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Minutes  
City Plan Board Meeting

City Hall Auditorium  
200 East University Avenue

December 7, 2009  
Monday, 6:30 P.M.

Members Present

Bob Ackerman  
Bob Cohen (Chair)  
Chris Dawson  
Laurel Nesbit  
Adrian Taylor (Vice-Chair)  
Randy Wells

Members Absent

Eileen Roy (SBAC)

Staff Present

Dean Mimms  
Lawrence Calderon  
Susan Niemann  
Ralph Hilliard  
Erik Bredfeldt

I. ROLL CALL

II. APPROVAL OF AGENDA

<b>Motion By:</b> Adrian Taylor	<b>Seconded By:</b> Bob Cohen
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 6 – 0

III. APPROVAL OF MINUTES – October 7, 2009, October 22, 2009 & October 28, 2009

<b>Motion By:</b> Adrian Taylor	<b>Seconded By:</b> Bob Ackerman
<b>Moved To:</b> Approve	<b>Upon Vote:</b> 6– 0.

IV. REQUEST TO ADDRESS THE BOARD

Chair Cohen presented a plaque and a gavel to honor former Plan Board Chair Peter Polshek, and noted that Mr. Polshek set a high standard of public service during his many years on the Board.

Mr. Kali Blount, RN, and citizen, spoke on the importance of the dispersal of affordable housing.

V. OLD BUSINESS - None

VI. NEW BUSINESS



- Petition PB-09-143 LUC.** Causseaux, Hewett and Walpole, Inc., agent for Archer Road Development, LLC. Amend the Future Land Use Map from Alachua County Low Density Residential (1-4 DU/acre) to PUD (Planned Use District) and CON (Conservation) to allow an assisted living facility, nursing home, office and medical services. Located in the 4700 block of Archer Road, north side.

Lawrence Calderon, Chief of Current Planning, made the staff presentation. Gerry Dedenbach, AICP, of Causseaux, Hewett and Walpole, Inc., presented for the applicant. Jonathan Paul, spoke as a citizen and as staff from Alachua County, in favor of City staff's recommendation for a 50-foot right of way. Adjacent property owner Judith Steffen expressed her concern that motor vehicle headlights in a future parking lot could be only 9 feet from her residential property.

Charles Willett, citizen, expressed concerns about green space and about quality of life. The public hearing was closed. The Plan Board deliberated and voted.

<b>Motion By:</b> Adrian Taylor	<b>Seconded By:</b> Chris Dawson
<p><b>Moved To:</b> Approve Petition PB-09-143 LUC based on the fact that it meets the comprehensive plan, and that the request clearly states that it is for a nursing facility, an assisted living facility, and office and medical services; and with revisions to staff-recommended conditions as follows: Condition 6 - amend end of second sentence to include street frontage development "along Archer Road, Southwest 47<sup>th</sup> Street, and any internal roads"; Condition 9 – to state that "The PD zoning shall provide for adequate right-of-way for construction of Southwest 47<sup>th</sup> Street to accommodate needed and planned transportation routes to surrounding areas."; Add "Condition 11. Transportation impacts shall be evaluated based upon the impacts of proposed development for the entire project rather than as individual phases."</p>	<p><b>Upon Vote:</b> 6 – 0</p>

- 2. Petition PB-09-145 LUC. City of Gainesville. Southwest Annexation Land Use Changes. Amend the City of Gainesville 2000-2010 Future Land Use Map for annexed areas from multiple Alachua County land use designations (Low Density Residential (1-4 DU/acre); Medium Density Residential (4-8 DU/acre); Medium High Density Residential (8-14 DU/acre); High Density Residential (14-24 DU/acre); Recreation; Commercial; Tourist/Entertainment; Institutional; and Industrial/Manufacturing,) to multiple City of Gainesville land use designations (Residential Low-Density (up to 12 units per acre); Residential Medium-Density (8-30 units per acre); Residential High-Density (8-100 units per acre); Mixed-Use Medium-Intensity (12-30 units per acre); Urban Mixed-Use 1 (UMU-1: up to 75 units per acre); Commercial; Conservation; Public Facilities; and Business Industrial). Located in the vicinity of Southwest 20th Avenue and Southwest Archer Road, east of Interstate 75 and west of SW 34th Street; and consisting of approximately 690 acres. Related to PB-09-146 ZON.**

Susan Niemann, Senior Planner, made the staff presentation (on both the land use and zoning petitions). Ms Kim Arrington, citizen, expressed concern about traffic, density, and lack of green space. Gerry Dedenbach, representing property owner Buddy Burch, asked for changing part of the area north of SW 20<sup>th</sup> Avenue from the staff-recommended RH land use category (and RH-2 zoning) to UMU-1 (land use and zoning). Seth Lane, representing a property owner, and adjacent property owner Buddy Burch, spoke in favor of the change requested by Mr. Dedenbach. Ms Niemann said that staff finds the revision requested by Mr. Dedenbach acceptable.

These minutes are not a verbatim account of this meeting. A DVD recording of this meeting is on file with the Planning and Development Services Department of the City of Gainesville.