressed the board about an adjacent creek flow.

The board deliberated on several of the issues related to the development.

Mr. Mark Brown from staff addressed the board.

Motion Maker:

Mr. Rick Cain

PETMotion2nder

7

Ms. Debra A. Neill-Mareci

Motion Action

Select...

Motion Details:

Forward a recommendation to the City Commission approving the Design Plat, Petition DB-15-114 SUB with the conditions, comments and recommendations included in the staff report

and the TRC comments

Motion Decision

<u>Yes</u>

Vote For: Vote Against:

0

VII. DISCUSSION ITEMS:

ITEM

DESCRIPTION

NOTES

Debra asked about organizing the packets for the board

Commented on the structure of the packets sent to the DRB as well as the time the packets are sent out to the board. There was also a comment about standardizing the format of the packet and the materials included

Other board members expressed a consensus about the comments from board member Debra Neill-Mareci

Update on the Land Development Code by Andrew

Mr. Andrew Persons provided a brief update on the City

Commission's review and adoption of the Land Development Code.

Board members expressed positive comments.

VIII. Board Member Comments: Are there any Board Member

Comments?

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Board Member:

Mr. Jeffrey D. Knee

Topic: March 30, 2017 Workshop

Comments:

Asked about the March 30, 2017 Luncheon and Workshop with the City Plan Board. All members except the Student Adjunct member indicated that they will attend.

Is there an associate	ed action needing a vote?			
IX. ADJOUTNME Motion to Adjourn: Vote For:	NT: Ms. Debra A. Neill-Mareci 7	Second to Adjourn: Vote Against	Mr. Rick Cain	
Time Adjourned:	3/28/2017	9:22:00 PM		
X. SIGNATURES:				
Secretary, Development Review Board:		Date of Si		
Secretary, Developi	nent Review Board.		5	
Staff Liaison, Development Review Board:		Date of Signature		 :
Lawrence D. Calde	ron, Lead Planner			