

City of Gainesville

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



Minutes

April 24, 2018

6:30 PM

City Commission Auditorium

Development Review Board

Jeffrey Knee - Chair

Debra Neill-Mareci - Vice Chair

Dr. Barbara Vandermeer - Secretary

Rick Cain

Allison Reagan

Ewen Thomson

Carla Harvey

Mariana Arias Sanz - Student Adjunct Member

CALL TO ORDER

ROLL CALL

[171023.](#)

Development Review Board Attendance Roster: October 31, 2017 through March 27, 2018 (B)

Attachments: [171023_DRB 2017 -2018 Attendance.pdf](#)

APPROVAL OF THE AGENDA

Motion By: Barbara VanderMeer **Seconded By:** Debra A. Neill-Mareci

Moved To: Approve the agenda as presented.

Upon Vote: 5-0

APPROVAL OF MINUTES - NOVEMBER 28, 2017

Motion By: Ewen Thomson **Seconded By:** Debra Neill-Mareci

Moved To: Approve the minutes as presented.

Upon Vote: 5-0

[171019.](#)

Draft minutes of the November 28, 2017 Development Review Board Meeting (B)

Attachments: [171019_Draft DRB Minutes November 28 2017.pdf](#)

RECOMMENDATION

Staff is requesting that the Development Review Board review the draft minutes from the November 28, 2017 meeting and vote to approve the minutes.

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

CONSENT ITEMS: NONE

REGULAR ITEMS

OLD BUSINESS: NONE

NEW BUSINESS:

171022.Petition DB-18-17 SUB

Attachments: [171022_Staff Report_20180424.pdf](#)
[171022A_Summary of DRB Conditions_20180621.pdf](#)
[171022B_Staff Report w Appendices A-I_20180621.pdf](#)
[171022C_Oaks Preserve Enviro Report_20180621.pdf](#)
[171022D_DRB 180424 Minutes draft_20180621.pdf](#)
[171022E_Staff ppt_20180621.pdf](#)
[171022_Oaks Preserve - City Commission Presentation_Developer Material](#)
[171022A_Summary of CC Conditions w Exhibits A - C_20181206.pdf](#)
[171022B_Staff ppt_20181206.pdf](#)
[171022_Oaks Preserve - Developer City Commission Presentation_2018120](#)
[171022A_Summary of CC Conditions w Exhibits A - C_20190117.pdf](#)
[171022B_Staff PPT_20190117.pdf](#)
[171022_Oaks Preserve - Applicant CCOM Presentation_20190117.pdf](#)

RECOMMENDATION

Staff to Development Review Board - Forward a recommendation to the City Commission approving the design plat, Petition DB-18-17 SUB subject to compliance with the conditions and recommendation listed in the staff report and the TRC comments prior to City Commission review.

Mr. Calderon made the presentation on behalf of staff. He introduced the petition as a subdivision review of a 95.7 acre parcel to create 295 lots. Mr. Calderon discussed the design plat and presented the basis of staff's recommendation. He presented the proposed subdivision and discuss its relationship to surrounding developments and nearby roadways. He expressed staff's concerns about accessibility, bicycle and pedestrian facilities, the lack of immediate connection routes to the southern portions of the development, and compatibility of the proposed development to the Comprehensive Plan and Land Development Code. He informed the board that the petition will be later presented to the City Commission for a final decision. He recommended approval of the design plat with conditions.

The applicant addressed the board and discussed how the proposed subdivision complied with the City's regulations.

The board asked several questions and opened the floor for public comment.

Several members of the surrounding neighborhoods addressed the board about their concerns ranging from access and traffic to maintaining neighborhood characteristics.

The board also received comments from a planner representing Alachua County.

The board closed the floor and deliberated.

The board voted to approve the development with all staff conditions plus two additional conditions addressing concerns from Alachua County.

Motion By: Debra Neill-Mareci Seconded By: Jeffrey D. Knee

Moved To: Approve petition DB-18-17 SUB with the 27 conditions (Including staff modifications) that were presented by the City plus two additional conditions based on Alachua County's request.

A multi-use trail from the northern edge that would connect from the Archer/Braid Trail that's under consideration right now by other parties and go through the proposed development, through the open space area and stopping at the southern boundary.

A bike trail should be added to the east/west" Road Q", the southernmost road, including a multi-use trail of 8-foot wide with bike trails.

Upon Vote: 5-0

ELECTION OF OFFICERS: NONE

DISCUSSION ITEMS:

BOARD COMMENTS

NEXT MEETING DATE - MAY 29, 2018

ADJOURNMENT

Motion to adjourn:Debra Neill-Mareci Seconded By: Jeffrey D. knee

Upon Vote: 5-0

Time Adjourned: 9:42 PM

For further information, please call 334-5022.

If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.

In order to participate in the quasi-judicial portion of the proceeding, all parties who are entitled to actual notice must file the registration form with the Board's secretary. A party who is not entitled to actual written notice, but who believes that he or she has a special interest or would suffer an injury distinct in kind and degree from that shared by the public at large by the petition, may request affected party status by filing an application with the Board secretary in writing during regular business hours no less than seven (7) days prior to the meeting when the petition is scheduled to be heard. The application must be filed and received at The Thomas Center, Building B, located at 306 NE 6th Avenue, Gainesville, Florida, Planning Division, during business hours. If you do not choose to participate in the quasi-judicial portion of the proceedings, you will be allowed to provide testimony and evidence during the public hearing portion of the meeting up to five (5) minutes per person. Anyone wishing to view the plan may do so at the Planning Division office or online, if available. If you have any questions about this petition, you may call 334-5023. If any person decides to appeal a decision of this body with respect to any matter considered at the above-referenced meeting or hearing, he/she will need a record of the proceedings, and for such purposes it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities who require assistance to participate in the meeting are requested to notify the Equal Opportunity Department at 334-5051 (TDD 334-2069) at least 48 hours prior to the meeting date.