

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Final

Wednesday, May 29, 2013

5:00 PM

City Commission Special Meeting

City Hall Auditorium

City Commission

Mayor Ed Braddy (At Large)
Commissioner Lauren Poe (At Large)
Commissioner Thomas Hawkins (At Large)
Commissioner Yvonne Hinson-Rawls (District 1)
Commissioner Todd Chase (District 2)
Commissioner Susan Bottcher (District 3)
Mayor-Commissioner Pro Tem Randy Wells (District 4)

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.

ADOPTION OF THE AGENDA

The meeting was called to order at 5:04PM

A motion was made by Commissioner Poe, seconded by Commissioner Hawkins, that this Matter be Adopted. The motion carried by the following vote:

Aye: 7 - Mayor Braddy, Commissioner Bottcher, Commissioner Poe, Commissioner Chase, Commissioner Hawkins, Mayor-Commissioner Pro Tem Wells, and Commissioner Hinson-Rawls

ROLL CALL

AGENDA STATEMENT

PLAN BOARD PETITIONS

[121106.](#) Butler Plaza Small-Scale Land Use Amendment (B)

Petition PB-12-149 LUC. Causseaux, Hewett and Walpole, Inc., agent for Mary Jane Fredrickson, Trustee et al. Amend the City of Gainesville Future Land Use Map from Commercial (C) and Business Industrial (BI) to Planned Use District (PUD). Located at 3654, 3730 & 3820 SW Archer Road and 3310 & 3318 SW 40th Terrace. Related to PB-12-148 CPA & PB-12-150 PDV.

Scott Wright made a staff presentation.

David Theriaque, Jerry Dedenbach, Robert Gibbs, Everett Hatcher and Rebecca Maccardini made presentations.

Kieth Steigert spoke to the matter.

RECOMMENDATION City Plan Board to City Commission: Approve Petition PB-12-149 LUC.

Staff to City Commission: Approve Petition PB-12-149 LUC.

Staff to the Plan Board: Approve Petition PB-12-149 LUC

Alternative Recommendation: Deny the petition leaving the existing land use and zoning in place, however this alternative may make the development of these parcels ineligible for inclusion in the Butler Development PUD.

A motion was made by Commissioner Hawkins, seconded by Commissioner Hinson-Rawls, that this Matter be Approved (Petition). The motion carried by the following vote:

Aye: 7 - Mayor Braddy, Commissioner Bottcher, Commissioner Poe, Commissioner Chase, Commissioner Hawkins, Mayor-Commissioner Pro Tem Wells, and Commissioner Hinson-Rawls

[121107.](#)

Amend the Butler Planned Use District in Future Land Use Element Policy 4.3.6 in the Comprehensive Plan (B)

Petition PB-12-148 CPA. Causseaux, Hewett and Walpole, Inc., agent for S. Clark Butler Properties Corp. et al, and Robert Doan and Roy Lambert Jr., agents for Regency Windmeadows Limited Partnership. Amend the City of Gainesville Comprehensive Plan Future Land Use Element Policy 4.3.6 for the Butler Plaza Planned Use District. Related to PB-12-149 LUC & PB-12-150 PDV.

Onelia Lazzari and Scott Wright made presentations.

Jerry Dedenbach , David Theriaque, Robert Walpole, Robert Gibbs and Rebecca Maccardini made presentations.

Mac McEachern, Joe Beaty, Annie Orlando and Keith Steigert spoke to the matter.

Amendment: Block size rule page as submitted into the record by Commissioner Thomas Hawkins. Moved by Comm Hawkins and seconded by Comm Wells and failed 1-6 with Comm Hawkins voting yes.

Amendment to main motion: cap at 3200 ft block size and use the Staff to City Commission alternative as the main motion

RECOMMENDATION

City Plan Board to City Commission: The City Commission approve Petition PB-12-148 CPA as recommended by staff including the post-Plan Board packet changes presented at the meeting and with a modification to Policy 4.3.6.e.3. to remove the requirement that off-street parking not be located in front of buildings that front on SW 62nd Boulevard extension and SW 38th Street. Plan Board vote 4-2.

Staff to City Commission: Approve Petition PB-12-148 CPA as modified by the Plan Board and as further modified by staff subsequent to the Plan Board meeting.

Staff to the Plan Board: Approve Petition PB-12-148 CPA as recommended by staff with staff changes to policies as provided at the February 19, 2013 meeting.

Alternative Recommendation: Approve Petition PB-12-148 CPA with modified policies as approved by the City Commission.

A motion was made by Commissioner Hinson-Rawls, seconded by Commissioner Chase, that this Matter be Approved (Petition), as amended. The motion carried by the following vote:

Aye: 6 - Mayor Braddy, Commissioner Bottcher, Commissioner Poe, Commissioner Chase, Mayor-Commissioner Pro Tem Wells, and Commissioner Hinson-Rawls

Nay: 1 - Commissioner Hawkins

121108.

Butler Plaza Planned Development (B)

Petition PB-12-150 PDV (Quasi-judicial). Causseaux, Hewett and Walpole, Inc., agent for S. Clark Butler Properties Corp. et al, and Robert Doan and Roy Lambert Jr., agents for Regency Windmeadows Limited Partnership. Planned Development zoning for a mixed use/commercial development. Zoned: PD (Planned Development District), BI (Business Industrial district), and BUS (General Business District). Located between SW Archer Road and SW 24th Avenue, and between SW 40th Blvd. and SW 34th Street. Related to PB-12-148 CPA & PB-12-149 LUC.

Meeting recessed at 8:56PM.

Meeting reconvened at 9:09PM.

Commissioners disclosed ex parte communications.

David Theriaque, Gerry Dedenbach, Robert Walpole and Everett Hatcher made presentations.

Scott Wright made a presentation.

Comm Poe moved with Comm Wells seconding to waive rules to continue meeting until 11:15PM. Motion carried 7-0.

Motion: Utilize Staff to City Commission alternative

RECOMMENDATION

City Plan Board to City Commission: City Commission approve Petition PB-12-150 PDV with staff recommendation as modified.

Staff to City Commission: Approve Petition PB-12-150 PDV with staff recommendation as modified by the City Plan Board, and further modified by staff.

Staff to the Plan Board: Approve Petition PB-12-150 PDV with staff recommendations.

Alternative Recommendation: Approve Petition PB-12-150 PDV as modified by the City Commission.

A motion was made by Commissioner Poe, seconded by Commissioner Hinson-Rawls, that this Matter be Approved (Petition). The motion carried by the following vote:

Aye: 6 - Mayor Braddy, Commissioner Bottcher, Commissioner Poe, Commissioner Chase, Mayor-Commissioner Pro Tem Wells, and Commissioner Hinson-Rawls

Nay: 1 - Commissioner Hawkins

ADJOURNMENT-11:02PM

