

Petition PB-15-115 PDA. eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc. Amend the Blues Creek Planned Development (single - family subdivision) as it relates to Unit 5 to modify development standards. Located in the 7000-7800 block of NW 58th Street.

Attorney City Sean McDermott provided a brief, general overview of the land use, zoning, subdivision and development plan levels of regulation. He then presented a history of these four levels of regulation with respect to the property that is the subject of this planned development amendment petition. He also discussed pertinent legal history (e.g., settlement agreements) with respect to the regulation of this property. He concluded by explaining to the Plan Board that their decision must be guided by the City of Gainesville’s regulations that pertain to the amendment of planned developments.

Plan Board member Stephanie Sutton stated that she submitted Form 8B (attached herein to these minutes) and that she therefore will not be voting on the petition.

Interim Principal Planner Andrew Persons, AICP, named City of Gainesville and GRU staff that were in attendance in case there were questions for them, and then gave the staff presentation. Clay Sweger, AICP, of eda engineers-surveyors-planners, inc., noted that Sergio Reyes, P.E. and environmental scientist Pete Wallace were also present on behalf of the applicant. He then made a presentation as agent for the applicant. Sergio Reyes replied to a question from a Board member about underground utilities.

The following members of the public spoke during the public hearing (public comments) portion of the meeting:

Tom Kay, Howard Jelks, Maryvonne Devensky, Michael Turco, Suzanne Woodward, Barry Goldman, Kirk Conrad, Bruce Gillespie, Mary Olin, Al Clark, Francine Robinson, and Donald Shepherd.

Motion By: Bob Ackerman	Seconded By: N/A
Moved To: Deny Petition PB-15-115 PDA based on its failure to adequately address serious environmental constraints on this piece of property.	Upon Vote: Motion failed for lack of a second

Board member Sutton noted that the Board had not heard from environmental staff. Board member Tecler then moved to reopen the hearing, which, when asked by Chair Condon, was found to be acceptable to Board member Ackerman, whose preceding motion lacked a second. Environmental Coordinator John Hendrix then spoke at the podium.

Motion By: Dave Ferro	Seconded By: Adam Tecler
Moved To: Approve Petition PB-15-155 PDA as recommended with the exception of lift stations as a possible solution.	Upon Vote: 2:2 (Nays: Ackerman, Condon)

Motion By: Bob Ackerman	Seconded By: Adam Tecler
Moved To: Continue Petition PB-15-155 PDA to the February 25 th meeting of the City Plan Board	Upon Vote: 4-0(Ackerman)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Stephanie Sutton, hereby disclose that on January 28, 20 16:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of eda engineers - surveyors & planners, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am employed by eda, agent for petition PB-15-115-PDA

Jan 26, 2016
Date Filed

Stephanie Sutton
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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The Plan Board re-opened the public hearing for this petition that was continued from the Plan Board’s January 28, 2016 meeting. Onelia Lazzari, AICP, of eda engineers-surveyors-planners, inc., gave a presentation regarding the petition. Jay Nordqvist, P.E, of GSE Engineering & Consulting, Inc. and Environmental Services Consultant, gave a presentation on geotechnical characteristics of the area. In response to a question from Plan Board member Terry Clark about jurisdictional wetlands in a 90-acre area of the property, Peter M. Wallace of Ecosystems Research Corporation made a presentation on the regulatory history and status of that area.

Blues Creek resident Michael Turco spoke about flooding in the neighborhood, and Sergio Reyes, P.E., of eda engineers-surveyors-planners, inc., discussed the potential for flooding in the proposed lots. Plan Board member Bob Ackerman questioned whether the current layout could meet City requirements, and asked about the feasibility of providing septic tanks.

Assistant City Attorney Sean McDermott discussed the legal history of the Blues Creek development and the jurisdictional aspects of its regulatory permits and development approvals. Russ Ingram, P.E., Supervising Engineer at Gainesville Regional Utilities, discussed the “jack and bore” underground piping system for utilities, as did Sergio Reyes.

Motion By: Dave Ferro	Seconded By: Adam Tecler
Moved To: Approve Petition PB-15-115 PDA	Upon Vote: N/A

Motion By: Adam Tecler	Seconded By: Dave Ferro
Moved To: Amend the motion to remove the lift station from the proposal	Upon Vote: 4-0

Motion By: Dave Ferro	Seconded By: Adam Tecler
Moved To: Approve Petition PB-15-115 PDA as amended remove the lift station from the proposal	Upon Vote: 3-1 (Nay: Ackerman)