

City of Gainesville

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



Minutes

October 30, 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
Uretha Bastic - Member
Lawrence Calderon - Staff Liaison*

CALL TO ORDER

ROLL CALL

[180490.](#)

Development Review Board Attendance Roster: April 24, 2018 through September 25, 2018 (B)

Attachments: [180490_DRB 2018 Attendance_20181030.pdf](#)

ADOPTION OF THE AGENDA

The agenda was adopted by consensus; the board did not ask for approval.

APPROVAL OF MINUTES - SEPTEMBER 25, 2018

[180489.](#)

Draft minutes of the September 25, 2018 Development Review Board Meeting (B)

Attachments: [180489_DRB Minutes September 25 2018 draft_20181030.pdf](#)

RECOMMENDATION

Staff is requesting that the Development Review Board review the draft minutes from the September 25, 2018 meeting and vote to approve the minutes.

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

Approved with Modification.

Motion by: Ewen Thoomson Second by: Jeffrey D. Knee

Vote: 4-0

REQUEST TO ADDRESS THE BOARD

CONSENT ITEMS: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

[180488.](#)

Design Plat Review Finley Woods Phase II (B)

Petition DB-18-104 SUB. CHW, Inc., agent for WWB Real Estate Investments, Owners of Finley Woods, Phase II. Design plat review for

Finley Woods, Phase II Subdivision, a residential subdivision of approximately 66.65 acres to create 216 detached single-family residential lots. Zoned: Alachua County Planned Unit Development (PUD). Located 5711 & 5915 SW 43rd Terrace, north of SW 62nd Avenue.

Attachments: [180488_Staff Report w Appendices A-F_20181030.pdf](#)
[180488A_Staff Report w Appendices A-F_20190207.pdf](#)
[180488B_Staff PPT_20190207.pdf](#)

RECOMMENDATION *Staff to Development Review Board - Staff recommends approval of Petition DB-18-104 SUB with conditions included in the staff report and the TRC Comments and Conditions.*

Ms. Echols presented the petition on behalf of staff. She discussed the proposed project and surrounding developments. She informed the board that the Master Plan for the development was approved by Alachua County as a PUD and becomes the basis of the proposed design plat. Ms. Echols discussed the issues associated with the development and presented the design plat. She identified the essential elements of the approved PUD and explained how the development complies with the PUD Conditions.

She recommended approval with conditions.

The board asked questions about the PUD/PD process under consideration and the annexation process.

Mr. Dedenbach addressed the board on behalf of the applicant. He discussed the annexation process, the proposed land use and zoning changes and the proposed density and overall design of the subdivision.

The board asked additional questions about the wetlands and stormwater management systems.

Mr. Walpole addressed the board as the project engineer and discussed the engineering and overall design of the subdivision.

The board expressed concerns about the lack of internal and external automobile and bicycle and pedestrian connectivity. The board asked for the inclusion of automobile connectors to the east and west and bicycle and pedestrian routes throughout the subdivision.

It was noted that there was an absence of proposed landscaping for the subdivision.

Mr. Mark Van-Soestbergen addressed the board about flood plains and the need to increase the capacity.

Ms. Joyce Ellis of SW 62nd Avenue, talked to the board about annexation enclave.

The board asked for a commitment to provide an internal connectivity of bicycle, sidewalks and automobile routes.

The board closed the floor and deliberated.

The board entertained a motion for approval with conditions.

Motion by: Debra A. Neill-Mareci Second by: Ewen Thomson

Motion: Approve Petition DB-18-104 with Conditions 1 and 3 as proposed by staff and modifying Condition 3 as follows: The bicycle/pedestrian connectivity for going around the flood plain areas and wider sidewalks on some of the major roadways, as described by the applicant, will increase transportation modes within the subdivision.

Vote: 4-0

DISCUSSION ITEMS: NONE

BOARD MEMBER COMMENTS:

NEXT MEETING DATE - NOVEMBER 27, 2018

ADJOURNMENT

Motion by: Debra A. Neill - Mareci Second by: Jeffrey D. Knee

Vote - 4-0