

CITY PLAN BOARD MINUTES

February 25, 2016 6:30 PM
 City Hall Auditorium
 200 E. University Ave

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Bob Ackerman (Vice-Chair)	Erin Condon (Chair)	Andrew Persons
Dave Ferro	Leanetta McNealy (School Board representative)	Ralph Hilliard
Adam Tecler		Sean McDermott
Stephanie Sutton		Mark Brown
Bryan Williams		Russ Ingram
Terry Clark		Andy Roberts
		Steve Hesson

I. Roll Call

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

Motion By: Adam Tecler	Seconded By: Dave Ferro
Moved To: Approve	Upon Vote: 5-0

III. Approval of Minutes: January 28, 2016

Motion By: Adam Tecler	Seconded By: Bryan Williams
Moved To: Approve	Upon Vote: 5-0

BOARD MEMBERS

Chair: Erin Condon Vice Chair: Bob Ackerman
 Bryan Williams, Stephanie Sutton, Dave Ferro, Adam Tecler, Leanetta McNealy (School Board representative)
 Staff Liaison: Dean Mimms

IV. Announcement: Section 30-353 of the Land Development Code establishes the Plan Board, including its membership; rules of procedure; and functions, powers and duties. The Plan Board is advisory to the City Commission on most planning petitions. Appeals of Plan Board decisions concerning Special Use Permits are to a hearing officer within 15 days of the decision (see Sec. 30-234(h) of the Land Development Code). The procedure for an appeal is set forth in Sec. 30-352.1.

V. Request to Address the Board

VI. Old Business

OB1. 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.

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)

VII. New Business

1. **Petition PB-15-155 ZON** Warren Mack, agent for Helika Properties. Rezone property from BUS (general business district) to BA (automotive – oriented business district). Located at 1947 North Main Street.

The staff presentation was given by Andrew Persons, AICP, Interim Principal Planner. There were no questions from the Plan Board.

Motion By: Stephanie Sutton	Seconded By: Dave Ferro
Moved To: Approve Petition PB-15-155 ZON	Upon Vote: 5-0

VIII. Information Items: N/A

IX. Board Member Comments

- X. **Adjournment** The meeting was adjourned at 8:25 p.m.

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
Erin Condon

Date

Staff Liaison, City Plan Board
Dean Mimms, AICP

Date