

City of Gainesville

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



Meeting Minutes

Monday, November 30, 2009

6:00 PM

City Commission Special Meeting

City Hall Auditorium

City Commission

Mayor Pegeen Hanrahan (At Large)

Mayor-Commissioner Pro Tem Scherwin Henry (District 1)

Commissioner Lauren Poe (District 2)

Commissioner Jack Donovan (District 3)

Commissioner Craig Lowe (District 4)

Commissioner Thomas Hawkins (At Large)

Commissioner Jeanna Mastrodicasa (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 - 6:07 PM

ROLL CALL

Present: Pegeen Hanrahan, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa, Scherwin Henry, Lauren Poe and Thomas Hawkins

ADOPTION OF THE AGENDA

Commissioner Lowe moved and Mayor-Commissioner Pro Tem Henry seconded to adopt the agenda.

(VOTE: 6-0, Commissioner Mastrodicasa - Absent, MOTION CARRIED)

PLAN BOARD PETITIONS

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090537. Butler Plaza Land Use Amendment (B)

Petition PB-09-74 LUC. Kimley-Horn and Associates, Inc., agent for S. Clark Butler Properties, Ltd. (Butler Plaza Land Use Amendment) Amend the Future Land Use Map from Alachua County Medium High Density Residential (8-14 DU/acre), High Density Residential (14-24 DU/acre), Office/Residential, Commercial, Institutional, and Industrial to City of Gainesville Planned Use District and Commercial. Located between Southwest Archer Road and Southwest 24th Ave., and between Southwest 40th Blvd. and Southwest 34th St. Related to Petition PB-09-84 PDV.

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INTRODUCTIONS: Planning and Development Services Director Erik Bredfeldt and City Attorney Marion Radson gave introductions.

DISCLOSURE OF EX PARTE' COMMUNICATIONS: Commissioners Lowe, Poe, Henry and Hawkins disclosed that they had ex parte' communications.

STAFF PRESENTATIONS: Senior Planner Scott Wright and Transportation Concurrency Planner Onelia Lazzari gave presentations.

PETITIONER PRESENTATION: Attorney for the Petitioner Ron Carpenter, Attorney for the Petitioner Linda Shelley, Kimley-Horn Associates Engineer Jonathan Thigpen and Consultant for the Petitioner Dr. Grant Thrall gave presentations.

ALACHUA COUNTY PRESENTATION: Alachua County Growth Management Department Jonathan Paul gave a presentation.

RTS Chief Transit Planner Doug Robinson made comments.

STAFF PRESENTATIONS CONTINUED: Planning Manager Ralph Hilliard, Public Works Transportation Planner Debbie Leistner, and City Arborist Meg Niederhofer gave presentations.

CITIZEN COMMENT: Chair Hanrahan recognized Rob Brinkman representing Sierra Club, Rosa B. Williams, Jane Burman-Holtem, Kimberly Hall, Jeff Morgan and Randy Wells who spoke to the matter.

CONTINUATION MOTION: Commissioner Poe moved and Commissioner Mastrodicasa seconded to continue this item until Tuesday, December 1, 2009 @ 6:00 PM.

(VOTE: 7-0, MOTION CARRIED)

RECESS: November 30, 2009 @ 10:05 PM.

RECONVENE: December 1, 2009 @ 6:04 PM.

PRESENTATIONS/DISCUSSION CONTINUED (From November 30, 2009): Planning Manager Ralph Hillard, Cupkovic Architecture, LLC Representative Noel Cupkovic, Kimley Horn Associates Engineer Jonathan Thigpen, Attorney for the Petitioner Ron Carpenter, Assistant Public Works Director Don Hambidge, Agent for the Developer Ralph Conti, FDOT Representative Thomas Hill, Transportation Concurrency Planner Onelia Lazzari, Attorney for the Petitioner Linda Shelley, Kimley-Horn Associates Representative Richard Bush, Butler Enterprises Representative Debra Butler, RTS Director Jesus Gomez, Alachua County Transit Planner Jeff Hayes, Public Works Consultant Terry Shaw of HNTB and Senior Planner Scott Wright gave presentations.

MODIFICATIONS: (Policy 4.3.6 Butler Plaza)

PAGE 1 - Page 1 para b. after Subarea 3: - Strike Language - "A minimum of 175".

PAGE 2 - 1) Para c. - Add sentence - "The maximum densities and square footages will be implemented and permitted as part of the PD Zoning Ordinance; 2) para d. - Strike the language "after the year 2015"; 3) para d. - Add new language regarding affordable housing using the threshold of 20% and that the details be worked out between now and the PD stage; 4) Subarea 1, para e., 5) Line 6 - Strike the word "auto oriented"; 6) Line 8 - Strike the sentence "This subarea shall serve as a regional commercial center with overall orientation to Archer Road or other primary streets"; 7) after the sentence "This area may include drive-throughs consistent with the City's Concurrency Management Element and TCEA Zone "M" requirements" add the language - "or any successor regulations in effect at the time of development plan approval"; and 8) Line 8 - before "Automotive Sales" add the language "Special Event".

PAGE 3 - Para 2 - Adopt the language - "a new pattern of development that will create an overall perimeter block length to be an average of 1600 ft. in perimeter and not to exceed 2000 feet".

FIRST MOTION: Commissioner Hawkins moved and Commissioner Donovan

seconded to adopt the language "a new pattern of development that will create an overall perimeter block length to be an average of 1600 ft. in perimeter and not to exceed 2000 feet".

(VOTE: 7-0, MOTION CARRIED)

PAGE 4 - 1) Para 8 - Delete paragraph 8; 2) para 9, line 2, strike the phrase "endeavor to"; 3) line 6, after the word "boulevard" add the language "is at the sole expense of the developer and at no cost to the City or could be applied to mitigation credit"; and 4) establish "trigger point" in the ordinance.

PAGE 5 - 1) Para f, 4th Line - Delete the word "auto oriented" before "drive throughs"; 2) the City Attorney requested that whenever there was an appropriate reference to a Concurrency Management Element, TCEA Zone requirement, or a specific Code requirement that they be allowed to take into account and provide for changing codes over a long period of time; 3) para 2, strike the language "be suburban in style"; and change the remainder of the line to read "with parking facilities located generally outside the "front door" of these retail uses"; 4) para 3, line 4 re-insert "transfer stations".

PAGE 6 - Subarera 3, Para 1 - Move paragraph 1 to page 8 under "General Provisions";

PAGE 7 - 1) Bullet 8 - Change language to "Shade trees along all streets" removing the word "public" and "lined"; 2) Bullet 3 - Refer to staff the issues of 2 story uses.

PAGE 8 - No changes.

PAGE 9 - 1) Para 4 New language from staff for attractive stormwater basins; and 2) Para 5, line 4 - change language to - "shall be constructed and maintained by the owner/developer in accordance with City of Gainesville standards for public streets".

PAGE 10 - Para 8 - Approve staff's recommendation adding language "specificity as to the nature, size and cost of the park-and-ride and the transfer facility will be provided in the PD Zoning Ordinance"; and reflecting that the 100 park-and-ride spaces will be with the transfer facility.

SECOND MOTION: Commissioner Lowe moved and Commissioner Hawkins seconded to approve staff's recommendation on page 10, adding the language: 1) "Specificity as to the nature, size and cost of the park-and-ride and the transfer facility will be provided in the PD Zoning Ordinance"; and 2) reflect that all of the (100) park-and ride spaces would all be at the SW 1 or SW 2 locations and not in two different locations.

(VOTE: 6-1, Mayor Hanrahan - No, MOTION CARRIED)

PAGE 11 - No Changes.

PAGE 12 - Staff will get with County Public Works Staff.

PAGE 13 - No Changes.

*MOTION TO EXTEND: Commissioner Poe moved and Commissioner Henry seconded to waive the rules to extend the meeting to 11:15 PM.
(VOTE: 7-0, MOTION CARRIED)*

*THIRD MOTION (MAIN MOTION): Commissioner Poe moved and Mayor-Commissioner Pro Tem Henry seconded to approve Petition 090537 (PB-09-74 LUC), as modified.
(VOTE: 7-0, MOTION CARRIED)*

CITIZEN COMMENT: Chair Hanrahan recognized Rob Brinkman and Representative Corrine Brown's Staff Glenel Bowden who spoke to the matter.

RECOMMENDATION *City Plan Board to City Commission - The City Commission approve petition PB-09-74 LUC as revised by the Plan Board. Plan Board vote 6-0.
Staff to City Commission - the City Commission approve Plan Board's recommendation included in the report, with one minor change that the Comprehensive Plan policies of general applicability shall apply to the subject property unless stated otherwise.*

A motion was made by Commissioner Poe, seconded by Mayor-Commissioner Pro Tem Henry, that this matter be Approved (Petition) as Modified. The motion carried by the following vote:

Votes: Aye: Jeanna Mastrodicasa, Thomas Hawkins, Craig Lowe, Jack Donovan, Lauren Poe, Scherwin Henry and Pegeen Hanrahan

Petitioner_BP_market study.pdf
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
Info_FDOT & County_Letters.pdf
Attachment (map) County Letter..pdf
Attachment (map) County Letter.pdf
C-Hawkins-EMAIL and Comments.pdf
090537A_revised plan board adopted conditions_20091130.pdf
090537B_091007 cpb action agenda_20091130.pdf
090537C_090929 cpb minutes_20091130.pdf
090537D_090921 cpb minutes_20091130.pdf
090537E_staff report_20091130.pdf
090537F_cpa map_20091130.pdf
090537G_2.0 urban activity centers policy_20091130.pdf
090537H_4.3.5 butler plaza policy_20091130.pdf
090537I_s.w. 20th ave study area_20091130.pdf
090537J_butler plaza traffic report_20091130.pdf
090537K_neighborhood workshop info_20091130.pdf
090537L_091007 cpb minutes draft_20091130.pdf
090537M_staff ppt_20091130.pdf

090538.

Butler Plaza Planned Development (PD) 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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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 Plan Board's recommendation, with additional staff-recommended changes to Conditions 1, 9, 35, 36, and 38.

A motion was made by Commissioner Donovan, seconded by Commissioner Hawkins, that this matter be Continued (Petition). The motion carried by the following vote:

Votes: Aye: Jeanna Mastrodicasa, Thomas Hawkins, Craig Lowe, Jack Donovan, Lauren Poe, Scherwin Henry and Pegeen Hanrahan

Petitioner_BP_market study.pdf
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

ADJOURNMENT - December 1, 2009 - 11:10 PM

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Kurt M. Lannon, Clerk of the Commission