

City of Gainesville

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



Minutes

Thursday, February 25, 2016

6:30 PM

City Commission Auditorium

City Plan Board

*Erin Condon - Chair
Bob Ackerman - Vice Chair
Bryan Williams - Member
Stephanie Sutton - Member
Dave Ferro - Member
Adam Tecler - Member
Terry Clark - Member
Leannetta McNealy - School Board Representative*

CALL TO ORDER

ROLL CALL

ADOPTION OF THE AGENDA

Motion By: Adam Tecler Seconded By: Dave Ferro

Moved To: Approve

Upon Vote: 5-0

APPROVAL OF MINUTES - January 28, 2016

Motion By: Adam Tecler Seconded By: Bryan Williams

Moved To: Approve

Upon Vote: 5-0

Draft minutes of the January 28, 2016 City Plan Board Meeting (B)

Recommendation

Staff is requesting that the City Plan Board review the draft minutes from the January 28, 2016 meeting and vote to approve the minutes.

Staff to the City Plan Board - Review and approve the draft minutes.

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.

REQUEST TO ADDRESS THE BOARD

OLD BUSINESS

Amend the Blues Creek Planned Development zoning (B)

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.

RECOMMENDATION

Staff to City Plan Board - Approve petition.

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)

NEW BUSINESS

Rezone property from BUS: General business district to BA:

Automotive-oriented business district (B)**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 N. Main Street.*****Expected presentation time 4 minutes*****RECOMMENDATION***City Plan Board to City Commission - Approve Petition PB-15-155 ZON.**Staff to City Commission - Approve Petition PB-15-155 ZON.**Staff to City Plan Board - Approve Petition PB-15-155 ZON.*

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

INFORMATION ITEMS: N/A**BOARD MEMBERS COMMENTS****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.