

000902

Petition 13TCH-01 PB. City of Gainesville. Amend the City of Gainesville Land Development Code to include a citizen participation procedure which would enhance neighborhood input in the planning process by requiring developers and property owners to meet with neighborhood groups by holding a neighborhood workshop prior to submitting an application for a rezoning, land use change, special use permit or development plan requiring a public hearing. (B)

City of Gainesville Community Development Director Tom Saunders and Planning Manager Ralph Hilliard gave presentations.

Chair Paula M. DeLaney recognized Citizens Cindy Smith, Leonard Furlow, Frederick Peterkin, Jon McBride, Ted Lacombe, Jamshid Armaghani, Brent Williams, Caroline Thurber who spoke to the matter.

AMENDMENT: The City Commission: 1) Approve Option #2 of the petition; 2) have staff consider mailing to all neighborhood associations in the development process; and 3) have staff bring back information on the number of petitions and additional properties that would be involved using ratios between 400 ft. and 1000 ft. for development notification.

RECOMMENDATION *City Plan Board to City Commission - The City Commission approve Petition 13TCH-01 PB. Plan Board vote 5-1.*

Staff to Plan Board - Approve

A motion was made by Commissioner Hanrahan, seconded by Commissioner Chestnut, that this matter be Approved as Amended (Petition). The motion carried by the following vote:

Votes: Aye: Chuck Chestnut, Warren Nielsen, Pegeen Hanrahan and Paula M. DeLaney
Absent: John R. Barrow

RECESS

The meeting recessed at 8:33 PM.

RECONVENE

The meeting reconvened at 8:55 PM.

001117

Petition 142SUB-00 DB, (Quasi-judicial). Jerome Kelly, agent for Luther E. Blake, Jr. and Irene Blake Caudle. Design plat review for 138 lots on 30.02 acres more or less. Located in the 2500 block of Northwest 39th Avenue extending south to Northwest 31st Avenue. Zoned: PD (Planned development) (B)

City Attorney Marion Radson explained the difference between a formal hearing and an informal hearing.

Citizen Goran Hyden agreed to proceed with an informal hearing.

City of Gainesville Senior Planner Carolyn Morgan, Attorney Patrice Boyes, Engineer Jerome Kelly, Builder Phil Hartley, Fire Chief Richard Williams, and Public Works Director Teresa Scott gave presentations.

Chair Paula M. DeLaney recognized Citizens Everett Wilcox, Jon McBride, John Dame, Sharon Dame, Duane Thompson, Leonard Furlow, Brent Williams, Merrill Wilcox, and Developer Cotton Fletcher who spoke to the matter.

Commissioner Pegeen Hanrahan moved and Commissioner Chuck Chestnut seconded to waive the rules to continue the meeting for 15 minutes.

(VOTE: 4-0, Mayor-Commissioner Pro Tem John R. Barrow - Absent)

MOTION: To approve the petition with staff conditions and in addition amend the written recommendation by eliminating the remainder of the language after "staff conditions" and adding the following language: "1) The developer would construct the three access points that are required by the ordinance; 2) the City Commission would interpret one of those access points to mean limited access and put a note on the design plat and the final plat; 3) the developer would construct the barricade and the type of barricade could be worked out as the project gets to construction and final plat; 4) maintenance of that barricade to keep vehicular access out, but allow emergency vehicles through, would be provided by the homeowner's association to be created along with the subdivision; 5) this also becomes an enforceable condition by virtue of being on the recorded plat; and 6) bike and pedestrian access would then be facilitated by this design."

RECOMMENDATION *Development Review Board to City Commission - The City Commission approve Petition 142SUB-00 DB with staff conditions and including the recommendation that the final plat require the stormwater plan not cause a water table rise at any time within eighteen inches of the land surface of adjacent properties. And also with the recommendation that lots 108 and 109 be dropped to save the large oak trees in those locations.*

Staff to Development Review Board - The Design Plat is approvable with the conditions as recommended by staff.

A motion was made by Commissioner Hanrahan, seconded by Commissioner Chestnut, that this matter be Approved as shown above (Petition). The motion carried by the following vote:

Votes: Aye: Chuck Chestnut, Warren Nielsen, Pegeen Hanrahan and Paula M. DeLaney
Absent: John R. Barrow

SCHEDULED EVENING AGENDA ITEMS

UNFINISHED BUSINESS