

City of Gainesville

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



Meeting Agenda

May 09, 2011

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

ADOPTION OF THE AGENDA

AGENDA STATEMENT

"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

ROLL CALL

PLAN BOARD PETITIONS

090538.

Butler Plaza Planned Development (PD) Rezoning (B)

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.

Explanation: This is a request by the petitioner to change the County zoning districts to a City zoning district of PD (Planned Development District). The Planned Development will be regulated by the adopted conditions, a PD Report, PD Layout Map, and other associated maps and graphics. This PD rezoning is associated with a Comprehensive Plan amendment (Petition PB-09-74 LUC) adopted by the City Commission on August 5, 2010. This Planned Development must be consistent with all aspects of that approved amendment.

The proposed Butler Plaza Planned Development totals approximately 264 acres, and is located generally on the north side of Archer Road and to the west of SW 34th Street. The subject property extends all the way north to the newly constructed SW 24th Avenue and in one location reaches all the way to Interstate 75 to the west. The current developed portion (approximately 108 acres) contains over 1 million square feet of commercial retail uses which are contained in several adjacent shopping plazas and multiple outparcels located

along Archer Road. This existing development is accessed by a series of public and private streets that connect from Archer Road northward to Windmeadows Boulevard.

The Planned Development zoning district was established specifically to allow for unique proposals which are not provided for by the standard zoning districts. The minimum requirements within Section 30-213 define the reasons that are needed to justify a rezoning to the planned development district. According to Section 30-216 of the City's Land Development Code, a proposal to rezone to the PD district shall also consider general conformance with the Comprehensive Plan, concurrency requirements, internal and external compatibility, intensity of development, usable open space, environmental constraints, transportation access and the provision for a range of transportation choices.

The City Plan Board reviewed both the proposed PUD land use change and the PD rezoning during three special meetings on September 21, September 29 and October 7, 2009. The Plan Board ultimately recommended approval of the PD with modified conditions.

The City Commission held public hearings on November 30 and December 1, 2009, where discussion was focused on the amendment to the Comprehensive Plan, and deliberation on the planned development was continued to a later time. At that time, the City Commission directed staff to update the proposed PD conditions to reflect the decisions made by the Commission during the hearings on the Butler Plaza land use change.

On August 19, 2010, the City Commission heard this Petition initially and continued the item to October 21, 2010 (a date which was subsequently amended by the City Commission). At the August 19th hearing, the City Commission added revised conditions (in addition to those modifications approved by the Plan Board) and referred various matters to staff for further review.

On December 13, 2010, the City Commission reviewed the PD Rezoning Petition and directed staff to negotiate with the applicant on a phasing plan to be presented to the City Commission at the next scheduled meeting. In addition, it was agreed that back-up for the next scheduled meeting would be forthcoming to the City Commission early for review purposes.

Since that time, staff has met with the applicant and revised Condition 1 of the Planned Development regarding phasing. In addition, other conditions of concern were reviewed with the Petitioner's team as well.

Public notice was published in the Gainesville Sun on April 21, 2011.

Fiscal Note: None.

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 from City staff.*

Legislative History

11/19/09	City Commission	Continued (Petition) (7 - 0)
11/30/09	City Commission	Continued (Petition) (7 - 0)
8/5/10	City Commission	Continued (Petition) (6 - 0 - 1 Absent)
8/19/10	City Commission	Continued (Petition) (6 - 0 - 1 Absent)
12/13/10	City Commission	Continued (Petition)

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
090538_table of contents_20100805.PDF
090538A_cpb pd conditions_20100805.pdf
090538B_applicant version pd conditions_20100805.pdf
090538C_pt 1_A-E_pd report_20100805.pdf.pdf
090538C_pt 2_F-J_pd report_20100805.pdf
090538D_site signage plan_20100805.pdf
090538E_staff ppt_20100805.PDF
090538F_Time Extension Ltr_20100805.pdf
090538G_Airport Marker Ltr_20100819.pdf
090538_petitionform_20100805.pdf
090538a_petitionform_20100805.pdf
090538_table of contents_20100819.pdf
090538A_cpb butler plaza pd conditions_20100819.pdf
090538B_applicant version butler plaza pd conditions_20100819.pdf
090538C_Pt 1_A-D_pd report_20100819.pdf
090538C_Pt 2_E-J_pd report_20100819.pdf
090538D_site signage plan_20100819.pdf
090538E_staff ppt_20100819.PDF
090538F_extention ltr_quasai jud forms_20100819.pdf
090538G_Airport Marker Ltr_20100819.pdf
090538H_butler plaza land use signed ordinance 090537_20100819.pdf
090538i_Memo from EB&SWright_20100819.pdf
090538J_City-Object 1.3_20100819.pdf
090538K_Architectural Guideline_20100819.pdf
090538_MOD_agent for Butler_20100819.PDF
090538_MOD_C- Hawkins Butler_NOTES_20100819 (2).pdf
090538_Butler Plaza Typical Section Exhibits_07-29-10.pdf
090538_PD_Report_Exhibits_Submittal_060910.pdf
090538a_Staff Memo_20101213.pdf
090538b_Butler Plza Back-Up_20101213.pdf
090538b_Addendum to Exhibit B - Layout Plan_20101213.pdf
090538b_Addendum to Page E-3_20101213.pdf
090538c_Staff Conditions_20101213.pdf
090538d_Disputed Conditions_20101213.pdf
090538e_City Commission Minutes_20101213.pdf
090538F_Staff PPT_20101213.pdf

090538G_Petitioner Consultant Resume_20101213.pdf
090538h_Petitioner Attorney Resume_20101213.pdf
090538_MOD_Attorney Doan_Ltr_20101213.pdf
090538_MOD_Butler Plaza EIS Analysis_20101213.pdf
090538_MOD_C-Hawkins_20101213.pdf
090538_MOD_Fishkind Opinion Letter r1_20101213.pdf
090538_MOD_Legal PPT - Conditions 1 & 50_20101213).PDF
121310_MOD_APPLICANT_PPT_20101213.pdf
090538_MOD_LTR_20101213.pdf
090538A_Matrix_20110509.pdf
090538B_BP Updated Conditions_20110509.pdf
090538C_Map Subareas 1,2&3_20110509.pdf
090538D_Exh G_Pedestrian Circulation_RTS Revised_20110509.pdf
090538E_Revisions to PB-09-84 Conditions_20110509.pdf
090538F_PB-09-74 Signed Ordinance_20110509.pdf
090538G_Petitioner PPT_20110509.pdf
090538_Staff Memo_20110509.pdf
090538_20110509.pdf
090538butlerplaza_20110509.pdf
090538_CITY_ATTORNEY_SUPPLEMENTAL_REC_20110509.PDF

ADJOURNMENT