



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT:
 PLANNING DIVISION
 PO Box 490, Station 11
 Gainesville, FL 32627-0490
 P: (352) 334-5022
 F: (352) 334-2648

CITY PLAN BOARD SPECIAL MEETING ACTION AGENDA

February 19, 2013 6:30 PM
 City Hall Auditorium
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Crystal Goodison (Chair)	P	Ralph Hilliard
Bob Ackerman (Vice-Chair)	P	Onelia Lazzari
Erin Condon	P	Scott Wright
Stephanie Sims	P	Debbie Leistner
Amisha Sharma	P	
Danika Oliverio	P	
Seth Lane	P	
Leannetta McNealy (School Board representative)	A	

I. Roll Call

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II. Approval of Agenda *(Note: order of business subject to change)*

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Motion By: Erin Condon	Seconded By: Bob Ackerman
Moved To: Approve the agenda to hear item 2 first and then Items 1 and 3.	Upon Vote: 6-0

BOARD MEMBERS

Chair: Crystal Goodison Vice Chair: Robert Ackerman
 Danika Oliverio, Erin Condon, Amisha Sharma, Stephanie Sims, Seth Lane, Leannetta McNealy (school board representative)
 Staff Liaison: Dean Mimms

III. Approval of Minutes: N/A

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Motion By:	Seconded By:
Moved To:	Upon Vote:

IV. Requests to Address the Board

V. Old Business

VI. New Business

1. **Petition PB-12-148 CPA**

Planning Division staff recommends approval of Petition PB-12-148 CPA.

Causseaux, Hewett and Walpole, Inc., agent for S. Clark Butler Properties Corp. et al, and Robert Doan and Roy Lambert Jr., agents for Regency Windmeadows Limited Partnership. Amend the City of Gainesville Comprehensive Plan Future Land Use Element Policy 4.3.6 for the Butler Plaza Planned Use District. Related to PB-12-149 LUC & PB-12-150 PDV.

Staff Report

Appendix A

Exhibit A-1

Exhibit A-2

Exhibit A-3

Appendix B

Exhibit B-1

Exhibit B-2

Exhibit B-3

Exhibit B-4

Exhibit B-5

Appendix C

Exhibit C-1

Proposed amendments to FLU Policy 4.3.6
 Staff proposed amendments to FLUE Policy 4.3.6
 Causseaux, Hewett & Walpole Justification Report (pp 1-2) and proposed amendments to FLUE Policy 4.3.6 (pp. 3-14)
 Summary of differences between staff and applicant proposed amendments
 Maps:
 Aerial Map
 Adopted Future Land Use Map (to be deleted)
 Adopted PUD Future Land Use Overlay (to be deleted)
 Butler Development Underlying Land Use
 Butler Development PUD Future Land Use Overlay
 Petition Application



Motion By: Bob Ackerman	Seconded By: Danika Oliverio
Moved To: Approve with staff conditions including the post Plan Board packet changes and modifying condition 4.3.6.e.3. to read: Off-street parking in this subarea shall be regulated in the PD Ordinance and shall include provisions that off-street parking shall not be located in front of buildings that front on SW 62nd Boulevard extension, SW 38th Street or SW 24 th Avenue.	Upon Vote: 4-2

2. **Petition PB-12-149 LUC**
Planning Division staff recommends approval of Petition PB-12-149 LUC. Causseaux, Hewett and Walpole, Inc., agent for Mary Jane Fredrickson, Trustee et al. Amend the City of Gainesville Future Land Use Map from Commercial (C) and Business Industrial (BI) to Planned Use District (PUD). Located at 3654, 3730 & 3820 SW Archer Road and 3310 & 3318 SW 40th Terrace. Related to PB-12-148 CPA & PB-12-150 PDV.

Staff Report

- Appendix A Maps: Exhibits A-1 thru A-4
- Appendix B Comprehensive Plan GOPs
- Appendix C Application and Supplemental Documents
- Appendix D Causseaux, Hewett and Walpole Justification Report



Motion By: Bob Ackerman	Seconded By: Amisha Sharma
Moved To: Approve the petition.	Upon Vote: 6-0

3. **Petition PB-12-150 PDV**
Planning Division staff recommends approval of Petition PB-12-150 PDV. Causseaux, Hewett and Walpole, Inc., agent for S. Clark Butler Properties Corp. et al, and Robert Doan and Roy Lambert Jr., agents for Regency Windmeadows Limited Partnership. Planned Development zoning for a mixed use/commercial development. Zoned: PD (Planned Development District). Located between SW Archer Road and SW 24th Avenue, and between SW 40th Blvd. and SW 34th Street. Related to PB-12-148 CPA & PB-12-149 LUC.

Staff Report

City Plan Board February 19, 2013
 Special Meeting
 (Continued)

- Appendix A Application and Supplemental Documents
- Appendix B Neighborhood Workshop Information
- Appendix C Planned Development Report
- Appendix D Proposed PD Layout Map
- Appendix E Existing PD Layout Map
- Appendix F Street Sections
- Appendix G Proposed Sidewalk Plan
- Appendix H Technical Review Committee Comments



Motion By: Bob Ackerman	Seconded By: Erin Condon
<p>Moved To: Approve the petition with staff conditions including new Condition 14, and modifying other conditions as follows to read:</p> <p>Condition 1: “For the purpose of ensuring redevelopment of Subarea 2A [Subarea 3] into a Town Center the following thresholds are established. All new Development and redevelopment of existing buildings within Subarea 2A [Subarea 3] must meet Town Center design standards as described in the PD Report. No more than 550,000 square feet of combined development may be constructed within Subareas 1A and 1B until a minimum of 100,000 <u>50,000</u> square feet of new development has been constructed <u>or is under construction</u> within Subarea 2A [Subarea 3].”</p> <p>Condition 3: “Within Subareas 1B and 2A [Subareas 2 and 3], any single-use tenant, single-story retail building shall be limited to 100,000 <u>150,000</u> square feet.”</p> <p>Condition 4.f: “Provision of an appropriate number of drive-through lanes based on the operating conditions of the impacted public streets and operational and safety concerns at the site, not to exceed four total lanes per use (or one lane per use <u>by right</u> and up to 4 lanes by <u>Special Use Permit</u> within Subarea 2A [Subarea 3]);”</p> <p>Revise Condition 5 to be consistent with the the PUD, to restrict parking in the front of buildings on SW 24th Avenue.</p> <p>The Plan Board also advised staff to review the glazing</p>	<p>Upon Vote: 6-0</p>

<p>requirements with the applicant.</p> <p>[CLARIFICATION NOTE: Subsequent to the February 19, 2013 Plan Board meeting, the Butler Development Subareas were re-numbered as Subareas 1, 2, 3, and 4. Subarea 1A became Subarea 1; Subarea 1B became Subarea 2; Subarea 2A became Subarea 3; and Subarea 2B became Subarea 4.]</p>	
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VII. Information Item: N/A

VIII. Board Member Comments


IX. Adjournment

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.



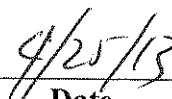
Chair, City Plan Board
 Crystal Goodison



Date



Staff Liaison, City Plan Board
 Dean Mimms, AICP



Date