



## DEPARTMENT OF DOING

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 and Time of Meeting: 7/25/2017

#### I. Roll Call:

Chair Mr. Jeffrey Knee	<input checked="" type="checkbox"/>	Mr. Dejeon L. Cain	<input checked="" type="checkbox"/>	Mr. Rick Cain	<input checked="" type="checkbox"/>
Ms. Debra A. Neill-Mareci	<input checked="" type="checkbox"/>	Ms. Allison J. Reagan	<input checked="" type="checkbox"/>	Student Adjunct Member	
Dr. Barbara VanderMeer	<input checked="" type="checkbox"/>	Mr. Ewen Thomson	<input checked="" type="checkbox"/>	Ms. Mariana Arias Sanz'	<input type="checkbox"/>

#### Staff Present:

Mr. Lawrence Calderon ☒ Mr. Ralph Hilliard ☐ Mr. Andrew Persons ☒ Ms. Bedez Massey ☐

Additional Staff Additional Staff Additional Staff Additional Staff Additional Staff

Meagan Echols

#### II. APPROVAL OF AGENDA

Agenda Date: 7/25/2017

Agenda Notes: Agenda adopted with a modification to add a discussion item to the board member comments section about conference attendance.

Motion By: Mr. Dejeon L. Cain Seconded by: Mr. Ewen Thomson

Motion Text: Approve the agenda as modified Motion Decision: Passed Vote For: 7  
Vote Against: 0

#### III. APPROVAL OF MINUTES

Date of Minutes: 6/27/2017

Notes about Minutes: Approve the minutes with the noted corrections to the spelling of Silva Cells and the correct name of one o...

Motion Maker: Ms. Debra A. Neill-Mareci Seconded by: Mr. Dejeon L. Cain Vote For: 6

Motion: Approved with Modifications 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:**

<b>Business Item:</b>	<u>New Business</u>	<b>Petition Description</b>	Eda, Inc. (Stephanie Sutton) agent for Gamma Phi Beta Facility Management Company, LLC. Intermediate development plan review to allow construction of a dormitory. Zoned: RH-2 (Residential high density districts 80 du/ac). Located in the 1200 block of SW 9th Avenue, east side.
<b>Petition Number:</b>	Petition DB-17-61 SPA		
<b>Petition Presentation</b>	<p>Ms. Echols presented the petition; she described the proposed project and recommended approval with conditions including support of the requested waiver to reduce the rear setback from 20 feet to 5 feet. Board members asked questions about the creek setbacks and the building frontage.</p> <p>Mr. Reyes addressed the board and addressed the merits of the development and the basis for the requested waiver.</p> <p>The board asked additional questions about the creek setback and the impact on the adjacent property to the south.</p> <p>Mr. Calderon explained the basis for staff's decision to support the waiver.</p> <p>The board members explained their understanding</p>		
<b>Motion Maker:</b>	<u>Ms. Allison J. Reagan</u>	<b>PETMotion2nder</b>	<u>Mr. Dejeon L. Cain</u>
<b>Motion Action</b>	<u>Approved with Conditions</u>	<b>Motion Details:</b>	Approve the dormitory because it fits the n-hood and compatible with the area and to allow the waiver from 20 ft. to 5 feet.
<b>Motion Decision</b>	<u>Yes</u>	<b>Vote For:</b>	<u>7</u> <b>Vote Against:</b> <u>0</u>

**VII. DISCUSSION ITEMS:**

ITEM	DESCRIPTION	NOTES
Attendance at the conference	Mr. D. Cain addressed the board on the need for board members to attend the conference.	Direct staff to ask the CC to allow more members to attend the conference. Commissioner Hayes-Santos addressed the board about requesting funds. The board expressed concerns about receiving materials and information about the petitions from the applicant in a timely manner. One member asked about including environmental

**VIII. Board Member Comments:**

Are there any Board Member Comments? ☐

**IX. ADJOUTNMENT:**

<b>Motion to Adjourn:</b>	<u>Mr. Dejeon L. Cain</u>	<b>Second to Adjourn:</b>	<u>Ms. Debra A. Neill-Mareci</u>
<b>Vote For:</b>	<u>7</u>	<b>Vote Against</b>	<u>7</u>
<b>Time Adjourned :</b>	<u>7/25/2016</u>	<u>7:41:00 PM</u>	

**X. SIGNATURES:**

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**Secretary, Development Review Board:**

\_\_\_\_\_  
**Date of Signature**

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**Staff Liaison, Development Review Board:**  
**Lawrence D. Calderon, Lead Planner**

\_\_\_\_\_  
**Date of Signature**