

City of Gainesville

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



Meeting Minutes

Monday, December 13, 2010

6:00 PM

City Commission Special Meeting

City Hall Auditorium

City Commission

Mayor Craig Lowe (At Large)

Mayor-Commissioner Pro Tem Jeanna Mastrodicasa (At Large)

Commissioner Scherwin Henry (District 1)

Commissioner Lauren Poe (District 2)

Commissioner Warren Nielsen (District 3)

Commissioner Randy Wells (District 4)

Commissioner Thomas Hawkins (At Large)

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 - Approximately 6:25 PM

ROLL CALL

Present: Warren Nielsen, Craig Lowe, Jeanna Mastrodicasa, Scherwin Henry, Lauren Poe, Thomas Hawkins and Randy Wells

ADOPTION OF THE AGENDA

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Commissioner Poe moved and Commissioner Henry seconded to adopt the agenda, as modified.

(VOTE: 5-1, Commissioner Hawkins - No, Commissioner Wells - Absent, MOTION CARRIED)

NOTE: Commissioner Wells entered the meeting room at approximately 6:45 PM.

MODIFICATIONS:

- 1. Letter from Attorney Robert Doan.*
- 2. Notes submitted by Commissioner Hawkins.*
- 3. Letter from Fishkind & Associates including Economic Impact Analysis of the Butler Plaza Expansion.*
- 4. City Attorney's Office Power Point.*
- 5. Revisions to the applicant's Power Point.*
- 6. Letter from Stanley, Esrey & Buckley.*

CITY MANAGER

090538.

Butler Plaza Planned Development Rezoning (B)

Petition PB-09-84 PDV. Kimley-Horn and Associates, Inc., agent for S. Clark Butler Properties, Ltd. (Butler Plaza PD) Rezone property from Alachua County Automotive Oriented Business (BA), Retail Sales, and Services (BR), Highway Oriented Businesses (BH), Manufactured/Mobile Home Park (RM), Manufacturing and Services Industrial (MS), Residential Multi-Family (R-2), Residential Multi-Family (R-3), Residential Single Family (R-1C), Residential and Professional (RP) to City of Gainesville PD (Planned Development District) to allow commercial, office and residential uses. Located between Southwest Archer Road and Southwest 24th Ave., and between Southwest 40th Blvd. and Southwest 34th St. Related to Petition PB-09-74 LUC.

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INTRODUCTION: City Attorney Marion Radson gave introductions.

STAFF PRESENTATION: Planning and Development Services Erik Bredfeldt, Sr. Assistant City Attorney Nicolle Shalley and Senior Planner Scott Wright gave presentations.

APPLICANT PRESENTATION: Deborah Butler of Butler Enterprises; Attorney for the Applicant Linda Shelly; Robert Gibbs of Gibbs Planning Group; Mark Bulmash of Bulmash Real Estate Advisors; Daniel Wilson of Compass Bank; Stan Geberer of Fishkind and Associates; Jim McKinney President and CEO of Regency Properties; Jonathan Thigpen of Kimley Horn and Associates; Real Estate Attorney Robert Stanley; and Regency Windmeadows Attorney Robert Doan gave presentations.

MOTION: Commissioner Poe moved and Commissioner Henry seconded to direct legal and planning staff to negotiate with the applicant staff to work on a phasing plan to be presented to the City Commission at the next scheduled meeting regarding this topic.

(VOTE: 7-0, MOTION CARRIED)

NOTE: Mayor-Commissioner Pro Tem Mastrodicasa stated for the record that she would be voting on this item.

Mayor Lowe recognized LaKay Banks, Chamber of Commerce Chair Eric Godet, David Fugson of OSI (Lobbyist for Outback and Bonefish Grill), Chamber of Commerce CEO Brent Christensen, Sally Dickinson, Dwight Adams and Rob Brinkman who spoke to the matter.

NOTE: The City Commission agreed without objection that the back-up for this item should be ready before the next meeting is scheduled.

RECOMMENDATION

City Plan Board to City Commission - The City Commission approve petition PB-09-84 PDV, as revised by the Plan Board. The Plan Board voted approval of the petition with revisions (6-1).

Staff to City Commission - The City Commission approve the revised recommendation (Butler Plaza PD Conditions - STAFF) from City staff.

Continued (Petition)

Petitioner_BP_ comprehensive plan subarea policies 11-19-09 .pdf
Petitioner_BP- PD Conditions 11-19-09 .pdf
Petitioner_BP_PP_ additional information.PDF
Letter_Deborah Butler_November 19, 2009.pdf
090538_butler plaza PD table of contents_20091130.pdf
090538A_cpb revised PD conditions_20091130.pdf
090538B_additional staff changes to PD conditions_20091130.pdf
090538C_090921 cpb minutes_20091130.pdf
090538D_090929 cpb minutes_20091130.pdf
090538E_091007 cpb action agenda_20091130.pdf
090538F_staff report_20091130.pdf
090538G_trc comments to cpb_20091130.pdf
090538H_Letters_citizen,city arborist,rts dir,ac plan dept,fdot_20091130.pdf
090538I_neighborhood workshop info_20091130.pdf
090538J_petitioner response to PD detail comments_20091130.pdf
090538K_091007 cpb minutes draft_20091130.pdf
090538L_staff ppt_20091130.pdf
090538_table of contents_20100805.PDF
090538A_cpb pd conditions_20100805.pdf
090538B_applicant version pd conditions_20100805.pdf
090538C_pt 1_A-E_pd report_20100805 pdf.pdf
090538C_pt 2_F-J_pd report_20100805.pdf
090538D_site signage plan_20100805.pdf
090538E_staff ppt_20100805.PDF
090538F_Time Extension Ltr_20100805.pdf
090538G_Airport Marker Ltr_20100819.pdf
090538_petitionform_20100805.pdf
090538a_petitionform_20100805.pdf
090538_table of contents_20100819.pdf
090538A_cpb butler plaza pd conditions_20100819.pdf
090538B_applicant version butler plaza pd conditions_20100819.pdf
090538C_Pt 1_A-D_pd report_20100819.pdf
090538C_Pt 2_E-J_pd report_20100819.pdf
090538D_site signage plan_20100819.pdf
090538E_staff ppt_20100819.PDF
090538F_extention ltr_quasai jud forms_20100819.pdf
090538G_Airport Marker Ltr_20100819.pdf
090538H_butler plaza land use signed ordinace 090537_20100819.pdf
090538i_Memo from EB&SWright_20100819.pdf
090538J_City-Object 1.3_20100819.pdf
090538K_Architectural Guideline_20100819.pdf
090538_MOD_agent for Butler_20100819.PDF
090538_MOD_C- Hawkins Butler_NOTES_20100819 (2).pdf
090538_Butler Plaza Typical Section Exhibits_07-29-10.pdf
090538_PD_Report_Exhibits_Submittal_060910.pdf
090538a_Staff Memo_20101213.pdf
090538b_Butler Plza Back-Up_20101213.pdf
090538b_Addendum to Exhibit B - Layout Plan_20101213.pdf
090538b_Addendum to Page E-3_20101213.pdf
090538c_Staff Conditions_20101213.pdf
090538d_Disputed Conditions_20101213.pdf
090538e_City Commission Minutes_20101213.pdf

090538F_Staff PPt_20101213.pdf
090538G_Petitioner Consultant Resume_20101213.pdf
090538h_Petitioner Attorney Resume_20101213.pdf
090538_MOD_Attorney Doan_Ltr_20101213.pdf
090538_MOD_Butler Plaza EIS Analysis_20101213.pdf
090538_MOD_C-Hawkins_20101213.pdf
090538_MOD_Fishkind Opinion Letter r1_20101213.pdf
090538_MOD_Legal PPT - Conditions 1 & 50_20101213).PDF
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090538_MOD_LTR_20101213.pdf

ADJOURNMENT - 9:22 PM

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Kurt M. Lannon, Clerk of the Commission