

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final**

December 8, 2016

1:00 PM

Roberta Lisle Kline Conference Room, City Hall 200 East University  
Avenue, Gainesville, FL  
**General Policy Committee**

*Mayor Lauren Poe (At Large)*  
*Commissioner Harvey Budd (At Large)*  
*Mayor-Commissioner Pro Tem Helen Warren (At Large)*  
*Commissioner Charles Goston (District 1)*  
*Commissioner Todd Chase (District 2)*  
*Commissioner Craig Carter (District 3)*  
*Commissioner Adrian Hayes-Santos (District 4)*

*If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.*

**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**[160601.](#)**General Policy Committee Meeting Minutes (B)****RECOMMENDATION**

*The General Policy Committee approve the minutes of November 10, 2016.*

[160601\\_GPC minutes\\_20161208.pdf](#)

[150167.](#)**Review of the Tree Ordinance -- Expansion of the Uses of the Tree Mitigation Fund (B)**

**This item covers a review of the Tree Ordinance and uses of the Tree Mitigation Fund.**

*Explanation: A Staff Analysis has been provided to provide background/history, options and other information for City Commission consideration.*

*Fiscal Note: The Tree Mitigation Fund has a balance of \$2,460,847. \$781,067 of these funds have been committed to a variety of projects including NW 1st Avenue, NW/SW 6th Street, Rail Trail, Depot Avenue (segment 2), Miscellaneous Projects through a contractor, etc.*

**RECOMMENDATION**

*Staff concurs with the Tree Advisory Board and recommends Option A as shown in the Staff Analysis. The status quo should be maintained for now until the ecological assessment and urban forest management plan are completed, then utilize the information obtained to revise the tree ordinance.*

[150167A\\_TreeList\\_20151014.pdf](#)  
[150167B\\_CondGuide\\_20151014.pdf](#)  
[150167C\\_Ord090878\\_20151014.pdf](#)  
[150167D\\_Sec20-254\\_20151014.pdf](#)  
[150167E\\_Sec30-251\\_20151014.pdf](#)  
[150167F\\_PRCAPolTreeMit\\_20151014.pdf](#)  
[150167G\\_RegSum\\_20151014.pdf](#)  
[150167H\\_PermitAgrmt\\_20151014.pdf](#)  
[150167I\\_Formula\\_20151014.pdf](#)  
[150167J\\_TreeOrdPPT\\_20151014.pdf](#)  
[150167\\_TreeOrdinance\\_presentation\\_20151202.pdf](#)  
[150167\\_TreeOrdinance\\_presentation\\_20160127.pdf](#)  
[150167\\_UF\\_City\\_of\\_Tampa\\_presentation\\_20160330.pdf](#)  
[150167\\_Developer\\_Incentives\\_Report\\_20160726.pdf](#)  
[150167A\\_Proposed\\_Uses\\_20160901.docx](#)  
[150167B\\_DRAFT\\_7-26\\_Minutes20160901.docx](#)  
[150167A\\_Staff\\_Analysis\\_Tree\\_Ordinance\\_Review\\_120116.pdf](#)  
[150167B\\_Presentation.pdf](#)

[150991.](#)

**City Commission Discussion of Key City/County Issues (B)**

**This is a request for the General Policy Committee to discuss key City/County issues including the Local Option Gas Tax, Fire Station Location Study and Update on Transition of Fire Rescue Services in the SW 20th Avenue Area and the RTS Facility Update in preparation for the December 12th joint City/County Commission meeting.**

*Explanation: The City/County relationship/partnership is of great importance. The City and County have many common interests and existing partnerships that work to the benefit of both the City and County. In reviewing key outstanding issues between the City and County, staff believes the City Commission would be well served by dedicating time to discuss some of these key issues in preparation for future City Commission discussion/engagement with the County Commission on the topics.*

*The key issues for discussion include: the Local Option Gas Tax, RTS Facility Update, Fire Station Location Study and Update on Transition of Fire Rescue Services in the SW 20th Avenue Area, Stormwater Update, Wild Spaces/Public Places Update and CRA Changes.*

*Fiscal Note: Fiscal impact is addressed as appropriate.*

RECOMMENDATION

*The General Policy Committee discuss the key City/County issues in preparation for the joint December 12th City/County Commission meeting.*

[150938.](#)

**Interlocal Agreement with Alachua County for Local Option Fuel Tax (B)**

**Section 336.025, Florida Statutes allow counties to impose local option gas tax of one to eleven cents on motor fuel sold in a county, with the revenue generated by such tax to be used by county and municipal governments only for transportation expenditures authorized by law. There are three interlocal agreements with Alachua County identifying the formulas for the distribution of these funds.**

*Explanation: On November 14, 2016 during the Joint City Commission/County Commission meeting the City Commission took the following action: 1) set aside 10% funding for the other municipalities and split the remaining 90% between City of Gainesville and Alachua County 45% / 45% for a ten year term with a five year reopener; and 2) directed staff to review possible joint funding of RTS service benefiting areas such as the SWAG or other possible joint projects. Florida Statutes Chapter 336.025 provides that the County and municipality representing the majority of the population within the County to establish an Interlocal Agreement prior to June 1st for the continuation of the Local Option Gas Tax for the subsequent calendar year. Therefore, if the City Commission desires to enter into an Interlocal Agreement for distribution of the 4th, 5th, and 6th cents of Local Option Gas Tax an agreement must be executed between the City of Gainesville and Alachua County by June 1, 2017.*

*Fiscal Note: The City's portion of the annual revenue from the 11 cents of Local Option Gas Tax under the current distributions is approximately \$4,850,723. Alachua County's portion is \$6,129,090 and the Other Municipalities receive \$1,095,148. Under the City Commission's recommended funding split the City would receive \$5,433,733, Alachua County would receive \$5,433,733 and the Other Municipalities would receive in total \$1,207,496.*

*The Staff Analysis has not been modified from the last version and remain in the backup.*

RECOMMENDATION

*The City Commission discuss the local option gas tax as necessary in preparation for the Joint City/County Commission meeting on December 12, 2016.*

[150938B Gas Tax Estimates under Different Agreement Options 20160505.pdf](#)  
[150938A Gas Tax Graph 20160505.pdf](#)  
[150938-MOD Gas Tax Powerpoint 20160505.pdf](#)  
[150938 agreement local option fuel tax 20160519.pdf](#)  
[150938A Gas Tax Presentation GPC 20161013.pdf](#)  
[150938B Proposed Interlocal Spreadsheet 20161013.pdf](#)  
[150938C Transp Exp-Self Defined Spreadsheet 20161013.pdf](#)  
[150938D Transp Exp AFR Spreadsheet 20161013.pdf](#)  
[150938E Transp Exp DOT Spreadsheet 20161013.pdf](#)  
[150938F Population Spreadsheet 20161013.pdf](#)  
[150938G Road Miles Spreadsheet 20161013.pdf](#)  
[150938H Charts and Graphs 20161013.pdf](#)  
[150938A Staff Analysis Local Option Gas Tax 20161114.pdf](#)  
[150938B Attachment A Overall Priority List 20161114.pdf](#)  
[150938C Attachment B Road Projects 20161114..pdf](#)  
[150938D Attachment C Transit Projects 2016 - 8 years 20161114.pdf](#)  
[150938E Attachment D Map 20161114.pdf](#)  
[150938F Attachment E Gas Tax 16 20161114.pdf](#)  
[150938G Gas Tax Fund 20161114.pdf](#)  
[150938H Local Option Fuel Taxes 20161114.pdf](#)  
[150938I 2015LOFTrates 20161114.pdf](#)  
[150938A Staff Analysis 20161208.pdf](#)  
[150938B Attachment A Overall Priority List 20161208.pdf](#)  
[150938C Attachment B Road Projects 20161114..pdf](#)  
[150938D Attachment C Transit Projects 2016 - 8 years 20161208.pdf](#)  
[150938E Attachment D Map 20161208.pdf](#)  
[150938F Attachment E Gas Tax 16 20161208.pdf](#)  
[150938G Gas Tax Fund 20161208.pdf](#)  
[150938H Local Option Fuel Taxes 20161208.pdf](#)  
[150938I 2015LOFTrates 20161208.pdf](#)  
[150938J County Presentation 20161208.pdf](#)

[160048.](#)

### **Future Use of the Original RTS Facility (B)**

**This item provides the opportunity for the City Commission to discuss the future of the Original RTS Facility located at 100 SE 10th Avenue. \*\*ESTIMATED STAFF PRESENTATION 10 MINUTES\*\***

*Explanation: In 2015, the City of Gainesville's Regional Transit System (RTS) moved primary operations into a newly constructed facility located at 34 SE 13th Road, from the original site located at 100 SE 10th Avenue. While most of the daily operations are conducted at the new facility, RTS has still been utilizing the original property for storage, transit training activities, as well as the host of the fiber network that services the new transit facility. There has been increased interest in the future use of the property. A staff analysis on options is provided in the back-up.*

*Fiscal Note: The appraisal value of property is \$1,825,000. Remaining FTA investment in the property \$1,588,064. The current cost to the City for utilities and maintenance is over \$4,000 per month.*

**RECOMMENDATION**

*The City Commission: 1) hear a presentation; and 2) discuss the future use of the original RTS Facility with the County Commission.*

[160048B\\_FTA Value\\_20160602.pdf](#)

[160048C\\_RTS original facility map\\_20160602.pdf](#)

[160048A\\_Staff Analysis RTS Facility\\_20160602.docx.pdf](#)

[160048D\\_Grant Management Requirements\\_20160602.pdf](#)

[160048E\\_Deed\\_20160602.pdf](#)

[160048F\\_Appraisal\\_20160602.pdf](#)

[160048A\\_RTS Staff Analysis\\_20160822.doc.pdf](#)

[160048B\\_FTA Value\\_20160822.pdf](#)

[160048C\\_RTS Original Facility Map\\_20160822.pdf](#)

[160048D\\_Grant Management Requirements\\_20160822.pdf](#)

[160048E\\_Deed\\_20160822.pdf](#)

[160048F\\_Appraisal\\_20160822.pdf](#)

[160048G\\_FTA Response Letter\\_20160822.pdf](#)

[160048H\\_Presentation\\_20160822.pdf](#)

[160048I\\_Alachua County Backup RTS\\_20160822.pdf](#)

[160048A\\_Staff Analysis\\_20161208.pdf](#)

[160048B\\_RTS Facility Proposal\\_20161208.pdf](#)

[160048C\\_UREL site bio\\_20161208.pdf](#)

[160048D\\_Letter to CM from Paul White\\_20161208.pdf](#)

[160048E\\_RTS Parking Map\\_20161208.pdf](#)

[160048F\\_RTS Waste Water Recycling System Report\\_20161208.pdf](#)

[160048G\\_RTS Phase II Report April 2004\\_20161208.pdf](#)

[160048H\\_Site Rehab Completion Order\\_20161208.pdf](#)

[160048I\\_Low-Scored Site Initiative Program Site Assessment Project Aug 2011](#)

140423.

### **Fire Station Location Study and Update on Transition of Fire Rescue Services in the SW 20th Avenue Area (B)**

**This item recommends that the General Policy Committee hear a presentation from the Fire Chief on the Fire Station Location Study and an Update on the Transition of Fire Rescue Services in the SW 20th Avenue Area.**

*Explanation:* Based on previous staff recommendation and direction from the City Commission regarding fire services in Southwest Gainesville, a consultant performed a Fire Station Location Study. This item recommends that the General Policy Committee hear a presentation from Fire Chief Jeff Lane on the Fire Station Location Study and an Update on the Transition of Fire Rescue Services in the SW 20th Avenue Area.

*Fiscal Note:* There is no fiscal note.

**RECOMMENDATION**            *The General Policy Committee hear the presentation.*

[140423A Presentation Update on Transition SW 20161013.pdf](#)

[140423B Fire Station 19 Interlocal Agreement 20161013.pdf](#)

[140423A Presentation 20161208.pdf](#)

[140423B Interlocal Agreement 20161208.pdf](#)

[140423C Fire Station Location Study 20161208.pdf](#)

### **160600.**

### **Urban Standards for GRU (B)**

*Explanation:* At their October 6, 2016 regular meeting, the Commission asked that GRU and City Planning look at the Urban Standards Policy in redevelopment areas. This item was referred to the General Policy Committee. Neither GRU nor City Planning have an existing policy specific to Urban Redevelopment. GRU follows development standards that are set forth in the Water/Wastewater Standards and Energy Delivery Service Guide. Our standards are driven by statutory and safety requirements. All documentation related to GRU's Water/Wastewater and Energy Delivery standards can be found at:

<<http://www.gru.com/wwwstandards>>

<<http://www.gru.com/WorkWithGRU/ConstructionDevelopment/EnergyDeliveryServiceGuide.aspx>>

*Development and redevelopment in urban areas is complicated. Case-by-case exceptions create a challenging development review process for staff and the development community. A balance between City and GRU policies and requirements is critical for efficiency and requires a complex assessment and evaluation of older existing*

*infrastructure.*

*Staff has already made and implemented many process improvements, including:*

- 1) GRU Community Liaison Meetings: Communicate standard changes and request feedback from development community*
- 2) Implemented numerous improvements through collaboration with the Chamber of Commerce Small Business Growth Task Force "Efficiency in GRU Plan Review Process"*
- 3) Engaged development community to review standards and provide suggestions to increase efficiencies in development review and process*
- 4) Conduct project meetings: Allows the Engineer of Record (EOR) and the Developer to receive technical advice on their proposed layout prior to construction plan submittal. GRU suggests alternative approaches when designs do not meet standards*
- 5) Reduced utility separation requirements by 25% or greater*
- 6) Established mitigation strategies to reduce utility separations to 3.5 foot (sheet pile, casings, tree wells, etc.) as set forth in development review standards and tree ordinance*
- 7) Coordinate concurrent plan review with all City Departments to reduce conflicting comments.*
- 8) Consulting with review staff prior to and throughout plan review process*
- 9) Significantly improved GRU and City staff coordination and collaboration to facilitate efficient plan review with electronic plan review implementation.*

*Additionally, there is flexibility in our standards to address plan review challenges:*

- 1) City planning setback requirements are a range which allows flexibility for the placement of structures. This provides alternatives for Engineer of Record to design utility infrastructure and meet setback requirements.*
- 2) As part of adapting to new development trends and space limitations in town, GRU has developed different alternatives including, but not limited to the following:*
  - a) Building vertical clearance to the sky*
  - b) Vaulted transformer installation*
  - c) Building bay ("nook")*

- d) *Water meter rooms inside buildings*
- e) *Alternatives to meeting standards (e.g. mitigation for utility separation)*
- f) *Beautification programs to improve the aesthetic perspective of GRU's pad-mounted equipment in urban areas.*

*Fiscal Note: None.*

**RECOMMENDATION**

*GRU and City Planning staff:*

- 1) *Receive input from the City Commission, the Utility Advisory Board, and the Development Community*
- 2) *Benchmark other communities' development standards*
- 3) *Evaluate alternative standards in urban areas*
- 4) *Evaluate City/GRU policies and requirements to identify areas in standards to facilitate urban development*
- 5) *Present evaluations and recommendations to General Policy Committee in March 2017*

[160600 WWW Design Standards 20161208](#)

[160600 Energy Delivery Service Guide 20161208](#)

**ADJOURNMENT**