

070210A



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TO: Honorable Mayor and City Commissioners
THRU: Russ Blackburn, City Manager *RB*
FROM: Erik A. Bredfeldt, Planning and Development Services Director *EB*
DATE: June 13, 2008
SUBJECT: Staff Summary of Public Meeting of City Staff, Petitioner, GACRAA and Airport Staff - RE: Hatchet Creek PUD (Petition 23LUC-07PB) May 7, 2008 – Wednesday, 2:00 pm – City Hall, Rm 16

On Wednesday, May 7th, City staff facilitated a public meeting regarding the Hatchet Creek PUD petition currently before the City Commission for review. This meeting was held at the direction of the Commission as indicated in final action on April 16, 2008 and the charge as captured in the relevant minutes was that, *“the Airport Authority, the petitioner and City staff including the City Attorney will attempt to identify properties within the Industrial (zoning area) that could have residential use and not adversely impact airport operations”*.

Attendees at the May 7th public meeting included: City Planning staff, representatives of the City Attorney’s Office, the Petitioner and agents and the Airport Director and Chair of GACRAA. The meeting began shortly after 2:00 pm.

During the course of the meeting, the Petitioner recommended, and all parties agreed, that I act as Chair of the meeting.

As to the charge, there was one area of existing Industrial property that was the initial focus of the meeting discussion lying in the northeast corner of the 498 acre subject property lying along Waldo Road (this property was labeled as area “D” on the map utilized for the discussion, see attached).

With respect to this area, the following observations were offered by meeting attendees:

Airport representatives: As to area “D”, it is less critical than areas that are within the approach path and critical noise contours however the Airport Director and Chair indicated they could not speak on behalf of the Airport Authority and that they did have concerns about whether allowing residential in this area would constitute best practice with respect to the FAA.

Petitioner representatives: As to area “D”, the Petitioner’s agent indicated that the area is capable of being residential as it is capable of being commercial and office.

City staff representatives: As to area “D”, Planning staff indicated that if it’s not going to create a hazard for the airport that there aren’t any problems with D accommodating residential as it lies

Memo
Hatchet Creek PUD
June 13, 2008
Page 2 of 2

outside of the current noise corridor however other issues regarding compatibility with Airport operations would need to be assessed prior to City staff providing any recommendation. City Attorney staff raised issues that must be considered in determining whether area "D" is suitable for residential development including: the final adopted noise contours, the airport obstruction zone, the airport runway zone and compatibility with existing buildings and land use.

Following a fifteen minute recess, attendees reconvened and the Petitioner expressed an interest in placing as many non-residential uses as may be economically and logistically reasonable (inclusive of environmental mitigation, flood plain compensation, water detention areas and other amenities) within the 60 DNL and 65 DNL areas based upon the draft 2008 noise area map.

In addition, the Petitioner indicated that residential development within the 60 DNL area, according to the draft 2008 noise area map, would be to a 30 NLR building standard, effectively doubling the sound proofing of homes as compared to the existing Appendix F standard for residential development in the 65DNL.

No further commitments were made by any of the attendees however it was agreed that the Chair would report back to the Commission on the results of the meeting. The meeting adjourned at approximately 5:00 pm.

I have reviewed the June 4th submission to the Mayor and City Commission from the Petitioner and I believe that page 2 does generally reflect the view of the Petitioner expressed at the May 7th meeting with qualifications as indicated in this memo.

Finally, I will summarize the points of this memo for the City Commission at the scheduled June 16th meeting on this Petition.

Attachment: Exhibit B Map





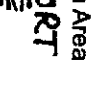
cc Marion Radson, City Attorney, City of Gainesville
Ron Carpenter, Attorney, Carpenter & Roscow, PA
Allen Penksa, CEO, Gainesville Regional Airport

EXHIBIT "B"

Petition 23LUC-07PB

204.43 acres of SF affected.
154.50 acres of IND affected.

Murphree Water Plant

	Petition Area		IND
	AIRPORT NOISE ZONE		SF and REC
	City Limits		

LUP Category

Prepared by the Dept. of Comm. Dev.
GIS File: 23LUC-07PB_LDN65_B&W_071007.mxd

