

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, May 9, 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 line at 334-2069 at least two business days in advance.*

## CALL TO ORDER - 6:05 PM

## ROLL CALL

Present: Warren Nielsen, Craig Lowe, Jeanna Mastrodicasa, Scherwin Henry, Lauren Poe, Thomas Hawkins and Randy Wells

## ADOPTION OF THE AGENDA

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*Commissioner Poe moved and Commissioner Nielsen seconded to adopt the agenda. (VOTE: 6-0, Commissioner Henry - Absent, MOTION CARRIED)*

*NOTE: Commissioner Henry entered the meeting room at 6:12 PM.*

## 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.**

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*STAFF PRESENTATION: Planning and Development Services Director Erik Bredfeldt, Senior Planner Scott Wright and Senior Assistant City Attorney Nicolle Shalley gave presentations.*

*PETITIONER PRESENTATION: Agents for the Petitioner Gerry Dedenbach, Robert Gibbs, Rob Stanley, Attorney Linda Shelley, Mark Bullmash, Jonathan Thigpen and Sergio Reyes gave presentations.*

*CITIZEN COMMENT: Mayor Lowe recognized the following citizens who spoke to the matter:*

- 1. Glenel Bowden, Asst. to Representative Corrine Brown*
- 2. Arnall Downs*
- 3. Brent Christensen*

4. Tommy McIntosh
5. Tom Mellini
6. Dwight Adams
7. Whitey Markle
8. Rob Brinkman
9. Walter Willard
10. Deborah Butler

*NOTE: Mayor-Commissioner Pro Tem Mastrodicasa disclosed that she was related to an agent of the petitioner, but had no conflict and would be voting on the matter.*

*MOTION: Commissioner Poe moved and Commissioner Henry seconded to approve the revised recommendation as presented by City staff with the following amendments:*

1. *Condition 44 - Include language "shall not apply to subarea 1".*
2. *Condition 48 - Strike the last phrase "or private access streets within the development".*
3. *Condition 50 - Leave as is, but request that City staff meet with the applicant to discuss the possibility of including Windmeadows Boulevard and SW 42nd St. as a public street.*
4. *Delete paragraph 3 on page E1.*
5. *Delete Condition 45.*

**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.*

**A motion was made by Commissioner Poe, seconded by Commissioner Henry, that this matter be Approved (Petition) as revised by the City Plan Board, as amended. The motion carried by the following vote:**

**Votes:** Aye: Randy Wells, Lauren Poe, Jeanna Mastrodicasa, Craig Lowe, Scherwin Henry and Warren Nielsen  
Nay: Thomas Hawkins

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 ordinace 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  
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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 - 9:22 PM**

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Kurt M. Lannon, Clerk of the Commission