

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, October 29, 2007**

**3:00 PM**

**City Commission Special Meeting**

**City Hall Auditorium**

## **City Commission**

*Mayor Pegeen Hanrahan (At Large)  
Mayor-Commissioner Pro Tem Rick Bryant (At Large)  
Commissioner Jeanna Mastrodicasa (At Large)  
Commissioner Scherwin Henry (District 1)  
Commissioner Ed Braddy (District 2)  
Commissioner Jack Donovan (District 3)  
Commissioner Craig Lowe (District 4)*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.*

## CALL TO ORDER - 3:05 PM

## ROLL CALL

Present: Edward Braddy, Pegeen Hanrahan, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

## ADOPTION OF THE AGENDA

*Commissioner Bryant moved and Commissioner Lowe seconded to adopt the agenda. (VOTE: 5-0, Commissioners Braddy and Donovan - Absent, MOTION CARRIED)*

*NOTE: Commissioner Donovan entered the meeting room at 3:06 PM.*

*NOTE: Commissioner Braddy entered the meeting room at approximately 3:20 PM.*

## PLAN BOARD PETITIONS

### 070210.

#### **Hatchet Creek Planned Use District (B)**

**Petition 23LUC-07 PB. Ronald A. Carpenter, agent for East Gainesville Development Partners, LLC. Amend the City of Gainesville 2000-2010 Future Land Use Map from SF (Single-Family, up to 8 units per acre), IND (Industrial), and REC (Recreation) to PUD (Planned Use District to allow up to 1,500 dwelling units, 500-unit adult living facility, and up to 200,000 square feet of non-residential uses, including outdoor storage facilities. Located at 2100 Northeast 39th Avenue, adjacent to the Ironwood Golf Course.**

*STAFF PRESENTATION: Assistant City Attorney Nicolle Smith, Chief of Comprehensive Planning Dean Mimms, Public Works Environmental Coordinator Mark Garland, Public Works Director Teresa Scott, Senior Planner Onelia Lazzari and Planning Manager Ralph Hilliard gave presentations.*

*AIRPORT PRESENTATION: Airport Chief Executive Officer (CEO) Alan Penksa gave a presentation.*

*PETITIONER PRESENTATION: Attorney for the Petitioner Ron Carpenter, Attorney Linda Shelly and Environmental Consultant Pete Wallace gave presentations.*

*MOTION ON TABLE FROM THE OCTOBER 23, 2007 SPECIAL MEETING: Commissioner Donovan moved and Commissioner Lowe seconded to:*  
*1) Accept the Plan Board's recommendation with it's conditions eliminating Condition Q;*  
*2) accept Condition S, as amended: (After the phrase "a maximum of 2 access points shall be allowed along NE 53rd Avenue" that we include this language: "unless additional access points are approved by Alachua County and the City of Gainesville,*

in accordance with the Alachua County Access Management Regulations");

- 3) accept Condition X, as amended: Petitioner requested that the last sentence be eliminated - "The developer shall be responsible for the costs of any new traffic signals that are warranted and the costs shall not be counted toward any required proportionate fair share contribution for transportation concurrency"; staff recommended keeping the language adding the phrase after the word "warranted": "as a result of the development's site related impacts";
- 4) retain Condition Y, but ask staff re-examine it (fiber optic cable);
- 5) request more analysis on whether to include the Assisted Living Facility (impact and what size);
- 6) indicate that we want to get the noise study back most likely before first reading of the ordinance, in order to finalize Conditions A2 and A3 (see A2 & A3 below; and
- 7) have staff pursue with the petitioner the maximum restoration of the natural system's hydrology.

(MOTION TABLED (Oct. 23, 2007) THEN WITHDRAWN)

RECESS: 5:54 PM

RECONVENE: 8:31 PM

MAIN MOTION: Commissioner Donovan moved and Commissioner Lowe seconded to:

- 1). Accept the Plan Board's (original) recommendation with conditions as amended by the City Attorney, and retain Condition Q;
- 2). Accept Condition S, as amended: (After the phrase "a maximum of 2 access points shall be allowed along NE 53rd Avenue" include the language: "unless additional access points are approved by Alachua County and the City of Gainesville, in accordance with the Alachua County Access Management Regulations");
- 3). Accept Condition X, as amended: Petitioner requested that the last sentence be eliminated - "The developer shall be responsible for the costs of any new traffic signals that are warranted and the costs shall not be counted toward any required proportionate fair share contribution for transportation concurrency"; staff recommended keeping the language adding the phrase after the word "warranted": "as a result of the development's site related impacts";
- 4). Retain Condition Y.
- 5). Include the Assisted Living Facility but leave the size undetermined at this time, until there is further analysis (certificate of need process);
- 6). Include conditions under "A" (A1-A4) as modified by the City Plan Board and revised by the City Attorney (recognizing the existing noise contours at this time);
- 7). New Condition Z-8 - Include customary accessory uses exclusively for residents and their guests for an active adult community, (as modified by the City Attorney);
- 8). Condition N as modified by staff adding the language to the phrase: "acceptable to the City"; add "of Gainesville in accordance with the traffic calming practices outlined by the Institute of Transportation Engineers"; and
- 9). Authorize the City Attorney to prepare an ordinance and the Clerk of the Commission to advertise.

(VOTE: 4-3, Commissioners Braddy, Bryant and Henry - No; MOTION CARRIED)

Chair Hanrahan recognized Charles Chestnut, III who spoke to the matter.

*CITIZEN COMMENT: Chair Hanrahan recognized the following citizens who spoke to the matter:*

- 1. David Gold, City Plan Board*
- 2. Vivian Filer*
- 3. Peter Johnson, Airport Authority*
- 4. Betty Jennings*
- 5. Charles Chestnut, III*
- 6. Cleve Sharpe*
- 7. Barbara Sharpe*
- 8. Evelyn Fox*
- 9. Rob Brinkman*
- 10. Diyonne McGraw*
- 11. Gladys Thompson*
- 12. Walter Willard*
- 13. Tawana Hines*
- 14. Alachua County Commissioner Rodney Long*

*ADDITIONAL MOTION:*

*Commissioner Lowe moved and Commissioner Donovan seconded to direct City staff to work with the applicant, the Airport Authority, and other relevant agencies both public and private, to pursue maximum restoration of the natural system's hydrology for the mutual benefit of all parties.*

*(MOTION TABLED)*

**RECOMMENDATION**

*City Plan Board to City Commission - The City Commission deny Petition 23 LUC-07 PB with respect to changing the existing Industrial land use category to Planned Use District, and approve Petition 23LUC-07 PB with respect to changing the existing Single Family and Recreation land use categories to Planned Use District, subject to conditions as revised by the Plan Board. Plan Board vote 6-1.*

*Staff to City Commission - The City Commission deny Petition 23 LUC-07 PB with respect to changing the existing Industrial land use category to Planned Use District, and approve Petition 23LUC-07 PB with respect to changing the existing Single Family and Recreation land use categories to Planned Use District, subject to conditions.*

*Alternative Recommendation -Deny Petition 28LUC-07PB.*

*Staff to Plan Board - Deny Petition 23 LUC-07 PB with respect to changing the existing Industrial land use category to Planned Use District, and approve Petition 23LUC-07 PB with respect to changing the existing Single Family and Recreation land use categories to Planned Use District, subject to conditions.*

**A motion was made by Commissioner Donovan, seconded by Commissioner Lowe, that this matter be Approved City Plan Board's Recommendation with Conditions, as amended. The motion carried by the following vote:**

**Votes:** Aye: Jack Donovan, Jeanna Mastrodicasa, Craig Lowe and Pegeen Hanrahan  
Nay: Scherwin Henry, Edward Braddy and Rick Bryant

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## **ADJOURNMENT - 11:00 PM**

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Kurt M. Lannon, Clerk of the Commission