

# City of Gainesville

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



## Minutes - Draft

November 18, 2021

1:00 PM

City Hall Auditorium

## City Commission

*Mayor Lauren Poe (At Large)  
Commissioner Reina Saco (At Large, Seat A)  
Commissioner Desmon Duncan-Walker (District 1)  
Commissioner Harvey Ward (District 2)  
Mayor Commissioner Pro-Tem David Arreola (District 3)  
Commissioner Adrian Hayes-Santos (District 4)*

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**CALL TO ORDER - 1:01 PM****AGENDA STATEMENT****ROLL CALL**

**Present** 5 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent** 1 - Commissioner Duncan-Walker

**INVOCATION****CA ADOPTION OF CONSENT AGENDA (CA) - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**

*Modifications: 1. File #200877 (Text Change - Delete the 10-Acre Minimum Transect Rezoning Requirement) - Added Item; 2. File #200878 (Land Use Change - 4.82 Acres of Property Located at 1015 South Main Street) - Added Item; 3. File #200879 (Quasi-Judicial - Rezoning 4.82 Acres of Property Located at 1015 South Main Street) - Added Item; 4. File #210661 (Special Election Advanced Funding) - Added Item; 5. File #210590 (HOME-American Rescue Plan Program - Changed Text File.*

*Public Comment: Nathan Skop, Tana Silva, Jo Beaty and Kali Blount.*

**A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Saco, that this Matter be Adopted. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 1 - Commissioner Duncan-Walker

**CA-1 210561. Approval of Minutes from the October 18, October 19, October 21, October 26, November 1, and November 4 (2), 2021 City Commission Meetings (B)**

**RECOMMENDATION** *The City Commission approve the October 18, October 19, October 21, October 26, November 1, and November 4 (2), 2021 minutes.*

**Approved as Recommended**

**CA-2 210643. Gainesville Regional Utilities Seeking Security Force Contract with Excelsior Defense Inc. (NB)**

**RECOMMENDATION** *Authorize the General Manager or his designee to negotiate and execute an amendment to the contract to include GRU security services with Excelsior Defense Inc., subject to the*

*City Attorney's approval as to form and legality. This will allow GRU time to formally and appropriately procure security force services.*

*On 11/15/21, the UAB voted 5-0 (with members Porter and Lewis absent) to advise the City Commission to approve the staff recommendation.*

**Approved as Recommended**

**CA-3 [210591.](#) Gainesville Regional Utilities' FY23 Budget Calendar - Revised (NB)**

**RECOMMENDATION** *The City Commission approve the revised dates and times requested by staff for the FY23 GRU budget process.*

**Approved as Recommended**

**CA-4 [210590.](#) HOME-American Rescue Plan Program (B)**

**RECOMMENDATION** *The City Commission: 1) Authorize the City Manager or authorized designee to accept the HOME-ARP grant award as designated by HUD; 2) authorize the City Manager or designee to execute all necessary documents required for the HOME-ARP grant agreement, subject to approval by the City Attorney as to form and legality; and 3) authorize the City Manager or designee to take actions, as appropriate to complete all grant agreement documentation as required by HUD.*

**Approved as Recommended**

**CA-5 [210642.](#) Second Amendment to Contract for Job Classification and Compensation Services (B)**

**RECOMMENDATION** *The City Commission authorizes the Interim City Manager or designee to execute the 2nd amendment to the Contract for Job Classification and Compensation Services, as approved by the City Attorney as to form and legality.*

**Approved as Recommended**

**CA-6 [200877.](#) Text Change - Delete the 10-acre Minimum Transect Rezoning Requirement (B)**

Ordinance No. 200877

An ordinance of the City of Gainesville, Florida, amending Section 30-3.14 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to revise the additional criteria for applications to rezone to a transect zone; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

RECOMMENDATION      *The City Commission direct the Clerk to schedule a special meeting.*

**Approved as Recommended**

**CA-7    [200878.](#)**      **Land Use Change - 4.82 Acres of Property Located at 1015 South Main Street (B)**

Ordinance No. 200878

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 4.82 acres of property generally located at 1015 South Main Street, as more specifically described in this ordinance, from Industrial (IND) to Urban Core (UC); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

RECOMMENDATION      *The City Commission direct the Clerk to schedule a special meeting.*

**Approved as Recommended**

**CA-8    [200879.](#)**      **Quasi-Judicial - Rezoning 4.82 Acres of Property Located at 1015 South Main Street (B)**

Ordinance No. 200879

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 4.82 acres of property generally located at 1015 South Main Street, as more specifically described in this ordinance, from General Industrial (I-2) to Downtown (DT); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

RECOMMENDATION      *The City Commission direct the Clerk to schedule a special meeting.*

**Approved as Recommended**

**CA-9    [210661.](#)**      **Special Election Advanced Funding (B)**

RECOMMENDATION      *The City Commission approve a \$200,000 budget advance to the Supervisor of Elections for the cost of the run-off election.*

**Approved as Recommended**

## **ADOPTION OF REGULAR AGENDA**

*Modifications: 1. File #210506 (Appointments to the Gainesville Community Reinvestment Area Advisory Board) - Changed Text File; 2. File #210453*

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*(University of Florida Campus Development Agreement) - Added Item; 3. File #210656 (C/Harvey Ward - Gainesville Housing Authority Potential Partnership) - Added Item; 4. File #210659 (Fiscal Year 2021 Year-End Analysis of Budget) - Added Item.*

*Motion by Commissioner Saco, seconded by Mayor-Commissioner Pro Tem Arreola: Approve modifications without #210453. Motion failed 1-3. Commissioner Duncan-Walker and Mayor-Commissioner Pro Tem Arreola absent.*

*Motion by Commissioner Hayes-Santos, seconded by Commissioner Ward. Motion passed 4-0. Commissioner Duncan-Walker and Mayor-Commissioner Pro Tem Arreola absent.*

*Public Comment: Nathan Skop, Jo Beaty*

**Approved as Shown Above.**

**EARLY PUBLIC COMMENT - Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment during later agenda items.**

*Donald Shepherd (BD-1-2 Airport)  
Jonathan Orsini (BD-6 CDA)  
Nathan Skop (BD-2, 5, 6, 8)*

**GENERAL PUBLIC COMMENT - Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda. General Public Comment may be submitted in advance by pre-recorded voice message only (see page 2 for details). The General Public Comment period shall not exceed 30 minutes total.**

*Nathan Skop  
Beverly Craig  
Kali Blount  
Tana Silva  
Maria Jones  
Armando Grundy Gomes  
Alex  
Debbie Martinez  
Jim Leaver*

*Motion by Commissioner Hayes-Santos , seconded by Commissioner Ward, to waive the City Commission rules and extend Public Comment for 10 minutes to 2:30 PM. Motion passed 5-0.*

*Andrew Persons spoke to Royal Park Development.*

*Motion by Mayor-Commissioner Pro Tem Arreola, seconded by Commissioner Ward to schedule a workshop on the context of the development in Royal Park. Motion passed 3-2. Commissioner Hayes-Santos and Commissioner Saco in dissent.*

**BD BUSINESS DISCUSSION ITEMS (BD) - GRU and General Government items placed on the agenda by the Charter Officers or moved from Consent.**

**BD-1 [210639.](#) Gainesville Regional Airport Presentation (B)**

The City Commission hear a presentation from the Gainesville Regional Airport CEO on the status of the Airport.

*Erik Bredfeldt, Director of Economic Development and Innovation introduced.*

*Alan Penska, CEO of the Airport gave a presentation.*

*Public Comment: Tana Silva*

RECOMMENDATION      *The City Commission hear the presentation.*

**Heard**

**BD-2 [210484.](#) Contract for Purchase and Sale of Real Property - Airport Industrial Park (B)**

This item seeks City Commission approval of a Contract for Purchase and Sale of Real Property in the City's Airport Industrial Park to facilitate a UF Health Sterile Processing Center.

*Erik Bredfeldt, Director of Economic Development and Innovation gave a presentation.*

*Brad Pollitt spoke to the item.*

*Public Comment: Tana Silva*

RECOMMENDATION      *The City Commission direct: 1) the City Manager to execute the Contract for Purchase and Sale of Real Property regarding Parcel ID #08162-005-000 and the northeastern portion of tax*

parcel #08161-003-000 in the Airport Industrial Park and all related documents subject to approval of form by the City Attorney.

**A motion was made by Mayor-Commissioner Pro Tem Arreola, seconded by Commissioner Hayes-Santos, that this Matter be Approved as Recommended. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 1 - Commissioner Duncan-Walker

**BD-4 210506. Appointments to the Gainesville Community Reinvestment Area Advisory Board (B)**

*Kali Blount and Jason Mitchell spoke to their applications.*

*Recess: 3:41 PM*

*Reconvene: 3:43 PM*

*Partial Term: Kali Blount, Brian Ausgood, Devonda Brown, Michael Palmer.*

*Full Term: Evelyn Foxx, Jason Mitchell, Jaokim Nordqvist, Jacob Ihde.*

**RECOMMENDATION**

*The City Commission discuss the appointments to the Gainesville Community Reinvestment Area Advisory Board and take appropriate action.*

**A motion was made by Commissioner Hayes-Santos, seconded by Mayor-Commissioner Pro Tem Arreola, that this Matter be Approved, as shown above. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 1 - Commissioner Duncan-Walker

**BD-3 210640. GTEC Repositioning Update (B)**

*Sarah Vidal Finn, GCRA Director gave a presentation.*

*Jim Greenwood, Greenwood Consulting Group spoke to the item.*

*Mayor Poe left the meeting at 4:00 PM.*

*Public Comment: Eldridge Lewis, Chanda Mayes, Jason Mitchell,*

*Patricia Lee and Armando Grundy Gomes.*

RECOMMENDATION      *The City Commission hear a presentation from staff and consultant, and affirm recommendations for next steps*

**A motion was made by Commissioner Ward, seconded by Commissioner Hayes-Santos, that this Matter be Approved as Recommended. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hayes-Santos, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Mayor Poe, and Commissioner Duncan-Walker

**BD-6**    [210453.](#)

**University of Florida Campus Development Agreement (B)**

RECOMMENDATION      *The City Commission adopt the 2020-2030 UF Campus Development Agreement and schedule the second and final public hearing on 11/18/21.*

**A motion was made by Commissioner Ward, seconded by Mayor-Commissioner Pro Tem Arreola, that this Matter be Continued to 12/2/21. Place item first on the agenda. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 1 - Commissioner Duncan-Walker

**BD-5**    [210601.](#)

**Commissioner Adrian Hayes-Santos: Parking in Midtown (B)**

*Commissioner Hayes-Santos spoke to the item.*

RECOMMENDATION      *The City Commission direct staff to strike the language from The Standard's PD (Ordinance 120615) Condition 6 and bring back to the City Commission for first reading.*

**A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Saco, that this Matter be Approved as Recommended. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hayes-Santos, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Mayor Poe, and Commissioner Duncan-Walker

**BD-7**    [210656.](#)

**Commissioner Harvey Ward - Gainesville Housing Authority Potential Partnership (B)**

*Motion: In recognition of the Gainesville Housing Authority's aggressive plan to create 500 additional affordable housing opportunities in our city and the need for those opportunities, I move that we direct the city manager to detail a plan for the City of Gainesville to work with the GHA toward the following ends:*

- Name the GHA as an official housing partner of the City
- Provide dedicated grant support
- Provide connection fee assistance
- Disburse city-owned surplus property for affordable housing construction
- Partner for home-ownership readiness classes
- Other programs as recommended by the city manager

*The plan should be a multi-year, fixed-date agreement with options for renewability, and should return to the commission by our second meeting in January.*

*Cynthia Curry, Interim City Manager spoke to the item.*

*Dan Nee, Interim City Attorney spoke to the item.*

*Pam Davis and Malcom Kiner, GHA spoke to the item.*

**RECOMMENDATION**      *The City Commission discuss and take action deemed necessary.*

**A motion was made by Commissioner Ward, seconded by Commissioner Saco, that this Matter be Approved, as shown above. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hayes-Santos, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Mayor Poe, and Commissioner Duncan-Walker

**BD-8    [210659.](#)**

**Fiscal Year 2021 Year-End Analysis of Budget Compared to Actual Revenues and Expenditures for the Period Beginning October 1, 2020 and Ending September 30, 2021 (B)**

City Commission to review FY 2021 budget to actual performance and projections for Fiscal Year 2021.

*Karen Fiore, Budget Manager gave a presentation.*

**RECOMMENDATION**      *The City Commission review and accept the submitted budget analysis report.*

**A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Saco, that this Matter be Approved as Recommended. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hayes-Santos, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Mayor Poe, and Commissioner Duncan-Walker

**CC COMMISSION COMMENT**

*Commissioner Ward - Welcomed Cynthia Curry*

**RECESS - 5:18 PM**

**RECONVENE - 6:03 PM**

**PLEDGE OF ALLEGIANCE**

**PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)**

**EARLY PUBLIC COMMENT -** Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment during later agenda items.

**RE RESOLUTIONS - ROLL CALL REQUIRED (RE)**

**RE-1 [210564.](#)** **Sixth Budget Amendment to the FY 2021 General Government Financial and Operating Plan Budget**

**Resolution No. 210564**

A Resolution of the City Commission of the City of Gainesville, Florida; relating to its general government budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021; amending Resolution No. 200316, as amended by Resolution No. 200933, Resolution No. 201058, Resolution No. 201115, Resolution No. 210151 and Resolution No. 210452 by making certain adjustments to the General Government Financial and Operating Plan Budget; and providing an immediate effective date.

*Karen Fiore, Budget Manager gave a presentation.*

RECOMMENDATION *City Commission adopt the proposed resolution.*

**A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Ward, that this Matter be Adopted (Resolution). The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hayes-Santos, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Mayor Poe, and Commissioner Duncan-Walker

**NBR RESOLUTIONS (NBR) - NON BINDING**

**PH PUBLIC HEARINGS (PH)**

**SR ORDINANCES, 2ND READING - ROLL CALL REQUIRED (SR)**

**SR-1 210034. Quasi-Judicial - Rezoning 4.1 Acres located at 55 NW 23rd Avenue (B)**

ORDINANCE NO. 210034

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 4.1 acres of property generally located at 55 NW 23rd Avenue, as more specifically described in this ordinance, from Limited Industrial (I-1) to Warehouse and Wholesaling (W); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

**RECOMMENDATION** *The City Commission adopt the proposed ordinance.*

**A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Ward, that this Matter be Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hayes-Santos, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Mayor Poe, and Commissioner Duncan-Walker

**SR-2 210107. Vacation of Public Right-of-Way - Portions of the 50ft wide SW 8th Lane located in the 900 Block of SW 8th Lane (B)**

Ordinance No. 210107

An ordinance of the City of Gainesville, Florida, to vacate, abandon, and close certain portions of a public right-of-way located in the 900 block of SW 8th Lane, as more specifically described in this ordinance; providing directions to the City Clerk; providing a severability clause; providing a repealing clause; and providing an effective date.

**RECOMMENDATION** *The City Commission adopt the proposed ordinance.*

**A motion was made by Commissioner Saco, seconded by Commissioner Hayes-Santos, that this Matter be Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hayes-Santos, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Mayor Poe, and Commissioner Duncan-Walker

## **AR ORDINANCES, ADOPTION READINGS - ROLL CALL REQUIRED**

**AR-1 190980.** **Land Use Change - 20.73 Acres of Property Located Northwest of the Intersection of SW 43rd Street and SW 24th Avenue (B)**

Ordinance No. 190980

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue, as more specifically described in this ordinance, from Residential Low-Density (RL) and Residential Medium-Density (RM) to Urban Mixed-Use High Intensity (UMUH); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Brittany McMullen, Planner gave a presentation.*

**RECOMMENDATION** *The City Commission adopt the proposed ordinance.*

**A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Saco, that this Matter be Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hayes-Santos, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Mayor Poe, and Commissioner Duncan-Walker

## **FR ORDINANCES, 1ST READING - ROLL CALL REQUIRED (FR)**

**FR-1 190981.** **Quasi-Judicial - Rezoning 20.73 Acres of Property Located Northwest of the Intersection of SW 43rd Street and SW 24th Avenue (B)**

Ordinance No. 190981

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue, as more specifically described in this ordinance, from Residential Multi-Family (RMF-8), Residential Multi-Family (RMF-7), and Single/Multi-Family (RMF-5) to Urban 9 (U9); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Brittany McMullen gave a presentation.*

RECOMMENDATION

*The City Commission adopt the proposed ordinance.*

**A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Saco, that this Matter be Adopted on First Reading (Ordinance). The motion carried by the following vote:**

**Aye:** 4 - Commissioner Hayes-Santos, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Mayor Poe, and Commissioner Duncan-Walker

FR-2 [200728.](#)

**Text Change - Amending Single-Family Dwelling Infill Sidewalk Regulations in the Land Development Code (B)**

Ordinance No. 200728

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to sidewalk construction for single-family dwelling infill; by amending Section 30-6.18. Sidewalks and Shared-Use Bicycle Paths; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Motion: 1) Staff bring back infill sidewalk program and funding allocations expected; and 2) Table ordinance - to be scheduled by Mayor at a future date.*

*Juan Castillo, Planner gave a presentation.*

*James Jones and Phil Mann, Public Works gave a presentation.*

RECOMMENDATION

*The City Commission adopt the proposed ordinance.*

**A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Ward, that this Matter be Approved as Shown Above. The motion carried by the following vote:**

**Aye:** 4 - Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

**Absent:** 2 - Commissioner Hayes-Santos, and Commissioner Duncan-Walker

**COMMISSION COMMENT**

*Mayor-Commissioner Pro Tem Arreola - Requested update on redistricting. Dan Nee responded. Staff will bring back a memo with an update (City Manager/City Attorney).*

**ADJOURNMENT - 6:48 PM**

