

# **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

*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.**

*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)**

**ADJOURNMENT - 9:22 PM**

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Kurt M. Lannon, Clerk of the Commission