

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Minutes

October 31, 2017

6:30 PM

City Hall: Auditorium, 200 East University Avenue

Development Review Board

Jeffrey Knee - Chair

Debra Neill-Mareci - Vice Chair

Dr. Barbara Vandermeer - Secretary

Rick Cain

Allison Reagan

Ewen Thomson

Dejeon L. Cain

Mariana Arias Sanz - Student Adjunct Member

CALL TO ORDER

ROLL CALL

ADOPTION OF THE AGENDA

Agenda approved with the addition of two items of discussion by the board:
Digital Access of board packets
Report on APA Conference

Motion by: Dr. Barbara VaderMeer Second by: Debra A. Neill-Mareci
Motion to: Approve the Agenda as modified. Vote: 6-0

APPROVAL OF MINUTES

[170529.](#) Draft minutes of the June 27, 2017 & July 27, 2017

Attachments: [Draft DRB Minutes June 27, 2017 Modified](#)
[Draft DRB Minutes July 27, 2017_2](#)

RECOMMENDATION *Staff to Development Review Board - Review and approve the draft minutes.*

June 27, 2017 Minutes: Presented corrected minutes which was previously approved by the board.

July 27, 2017 Minutes: Approve minutes as presented.
Vote: 6-0

REQUESTS TO ADDRESS THE BOARD

CONSENT ITEMS

REGULAR ITEMS

OLD BUSINESS

NEW BUSINESS

[170509.](#) Petition DB-16-00048 SPA

Attachments: [DB-16-00048 SPA Staff Report 2017_10_31](#)
[Appendix A](#)
[Appendix B](#)
[Appendix C](#)
[Appendix D](#)
[Appendix E](#)

Ms. Massey presented the petition on behalf of staff. She explained details of the petition, the requested modifications and waivers and recommended approval.

The board asked questions of staff.

Mr. Gmuer addressed the board on behalf of the owner; he agreed with staff conditions. He indicated that the petition is straight-forward and offered to answer questions.

Board members asked questions about the size of the parcel.

The board opened the floor for public comment; there was no public comment.

The board closed the floor and moved to deliberation.

The board expressed positive comments about the proposed modification.

Ms. Massey offered to show images of the site.

A motion was entertained to approve the petition.

**Motion by: Dr. Barbar VanderMeer Second by:
Motion to: Approve Petition DB-16-48 SPA, subject to the conditions provided in Appendix C of the staff report.
Vote: 6-0**

[170508.](#)

Petition DB-17-072 SPL

Attachments: [DB-17-072SPL Integra Twenty Four Staff Report](#)
[Exhibit A-Technical Review Committee Comments](#)
[Exhibit B Application - Neighborhood Workshop](#)
[Exhibit C - Development Plans](#)
[Exhibit D Sec. 30_65.2. UMU_2 Urban Village Standards](#)
[Exhibit E - Waiver Request](#)

Ms. Buaku addressed the board on behalf of staff. She described the location of the proposed development in relationship to the Urban Village. She described the surrounding development and the main features of the neighborhood. She described the essential elements of the site. Ms. Buaku discussed the build-to line standards and the request by the applicant for a waiver from the required build-to line which is established at the property line. She indicated that the project must also meet the photometric standards

Mr. Cullen representing the applicant addressed the board and discussed some primary elements of the site as well as other site constraints. He discussed the effort to protect some valuable trees on the site. Mr. Cullen discussed the Urban Village and the Urban Walkway. He demonstrated how the development complies with the required standards.

He requested approval of the petition with the requested waiver.

Board member talked about scooter and bicycle parking for the site.

Board members expressed positive comments about the sidewalks.

Board members also asked about methods to ensure preservation of existing valuable trees on site.

Board members asked about bus service to the area.

Mr. Cullen addressed the question about bus service.

No one from the public addressed the board.

The chair closed the floor and deliberated.

The board expressed satisfaction about the project and the style of presentation by the applicant.

Motion by: Debra A. Neill-Mareci Second by:
Motion to: Approve Petition DB-17-72 SPL subject to the four conditions included in the staff report and the comments provided by the TRC.
Vote: 6-0

[170525.](#)

Petition DB-17-88 SPA

Attachments: [170525 Staff Report w Appendices A1-5 20172811](#)

Mr. Calderon asked the board to vote on continuing the petition to the next meeting, November 28, 2017.

Motion by: Allison J. Reagan Second by:
Motion to: Continue the petition to the next DRB meeting on Nov. 28, 2017.
Vote: 6-0

DISCUSSION ITEMS

Structure of the staff report presented to the board.
The board requested that we include the petition and attachments as one file. The consensus is to use one zipped file to include all the related documents. The board also asked about improving the quality of the graphics included with the petitions; lets try to have high resolutions. There was much discussion about the final output but a consensus that each petition should have one associated file which could be zipped. All members agreed.

Conference Summary: The board talked about the Tallahassee format of development; pre-development discussion; Alternative transportation; and the Brewery tour. Board members thought that the tour was good but not very impressive.

Networking at conference was an essential element. They were very impressed with the Virtual Reality demonstration which is a future planning tool; presented by

Design Works. The Tallahassee staff had an impressive way-finding mechanisms which was impressive; small steps to make more efficient trails. Members referred to an App to track behavior of cyclist. Use of Tax Increment Financing (TIF) projects and the benefits of good programs.

Members talked about the approach of using the surrounding environmental areas to protect and curb the town.

Reference was made about Little Havana in the Miami area and the high population density, much higher than the Brickell Area. Very high density and rents at \$120 per month.

Form Base: more development at the high end but not so much at the mid-range development. Using VR as part of the presentation.

Dejeon talked about wearing costumes at the regular meetings.

BOARD MEMBER COMMENTS

ADJOURNMENT

Move to Adjourn: Debra A. Neill-Mareci Second by:
Vote: 6-0

Adjourned: 8:09 pm