

Minutes City Plan Board

City Hall, Auditorium
200 East University Avenue

October 04, 2007
Thursday 6:30 P.M.

Members Present

Bob Cohen Late arrival
Jack Walls
Laura High
Randy Wells
David Gold
Peter Polshek (Chair)
Jon Reiskind (v-Chair)

Members Absent

Eileen Roy (SBAC)

Staff Present

Dean Mimms
Onelia Lazzari
Ralph Hilliard
Deborah Brady

I. ROLL CALL

II. REQUEST TO ADDRESS THE BOARD – None.

V. OLD BUSINESS

1. Petition 23LUC-07PB Gerry Dedenbach, AICP, Causseaux, Hewett, and Walpole, Inc., agent for East Gainesville Development Partners LLC. Amend the City of Gainesville 2000-2010 Future Land Use Map from SF (Single-Family, up to 8 units per acre), IND (Industrial), and REC (Recreation) to PUD (Planned Use District) to allow up to 1,500 dwelling units, 500 units adult living facility, and up to 200,000 square feet of non-residential uses, including outdoor storage facilities. Located at 2100 Northeast 39th Avenue, adjacent to the Ironwood Golf Course.

Dean Mimms, Comprehensive Planning Chief stated that Staff in conjunction with the petitioner has made some revisions to the Conditions to reflect the level of specificity necessary to make the proposed Plan Use District compatible with the surrounding uses, the Gainesville Regional Airport, the environment and consistent with the Comprehensive Plan. Mr. Mimms further stated that Mark Garland, Environmental Coordinator could not be present this evening but did submit a written statement explaining his position on the revisions of the Conditions and has been distributed to the Board and the petitioner this evening.

Ron Carpenter, Attorney for the petitioner stated that both the words “gated” and “secured” has been removed from the revised Conditions at this time making it a full access but would not want to limit their opportunity to discuss it again in the future, as they are content to not have it as an issue this evening.

Mr. Mimms stated that the petitioner is on recording assigning all housing of the proposed development be designated for persons who are 55 years or older in accordance with the Federal Fair Housing Act.

Chair Polshek opened the floor to public comments and citizens came forward to express their support and opposition to the proposed development.

These minutes are not a verbatim account of this meeting. Tape recordings from which the minutes were prepared are available from the Community Development Department of the City of Gainesville.

The Board and the petitioner's representative discussed the revised conditions for the proposed development and agreed to:

- Condition A-1 – After some discussion the Board agreed to Staff's proposal with adding the petitioner's language of "... 500 Assisted Living Facility (ALF) beds" to reflect "That the PUD be limited to a maximum of 1,199 residential units, with 500 ALF beds, and a maximum of 200,000 square feet of non-residential uses..."
- Condition A-2 - Agreed to Staff's proposal
- Condition A-3 - Agreed to Staff's proposal
- Condition A-4 – After some discussion the Board agreed to Staff's proposal with deleting the wordage "299 acres (approximately)" under the Area column.
- Condition B – Petitioner agreed to Staff's proposal
- Condition C – After some discussion the Board agreed to Staff's proposal with changing "...one month extension may be granted ..." to "two month extension may be granted..."
- Condition D – Petitioner agreed to Staff's proposal
- Condition E – The Board agreed to let the petitioner and Staff come up with a compromise before the petition goes before the City Commission. and would like to suggest adding the phase "...when possible improve the quality of water leaving the site" as none of the conditions refer to water coming off the site of the proposed development.
- Condition F – After some discussion the Board agreed to Staff's proposal with adding the final clause wordage of Condition O to this condition.
- Condition G - After some discussion the Board agreed to Staff's proposal
- Condition H - After some discussion the Board agreed to Staff's proposal
- Condition I – The Board agreed that this will be resolved at the Planned Development stage.
- Condition J – After some discussion the Board agreed to Staff's proposal
- Condition K – Petitioner agreed to Staff's proposal
- Condition L – Petitioner agreed to Staff's proposal
- Condition M – After some discussion the Board agreed to Staff's proposal.
- Condition N – After some discussion the Board agreed to Staff's proposal.
- Condition O – Petitioner agreed to Staff's proposal
- Condition P – Petitioner agreed to Staff's proposal

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- Condition Q – After some discussion the Board agreed to Staff’s proposal with the change of “A maximum of three drive-through facilities shall be allowed.”
- Condition R – After some discussion the Board agreed to the Petitioner’s proposal.
- Condition S – After some discussion the Board agreed to Staff’s proposal.
- Condition T – Petitioner agreed to Staff’s proposal
- Condition U – Petitioner agreed to Staff’s proposal
- Condition V – Petitioner agreed to Staff’s proposal
- Condition W – Petitioner agreed to Staff’s proposal
- Condition X – After some discussion the Board agreed to Staff’s proposal.
- Condition Y – After some discussion the Board agreed to Staff’s proposal.
- Condition Z-1- After some discussion the Board agreed that the Petitioner and the City Attorney’s Office will work out the necessary details.
- Condition Z-2 – Petitioner agreed to Staff’s proposal
- Condition Z-3 – Petitioner agreed to Staff’s proposal
- Condition Z-4 – Petitioner agreed to Staff’s proposal
- Condition Z-5 – Petitioner agreed to Staff’s proposal
- Condition Z-6 – Petitioner agreed to Staff’s proposal
- Condition Z-7 – After some discussion the Board agreed to reject both the Staff’s and the Petitioner’s proposal and developed their own condition to reflect: “This shall not be a gated or secured community.”

Motion By: David Gold	Seconded By: Jon Reiskind
Moved To: Approve Staff’s recommendation to deny changing the existing Industrial Land Use to Planned Use District; and approve changing the existing Single Family and Recreation Land Use category to Planned Use District, subject to the conditions submitted and discussed this evening.	Upon Vote: 6 -1 (Nay: R. Wells)

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VII. COMMENTS FROM THE BOARD

Bob Cohen stated that he would like to get started on scheduling workshops and Chair Polshek asked to place it at the beginning of next month's agenda.

VIII. ADJOURNMENT – Meeting was adjourned at 11:45 p.m.

Chair, City Plan Board
Peter Polshek

Date

Staff Liaison, City Plan Board
Dean Mimms

Date

DRAFT