

City of Gainesville

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



Minutes

July 31, 2018

6:30 PM

City Commission Auditorium

Development Review Board

Rick Cain - Chair

Dr. Ewen Thomson - Vice Chair

Jeffery Knee - Member

Dr. Barbara Vandermeer - Member

Debra Neil-Mareci - Member

Lawrence Calderon - Staff Liaison

CALL TO ORDER

ROLL CALL

[180204.](#)

Development Review Board Attendance Roster: January 30, 2018 through June 26, 2018 (B)

Attachments: [180204_DRB 2017-2018 Attendance_20180731.pdf](#)

ADOPTION OF THE AGENDA

Approval of the agenda for July 31, 2018 as submitted.

Motion by: Dr. Barbara Vandermeer Seconded by: Mr. Jeffery D. Knee
Motion: Approve agenda as presented Vote: 4-0

APPROVAL OF MINUTES - APRIL 24, 2018

One board member had a question about the second condition submitted by Alachua County.

Motion by: Dr. Barbara VanderMeer Second by: Ms. Debra A. Neil-Mareci
Motion: Approved with Modifications Vote: 4-0

[180205.](#)

Draft minutes of the April 24, 2018 Development Review Board Meeting (B)

Attachments: [180205_180424 DRB Minutes draft.pdf](#)

RECOMMENDATION

Staff is requesting that the Development Review Board review the draft minutes from the April 24, 2018 meeting and vote to approve the minutes.

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

REQUEST TO ADDRESS THE BOARD

CONSENT ITEMS: NONE

OLD BUSINESS: N/A

NEW BUSINESS

[180229.](#)**Development Review and Associated Variances for a Multifamily Development (B)**

Petition DB-18-62. CHW, agent for Garrison SW 17th Avenue, LLC., owner. Development plan review for a multi-family development and variances from building form standards listed Section 30-4.13 of the Land Development Code. Variances are requested to the building frontage, setbacks, and streetscape standards for portions of the development. Located directly west of the intersection of Hull Road and SW 38th Terrace.

Attachments: [180229_Staff report_20180731.pdf](#)

RECOMMENDATION

Staff to Development Review Board - Staff recommends approval of Petition DB-18-62.

Mr. Persons presented the petition on behalf of staff. He described the petition as a multi-family development with several variance requests due to site constraints. He presented an overview of the proposed development with a density of about 100 units per acre. Mr. Persons used a PowerPoint presentation to supplement the presentation. He listed six variances and described the basis for the requests. Mr. Persons showed the proposed location of the buildings and the associated landscaping, parking and other amenities. He recommended approval of the development together with the requested variances and modifications. He directed the board to make the necessary findings required to grant the variance.

Mr. Craig Brashier presented the petition on behalf of the applicant. He described the petition and the requested variances. He stated the development includes four stories with 156 units and 492 bedrooms. He described the 11.45 acre site and the allowable density. He described the land use, zoning and surrounding developments. He presented the basis for the requested variances and how the proposed development meets the required criteria.

The board members asked several questions which were addressed by staff and the applicant. The board specifically addressed the need for affordable housing.

The board closed the floor and deliberated the merits of the development plan and the requested variances.

Motion by: Mr. Jeffery D. Knee

Second by: Ms Debra A. Neil-Mareci

Motion: Approve Petition DB-18-62 SPL with the staff recommendations and that the petition meets the findings of fact necessary for granting the variances, waivers and the development plan.

Vote: 4-0

INFORMATION ITEMS: N/A

BOARD MEMBER COMMENT**NEXT MEETING DATE - AUGUST 28, 2018****ADJOURNMENT**

Motion Adjourn: Mr. Jeffery D. Knee Second: Ms. Debra Neill-Mareci
Vote: 4-0

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

