



## DEPARTMENT OF DOING

PLANNING DIVISION  
PO Box 490, Station 12  
Gainesville, FL 32627-0490  
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### DEVELOPMENT REVIEW BOARD MINUTES

City Hall Auditorium, 200 E. University Ave

Date and Time of Meeting: 2/26/2019

#### I. Roll Call:

|                           |                                     |                   |                                     |                        |                                     |
|---------------------------|-------------------------------------|-------------------|-------------------------------------|------------------------|-------------------------------------|
| Chair Mr. Rick Cain       | <input checked="" type="checkbox"/> | Ms. Uretha Bostic | <input checked="" type="checkbox"/> | Mr. Jeffrey Knee       | <input checked="" type="checkbox"/> |
| Ms. Debra A. Neill-Mareci | <input checked="" type="checkbox"/> | Mr. Brent Hartman | <input checked="" type="checkbox"/> | Student Adjunct Member |                                     |
| Dr. Barbara VanderMeer    | <input type="checkbox"/>            | Mr. Ewen Thomson  | <input checked="" type="checkbox"/> | Ms. Larissa Krinos     | <input type="checkbox"/>            |

#### Staff Present:

Mr. Lawrence Calderon ☒ Ms. Florence Buaku ☐ Mr. Andrew Persons ☐ Ms. Bedez Massey ☐

Additional Staff Additional Staff Additional Staff Additional Staff Additional Staff

Yvette Thomas

#### II. APPROVAL OF AGENDA

Agenda Date: 2/26/2019

Agenda Notes: Approve agenda as presented

Motion By: Ms. Uretha Bostic

Seconded by: Mr. Jeffrey D. Knee

Motion Text: Approve agenda as presented

Motion Decision: Passed

Vote For: 5

Vote Against: 0

#### III. APPROVAL OF MINUTES

Date of Minutes: 11/27/2018

Notes about Minutes:

Motion Maker: Ms. Debra A. Neill-Mareci

Seconded by: Mr. Ewen Thomson

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:**

|                              |  |                             |  |
|------------------------------|--|-----------------------------|--|
| <b>Business Item:</b>        | <u>New Business</u>  | <b>Petition Description</b> | Petition DB-19-5 VAR: Eda engineers, surveyors and planners Inc., agent for 2511 Howell, LLC. Requesting the following variance: 1. To increase the placement of the building along NE 3rd Avenue from 20 feet to 75 feet; 2. Increase the placement of a building along NE 1st Avenue from 20 feet to 85 feet; 3. Reduce the building façade glazing along the north side along NE 3rd Avenue from 50% to 0 %. Zoned: U7 (Urban 7.) Located at 104-204 NE Waldo Road. |
| <b>Petition Number:</b>      | DB-19-05 VAR   |                             |  |
| <b>Petition Presentation</b> | <p>Mr. Calderon presented the petition on behalf of staff and addressed the criteria for granting a variance. The applicant addressed the board demonstrating how the petition complies with the criteria for granting a variance. The board asked several questions but expressed concerns about traffic circulation in the area of Waldo Road and NE 3rd Ave.</p> <p>Mr. Ray Moulette (not sure of spelling), a nearby property owner addressed the board about traffic circulation and the potential impacts of the development on adjacent residential.</p> <p>The board expressed an interest in having Public Works examine the pedestrian and vehicular circulation at the intersection of Waldo Road and NE 3rd Avenue.</p> <p>The board deliberated and offered a motion for consideration.</p> |                             |  |
| <b>Motion Maker:</b>         | <u>Mr. Ewen Thomson</u>  | <b>PET Motion 2nder</b>     | <u>Ms. Debra A. Neill-Mareci</u>   |
| <b>Motion Action</b>         | <u>Approved</u>  | <b>Motion Details:</b>      | Approve Petition DB-19-05 VAR to allow an increase in the placement of the building along NE 3rd Avenue from 20 feet to 75 feet; and to increase the placement of a building along NE 1st Avenue from 20 feet to 85 feet. The petition satisfies all the criteria necessary for granting a variance.   |
| <b>Motion Decision</b>       | <u>Yes</u>   | <b>Vote For:</b>            | <u>5</u> <b>Vote Against:</b> <u>0</u>   |
| <b>Business Item:</b>        | <u>New Business</u>  | <b>Petition Description</b> | Petition DB-19-7 VAR: James and Stephanie Miki, owners. Requesting a variance to reduce the east front yard setback from 20 feet to 5 feet to allow expansion of the garage associated with an existing single-family dwelling. Zoned: RSF-1 (3.5 units/acre single-family residential district.) Located at 4902 NW 40th Street.  |
| <b>Petition Number:</b>      | Petition DB-19-7 VAR   |                             |  |
| <b>Petition Presentation</b> | <p>Mr. Calderon presented the petition on behalf of staff and addressed the criteria for granting a variance. The applicant, Mr. James Miki, addressed the board demonstrating how the petition complies with the criteria for granting a variance.</p> <p>The board asked questions about options to expand the existing garage or to construct a detached structure within the limits of the setback. Deliberation continued.</p> <p>Three members of the surrounding neighborhood addressed the board in support of the request.</p> <p>The board continued deliberation about the request.</p>   |                             |  |

A motion was offered for consideration.

**Motion Maker:** Ms. Debra A. Neill-Mareci

**PET Motion 2<sup>nd</sup>der** Ms. Uretha Bostic

**Motion Action** Denied

**Motion Details:** Deny Petition DB-19-7 VAR: to reduce the east front yard setback from 20 feet to 5 feet to allow expansion of the garage. The request does not comply with the six criteria for granting a variance.

**Motion Decision** Yes

**Vote For:** 4

**Vote Against:** 0

## VII. DISCUSSION ITEMS:

| ITEM  | DESCRIPTION   | NOTES  |
|---|---|--|
| Pedestrian and vehicular circulation at the intersection of NE 3rd Avenue and Waldo Road. | Request that staff consult with Public Works/Mobility Department about pedestrian and vehicular circulation at the intersection of NE 3rd Avenue with Waldo Road. | The objective is to determine whether there are operational and safety concerns that would significantly impact pedestrian and vehicular circulation in the immediate neighborhood as new developments are proposed for the Transect Zones along Waldo Road. The board asked for a response within a three month period. |
| Motion by: Debra Neill-Mareci   | Second by: Mr. Ewen Thomson   | Motion passed: 5 to 0  |

## VIII. Board Member Comments:

Are there any Board Member Comments? ☐

## IX. ADJOUTNMENT:

**Motion to** Ms. Debra A. Neill-Mareci

**Adjourn:**

**Second to**

**Adjourn:**

**Vote For:** 5

**Vote Against** 0

**Time Adjourned :** 2/26/2019

9:01:00 PM

## X. SIGNATURES:

\_\_\_\_\_  
Chair, Development Review Board:

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

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

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

DRAFT