

**V. CONSENT ITEMS:** 

## PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:

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## **DEVELOPMENT REVIEW BOARD MINUTES**

City Hall Auditorium, 200 E. University Ave

Roll Call:  Chair Ms. Debra A. Neill-Mareci								
Chair Ms. Debra A. Neill-Mareci			Date and Tin	ne of Meet	ing: 11/22/20	16		
Mr. Jeffrey D. Knee	. Roll Call:							
Staff Present:  Mr. Lawrence Calderon  Mr. Ralph Hilliard  Mr. Andrew Persons  Ms. Bedez Massey    Additional Staff  Add	Chair Ms. Debro	a A. Neill-Mareci	✓ Mr. Deje	on L. Cain	<b>✓</b>	Mr. Rick Cain	<b>✓</b>	
Staff Present:  Mr. Lawrence Calderon	Mr. Jeffrey D. K	(nee	✓ Ms. Allis	on J. Reagar	ı 🗸	Studen	ıt Adjunct Mem	ber
Additional Staff	Dr. Barbara Vai	nderMeer	Mr. Ewe	n Thomson	V	Ms. Mariana Aria	s Sanz'	
Additional Staff Additional Staff Additional Staff Additional Staff Additional Staff Additional Staff  I. APPROVAL OF AGENDA  genda Date: 11/22/2016  Approval of the agenda for November 22, 2016 as presented  Approval of the agenda for November 22, 2016 as presented  Mr. Dejeon L. Cain Seconded by: Mr. Jeffrey D. Knee  Motion Text: Approve DRB Agenda as presented Motion Passed Vote For: 6 Vote 0 Against:  I. APPROVAL OF MINUTES  Passed Vote For: 6 Vote of Minutes: 9/27/2016  Motion Maker: Mr. Rick Cain Seconded by: Mr. Jeffrey D. Knee Vote For: 6 Mr. Jeffrey D. Knee Vote For: 6 Vote Against: 0  Vote Against: 0				Staff	Present:			
Approval of the agenda for November 22, 2016 as presented  Approval of the agenda for November 22,	Ar. Lawrence C	alderon 🗹 M	fr. Ralph Hilliard	d 🗌 Mi	r. Andrew Persons	✓ Ms. Bedez M	1assey 🔽	
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genda Notes: Approval of the agenda for November 22, 2016 as presented  Notion By: Mr. Dejeon L. Cain Seconded by: Mr. Jeffrey D. Knee  Notion Text: Approve DRB Agenda as presented Motion Passed Vote For: 6 Decision: Vote 0 Against:  Notes about Minutes: 9/27/2016  Notes about Minutes: Mr. Rick Cain Seconded by: Mr. Jeffrey D. Knee Vote For: 6 Notes Approved Motion Yes Vote For: 6 Note Approved Motion Yes Vote For: 6 Note Against: 0								
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Decision:  Vote 0 Against:  I. APPROVAL OF MINUTES  Oute of Minutes: 9/27/2016  Votes about Minutes:  Motion Maker: Mr. Rick Cain Seconded by: Mr. Jeffrey D. Knee Vote For: 6 Motion: Approved Motion Yes Vote Against: 0	lotion By:	Mr. Dejeon L. Cain		Secondo	ed by: Mr. Jeffrey [	D. Knee		
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Motion Maker: Mr. Rick Cain Seconded by: Mr. Jeffrey D. Knee Vote For: 6  Motion: Motion Yes Vote Against: 0								
Motion: Yes Vote Against: 0	Notes about Min	nutes:						
<u>110010464</u>	Motion Maker:	Mr. Rick Cair	Seco	onded by:	Mr. Jeffrey D. Knee	Vote For:	6	
	Motion:	Approved			Yes	Vote Against:	<u>0</u>	
Decision:			Deci	ision:				
V. REOUESTS TO ADDRESS THE BOARD:	V. REOUESTS	S TO ADDRESS T	HE BOARD:					
IV. REQUESTS TO ADDRESS THE BOARD:  Are there any Requests to Address the  Board?	Are there any R			✓				

Are there any Consent Items:

None

VI. REGULAR ITEMS:

I. REGULAR ITEMS:					
Business Item:  Petition Number:	Old Business  No 1. DB-16-105 SPL			Bentley Architects and Engineers, Inc. (Carlos Rexach), agent for city of Gainesville, owner. Intermediate development review for the construction of a fire station. Zoned: PS (Public service)	
			and operations. Located at 52 Main Street.		
Petition Presentation	Mr. Persons presented the petition on behalf of staff. He discussed the petition and recommended approval with conditions; He indicated support of the requested waivers. The board asked questions about the petition.  Mr. Reed Rivers represented the applicant; he did not have a presentation but addressed the board's questions.  The Chair closed the floor and deliberated.  A motion was offered.				
Motion Maker:	Mr. Jeffrey D. Knee	PETMot	tion2nder	Mr. Dejeon L. Cain	
Motion Action	Select	Motion Details:			
Motion Decision	Select	Vote For:	Select	Vote Against: Select	
Business Item:	Old Business		Petition Description	EDA, Inc. (Sergio Reyes), agent for Freddie and Dinah Stone, owners. Design plat review for a residential subdivision of Tax Parcels: 06165-000-000 and 06166-000-	
Petition Number:	No 2. Petition DB-16-110 SPL			000 to create eighteen single-family residential lots. Zoned: RSF-4 (8 units/acre single-family residential district). Located at 4811 NW 27th Avenue.	
Petition Presentation	Mr. Calderon presented the petition on behalf of staff; he discussed the various elements of the subdivision and recommended approval with conditions.  The board asked questions.  Mr. Sergio addressed the board on behalf of the applicant. He discussed the merits of the petition and explained the connectivity issues associated with the surrounding properties. He agreed with staff conditions and requested approval.  The board asked additional questions.  Two surrounding property owners addressed the board about he proposed development.				
Motion Maker:	Mr. Rick Cain	PETMo	tion2nder	Mr. Jeffrey D. Knee	
Motion Action	Approved with Conditions	Motion Details:		ecommendation of approval to the City Commission nditions and recommendation listed in the staff	
Motion Decision	<u>Yes</u>	Vote For:	<u>6</u>	Vote Against: 0	

Business Item:	New Business			JBrown Pro Group Inc. (Jay Brown), agent for Linda Hess, owner. Design plat review for a cluster		
Petition Number:	No 3. DB-16-124 SUB			subdivision. Zoned: RSF-1 (3.5 units/acre single-		
			family residential district.) Located at 504 23rd Avenue.			
Petition Presentation	Mr. Calderon presented the petition on behalf of staff. He explained that this request is for a Cluster Subdivision; he discussed the various elements of the request and recommended approval with conditions.  The board asked questions about connectivity to adjacent developments.  Mr. Brown addressed the board on behalf of the applicant. He discussed the merits of the petition and explained the limitations of connectivity to surrounding developments due to the wetland areas and flood plain areas. He explained that no exceptions to lot sizes are requested and that the two requested modifications are minor. He requested approval and agreed with the conditions.  The board asked additional questions.  A member of the public asked about affordable housing.  Mr. Brown answered the question.  The Chair closed the floor and deliberated.  A motion was presented.					
Motion Maker:	Mr. Rick Cain	PETMot	ion2nder	Mr. Jeffrey D. Knee		
Motion Action	Approved with Conditions	Motion Details:	The state of the s			
Motion Decision	<u>Yes</u>	Vote For:	<u>6</u>	Vote Against: 0		
Business Item: Petition Number:	No 4. DB-16-129 SPA,	Petition Description		Locklear & Associates (Lisa Baker), agent for Howe Development Corporation, owner. Intermediate development plan review for construction of a multi-family residential development at MetroCorp. Zoned: PD (planned development		
Petition Presentation				district). Located at 4110 NW 37th Place.  aff. He explained that this request is for		
i cumon i resemunon	redevelopment of an undeveloped portion of an approved PD. He discussed the various elements of the request and informed the board that the PD ordinance is the primary regulating document. He recommended approval with conditions.  The board asked questions.  Ms. Lisa Baker presented the petition on behalf of the applicant. She discussed the major modifications and requested approval.  Mr. Rick Howe provided detailed information about the proposed development.  The board continued deliberation.  The board expressed ideas and concerns about implementing affordable housing as part of the development.					
				ementing affordable flousing as part of the		
Motion Maker:			ion2nder	Mr. Jeffrey D. Knee		
Motion Maker:  Motion Action	development.		<i>ion2nder</i> Approve Pe			
	development.  Ms. Allison J. Reagan	PETMot Motion	<i>ion2nder</i> Approve Pe	Mr. Jeffrey D. Knee etition DB-16-129 SPA with the conditions listed		

Petition Number:	No 5. DB-16-127 SPA		Description	Gmuer Engineering LLC., (Chris Gmuer) agent for WNC 114 LLC. (Reid Fogler), owner. Intermediate development plan review for construction of three multi-family residential buildings. Zoned: RH-2 (8—100 units/acre residential high density district). Located east of SW 12th Street, between SW 5th Avenue and SW 6th Avenue, and west of SW 10th Street.	
Petition Presentation	Ms. Massey presented the petition on behalf of staff; she explained the details of the project and mentioned the applicant's request to modify the coverage standard. Ms. Massey recommended approval of the petition.  Mr. Gmuer addressed the board on behalf of the applicant. He discussed details of the proposed development and the requested waivers and modifications. There was much discussion about tandem parking and how it should be implemented.  Mr. Calderon indicated that the interpretation will be addressed at the staff level but the requirements for administration of tandem parking must be implemented.  The board continued deliberation and asked questions.  A motion was offered.				
Motion Maker:	Mr. Jeffrey D. Knee PETMotion2nder		tion2nder	Mr. Rick Cain	
Motion Action	Approved with Conditions  Motion Details:  Approve the petition with staff recommendation waivers for light and the administered parking p				
Motion Decision	<u>Yes</u>	Vote For:	<u>5</u>	Vote Against: 1	
Business Item: Petition Number:	New Business No 6.DB-16-125 SPL.		Petition Description	CHW Inc. (Holly Simon), agent for Glenmont Arlington Biltmore II, LLC, owner. Major development plan review for construction of a 120 bed skilled nursing facility. Zoned: MU-2 (12—30 units/acre mixed use medium intensity). Located at the 4300 block of SW 20th Avenue.	
Petition Presentation Mr. Dejeon Cain asked to be excused from the meeting leaving five (5) members for voting					
	Mr. Calderon presented the p of a parcel which was part of request and informed the boa	etition on a larger m ard that th	behalf of sta aster plan de e developme	aff. He explained that this request is for development evelopment. He discussed the key elements of the ent is in general compliance except for the areas cuss the waivers and recommended approval with	
	Mr. Dedenbach address the board on behalf of the applicant. He discussed the major aspects of the development and explained the requested waivers. He expressed acceptance of the conditions and requested approval of the project.				
	The board asked questions as patterns. Mr. Dedenbach addressed the The chair closed the floor and A motion was offered.	e question	ıs.	and its relationship to current and future traffic	
Motion Maker:	Mr. Rick Cain	PETMo	tion2nder	Ms. Allison J. Reagan	
Motion Action	Approved with Conditions  Motion Details:  Motion Details:  Motion Details:				

			the TRC gran	nting the requested waivers and modification to th dard.
Motion Decision	Yes	Vote For:	<u>5</u>	Vote Against: 0
Business Item:	New Business		Petition Description	By unanimous decision, the board voted to exter
Petition Number:	Extension of Meeting		Description	the meeting till 10:30pm.
Petition Presentation				
Motion Maker:	Select	PETMot	ion2nder	Select
Motion Action	Approved	Motion Details:	·	
Motion Decision	Select	Vote For:	<u>5</u>	Vote Against: 0
Business Item:	New Business		Petition Description	Redevelopment Agency, owner. Design Plat rev for a residential subdivision. Zoned: RMF-5 (12
Petition Number:	No 7. DB-16-78 SUB.			units/acre single-family/multiple-family resider district). Located at 1717 SE 8 <sup>th</sup> Avenue.
Petition Presentation	subdivision. He illustrated the Environmental Coordinator al Mr. Mark Brown addressed the factors. Mr. Wallace addressed the bostated that the development impacts on the GTech site loc	e requeste bout propone board about will mitigal ated northout the propone the board	ed modifications of modifications of the proposal terms of the subject opposed subdit.	t Mr. Peat Wallace will discuss the environmental to modify the existing wetland areas to the east. provements and to compensate for wetland ct site. ivision and intended wetland mitigation.
Motion Maker:	Mr. Jeffrey D. Knee	PETMo	tion2nder	Mr. Rick Cain
Motion Action	Approved with Conditions	Motion Details:	Approve Petition DB-16-78 with the conditions and TRC comments included in the staff report. The approval is becompliance with the Comprehensive Plan and the Land Development Code.	

ITEM	DESCRIPTION	NOTES
Election of Officers and December 27, 2016 DRB meeting.	The board discussed the scheduled item to elect officers	Board voted to postpone election of officers.
VIII. Board Member Comments:		

Are there any Board Member

Comments?

IX. ADJOUTNMENT:

Motion to Adjourn: Vote For:	Mr. Jeffrey D. Knee  5	Second to Adjourn: Vote Against	Mr. Rick Cain
Time Adjourned:	11/22/2016	10:27:00 PM	
X. SIGNATURES:			
Secretary, Developm	nent Review Board:	Date of Si	gnature
Staff Liaison, Develor Board: Lawrence D. Calder	•	Date of Si	gnature