

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Meeting Agenda - Final-Revised

April 7, 2022

10:00 AM

City Hall Auditorium

### City Commission

*Mayor Lauren Poe (At Large)*  
*Mayor-Commissioner Pro-Tem Reina Saco (At Large, Seat A)*  
*Commissioner Cynthia Moore Chestnut (At Large, Seat B)*  
*Commissioner Desmon Duncan-Walker (District 1)*  
*Commissioner Harvey Ward (District 2)*  
*Commissioner David Arreola (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 Equity and Inclusion 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 to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.*

## **Welcome to the City Commission meeting!**

### **Learn about the meeting process and how to participate.**

The City Commission makes policies and conducts City business in an open forum. The **agenda** outlines what will happen during the meeting. It includes the following sections:

**Consent Agenda (CA):** Business items that the Commission approves together in one motion to save time. The Commission may remove an item to discuss separately.

**Regular Agenda:** Includes Business Discussion (**BD**) items considered by the Commission for action during the meeting. The Commission may re-order or remove discussion items.

Note: The **(B)** after an agenda item's title means that Backup materials are included. Click the links on the agenda to view the documents. An **(NB)** after the title means there are no Backup materials for the item.

**Public Comment.** Share your opinion with the Commission for the official record. The following public comment options may be available for this meeting.

Find specific public comment details for each meeting on the [Public Meeting Calendar](#) or the Notice of Meetings on the City's website. Verbal comments are usually limited to three (3) minutes.

**General Public Comment:** Share a comment about a topic or issue *not* on the Meeting Agenda. There is one 30-minute General Public Comment period at the beginning of the meeting.

- **Pre-recorded comment:** Call to record a voice comment *before* the meeting. Visit the [Public Meeting Calendar](#) for details. Comments received by the deadline will be played at the meeting.
- **In-person comment:** Neighbors present in the meeting chambers may comment at the designated time. Safety protocols will be observed.
- **Comment by phone:** Neighbors may call by phone to share a comment during the meeting. Dial toll-free: 1-800-742-1099. A moderator will call on you to speak. Mute the sound on your computer/device if you are watching the meeting online. State your name clearly for the record.

#### **Public Comment on Agenda Items**

- **In-person comment:** Neighbors present in the meeting chambers may comment at the designated times. Safety protocols will be observed.
- **Comment by phone:** Neighbors may call by phone to share a comment during the meeting. Dial toll-free: 1-800-742-1099. A moderator will call on you to speak. Mute the sound on your computer/device if you are watching the meeting online. State your name clearly for the record.

**Written Public Comment:** Submit a general comment or a comment on the meeting agenda. Your comments will be shared with the City Commissioners and added to the official meeting record.

- **Mail** to the City of Gainesville, City Clerk: P.O. Box 490, Station 19, 32627-0490
- **Email** to [citycomm@cityofgainesville.org](mailto:citycomm@cityofgainesville.org)
- **E-Comment:** Visit the "Agenda & Minutes" page on the City's website [www.cityofgainesville.org](http://www.cityofgainesville.org). Click the "eComment" link for a meeting agenda to leave comments on specific items.

The City of Gainesville encourages civil public speech. Disruptive behavior is not permitted during City Commission meetings. Please do not bring food, drinks, props, signs, posters, or similar materials into the Auditorium. Cheering and applause are only permitted during the Proclamations/Special Recognitions portion of the meeting.

**CALL TO ORDER - 10:00 AM****AGENDA STATEMENT**

*"The City of Gainesville encourages civility in public discourse and requests that speakers direct their comments to the Chair. Signs, props and posters are not permitted in the meeting room."*

**ROLL CALL****INVOCATION**

Prophet George Young

**CA ADOPTION OF AGENDA (Includes both Consent and Regular Agenda Items. Consent Agenda Items that will not be discussed, may include Advocacy Resolutions)**

**CONSENT AGENDA ITEMS**

CA-1      [211035.](#)                      **Resignation of David Gold, Stacey Hill and Andrew Miles from the Public Recreation and Parks Board (B)**

**RECOMMENDATION**                      *The City Commission accepts the resignation of David Gold, Stacey Hill and Andrew Miles effective immediately.*

[211035 PRPB Resignation 1 20220407](#)

[211035 PRPB Resignation 2 20220407](#)

[211035 PRPB Resignation 3 20220407](#)

CA-2      [211059.](#)                      **Appointments to City Commission Advisory Boards and Committees (B)**

*AGENDA UPDATE - REVISED BACK-UP*

**RECOMMENDATION**                      *The City Commission appoint:*

*Camisha Alexis to the Bicycle Pedestrian Advisory Board for a full term ending 12/31/2024.*

*Erick Smith to the Tree Advisory Board for a full term ending 1/1/2025.*

[211059\\_BPAB Application\\_20220407](#)

[211059\\_TAB Application\\_20220407](#)

[211059\\_Advisory Board and Commission Ballot Form\\_20220407](#)

CA-3      [211010.](#)      **Environmental Systems Research Institute (ESRI) Small Government Enterprise Agreement for Geographic Information System (GIS) Licensing (B)**

*Explanation:* ESRI Aeronautical Reconnaissance Coverage Geographical Information System (ArcGIS) software is used throughout the City for a wide variety of functions and systems. The City has been using ArcGIS software for over 20 years. ArcGIS is a key software for the City, being used in ten departments in thirteen divisions to support essential City operations, with the online maps being used by large numbers of community builders and neighbors. Some of the essential operations supported by ArcGIS are critical functions for public safety, emergency management, and infrastructure maintenance, including the COVID-19 Dashboard and the Public Works asset management system.

Currently the City licenses ArcGIS as individual licenses. In recent years, we have seen a significant increase in the demand for GIS related services. Over the past three years, the cost of the annual license renewal has increased by 27% due to licenses being added. At this time, we do not have enough ArcGIS licenses at appropriate levels to meet the increased demand. The upfront cost of adding more individual licenses is prohibitive for most departments. Obtaining an ESRI Small Government Enterprise Agreement for the ArcGIS licensing will resolve this problem. The Small Government Enterprise Agreement will provide uncapped amounts of ArcGIS licenses for all City departments to meet current and foreseeable future needs.

**Strategic Connection**

This item is connected to Goal 5: "Best in Class" Neighbor Services and is a normal priority item.

*Fiscal Note:* The ESRI Small Government Enterprise Agreement is a three-year contract. Year one and year two of the contract are covered by existing funds, no fiscal impact. Year three of the contract will see a \$20,000 increase, to be divided among participating departments and will be absorbed into existing operating budgets. Subsequent contracts will maintain the same annual cost as year three at no additional increases.

**RECOMMENDATION**

*The City Commission:* 1) approve the ESRI Small Government Enterprise Agreement for GIS licensing in the amount of \$275,000; and 2) authorize the City Manager or designee to execute all contract documents, and other necessary documents related to the ESRI Small Government Enterprise Agreement, subject to approval by the City Attorney as to form and legality.

[211010A\\_SGEA Quote-v2 ESRI Revised 20220407](#)

CA-4      [211060.](#)      **Request to Create Master Contracts for Multiple Internal Audit Professional Services Vendors (B)**

*Explanation:* On January 13, 2022, the City's Procurement Division solicited a Request for Qualifications (RFQ) from experienced, well qualified and independent Internal Audit Consulting Firms to perform internal audit consulting services on an as-needed basis. Multiple audit consulting firms submitted qualifications by the due date of February 3, 2022. The Firms selected are expected to provide professional consulting services at the staff, senior and/or manager level, as needed based on the City's internal resource and subject matter expertise needed for the engagement. Firms may provide performance auditing or internal audit consulting services in one or more of the following areas: local government and utility operations; local government and utility financial reporting; enterprise risk; compliance reviews; construction contracts; forensic accounting and investigations; information technology; cybersecurity assessments. This item is a request to negotiate master contracts with the internal audit professional services firms that met minimum requirements. The qualified firms are:

- Baker Tilly LLP - Construction Audit Services
- CBIZ Risk & Advisory Services, LLC
- Crowe LLP
- KPMG LLP
- Marcum LLP
- MSL, P.A.
- Plante & Moran, PLLC
- UHY Advisors

**RECOMMENDATION**

*The City Commission: 1) authorize the City Auditor or designee to initiate contract negotiations for master contracts with the pool of qualified vendors listed above subject to approval by the City Attorney as to form and legality.*

[211060 A RFQ Final 20220407](#)  
[211060 A Addendum 1 20220407](#)  
[211060 A Addendum 2 20220407](#)  
[211060 A Addendum 3 20220407](#)  
[211060 B ISO Certificate 20220407](#)  
[211060 B RFQ Submittal Response 20220407](#)  
[211060 C Baker Tilly response to RFQ-CAUD-220035-MS-0-2022 20220407](#)  
[211060 C RFQ Submittal Response 20220407](#)  
[211060 D RFQ Submittal Response 20220407](#)  
[211060 E RFQ Submittal Response 20220407](#)  
[211060 F RFQ Submittal Response 20220407](#)  
[211060 G RFQ Submittal Response 20220407](#)  
[211060 H RFQ Submittal Response 20220407](#)  
[211060 I RFQ Submittal Response 20220407](#)  
[211060 J RFQ Submittal Response 20220407](#)  
[211060 210035-RFQ Auditing Services-Award recommendation transmittal-20220407](#)  
[211060 RFQ Evaluation\\_final 20220407](#)

CA-5      [211027.](#)

**Approval of Minutes from the March 2, March 3, March 15, March 17, March 28, and March 31 (2), 2022 City Commission Meetings (B)**

**RECOMMENDATION**      *The City Commission approve the March 2, March 3, March 15, March 17, March 28, and March 31 (2) 2022 minutes.*

[211027 March 2, 2022 Minutes 20220407.pdf](#)  
[211027 March 3, 2022 Minutes 20220407.pdf](#)  
[211027 March 15, 2022 Minutes 20220407](#)  
[211027 March 17, 2022 Minutes 20220407.pdf](#)  
[211027 March 28, 2022 Minutes 20220407.pdf](#)  
[211027 March 31, 2022, Strategic Planning Session 20220407.pdf](#)  
[211027 March 31, 2022, 20220407.pdf](#)

CA-6      [211076.](#)

**Approval of Affordable Housing Workshop Dates (NB)**

AGENDA UPDATE - ADDED ITEM AND CHANGED TEXT FILE LANGUAGE

*Explanation: This is a request for the City Commission to approve two workshops to discuss affordable housing.*

*Fiscal Note: None.*

RECOMMENDATION

The City Commission tentatively approve the Affordable Housing Workshop dates for May 17, 2022 and June 13, 2022.

CA-7      [210973.](#)

**Request to Release Lien at 1601 and 1605 NE 10th Avenue (B)**

AGENDA UPDATE - ADDED ITEM

*Explanation:* This item is a request for the City Commission to consider a request for a lien reduction or rescission for 1601 and 1605 NE 10th Avenue. The property was found in violation of City Ordinance Sec. 16-19 Dangerous Buildings/Hazardous Lands. A lien was placed on both parcels that accumulated to \$50,300 (@ \$50.00 a day) plus Administrative Costs of \$194.34 (paid).

Mr. Joshua Williams requested a reduction/rescission of the accumulated fines and costs on February 22, 2022. Mr. Williams advised that he works with Mr. Burch in selling his properties and has been working to maintain and keep the properties clean. The properties are currently in compliance. We discussed the amount of the lien and agreed that a recommendation for a reduction to \$2,000 for both properties.

The Administrative Costs of \$194.34 have been paid and the properties are currently in compliance with City Ordinances.

A Reduction/Rescission hearing was held on March 10, 2022 before the Special Magistrate. Based on information presented, the Magistrate recommended the remaining amount of the lien be reduced to \$2,000.

*Strategic Connection:*

Goal 3 of the City Commission's Strategic Plan Concerns making Gainesville a great place to live and experience.

*Fiscal Note:* The current lien amounts total \$50,300. The City has recovered \$194.34 in Administrative Costs.

RECOMMENDATION

The City Commission accept the Magistrate's ruling and Staff's recommendation and reduce the lien to \$2,000 and authorize the City Manager to execute a release of lien.

[210973A\\_Summary Ernest W. Burch Jr Trustee Lien\\_20220407](#)

**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.**

**BD BUSINESS DISCUSSION ITEMS (Agenda Items that will be discussed, including those moved from Consent)****BD-1 [210163](#) Redistricting the City's Election Districts Based upon 2020 Census Data (B)**

AGENDA UPDATE - ADDED ADDITIONAL BACK-UP

*Explanation:* Section 2.02 of the Charter Laws of the City of Gainesville requires the City Commission to apportion the City into four consecutively numbered districts and to adjust the boundary lines of the districts by subsequently enacted ordinances whenever, in its judgment, the districts are not ratably or equally apportioned in accordance with the State Constitution and the Constitution of the United States, but not less frequently than within the second year following each decennial census. The City Commission previously redistricted the City by adoption of an ordinance in December 2012 using data from the 2010 Census.

On October 21, 2021, the City adopted Resolution No. 210163, which set forth the City Commission's intent to redistrict the City's election districts according to certain criteria. The City has contracted with Dr. Michael McDonald and Dr. Daniel Smith, both Political Science Professors and redistricting experts at the University of Florida and acting under U.F. BEBR to analyze the data, and provide redistricting options. Neighbors have been given an opportunity to participate in the process by submitting their own maps to the consultants and the City.

Historically, the City defines its districts by grouping contiguous voting precincts as codified in section 9-1.1 of the City Code of Ordinances. Adherence to precinct lines in redistricting minimizes split precincts and the complexity that results from split precincts. Additionally, adherence to precinct lines is significant in this redistricting effort due to the lack of time to explore redistricting based upon surveyed metes and bounds or census block methodology.

New City election districts must be established before the upcoming 2022 election, because the Supervisor of Elections is drawing new precinct boundaries which will alter and potentially remove or add some City precincts. Therefore, it will not be possible to conduct the upcoming 2022 election based upon existing City Commission districts that are defined by the 2012 precincts set forth in section 9-1.1.

The Alachua County Board of County Commissioners must adopt the precincts subject to the recommendation and approval by the Supervisor of Elections. After the Alachua County Board of County Commissioners adopts the precincts, the City Commission can establish City election districts by ordinance.

**RECOMMENDATION**

The City Commission consider a final plan for city election districts and, if the Alachua County Board



*of County Commissioners has adopted the precincts, 1) give authority to the consultants to adjust district boundaries to conform to the precincts approved by the Alachua County Board of County Commissioners, based upon the adopted criteria and final concept approved by the City Commission, 2) give authority to the consultants to finalize the city election districts to be adopted by ordinance, and 3) set future meetings for adoption of the ordinance.*

**Legislative History**

7/22/21	General Policy Committee	Approved, as shown above
9/9/21	General Policy Committee	Approved, as shown above
10/21/21	City Commission	Adopted (Resolution)
2/17/22	City Commission	Approved, as shown above
3/3/22	City Commission	Approved, as shown above
3/17/22	City Commission	Approved, as shown above
3/28/22	City Commission	Approved, as shown above
3/31/22	City Commission	Discussed

[210163 draft resolution 20210909](#)

[210163 Spectrum of Public Participation Chart 20210909](#)

[210163 Resolution Final 20211021](#)

[210163 Gainesville Plans Presentation 20220217](#)

[210163 Redistricting Update 20220217](#)

[210163 Revised Gainesville Plans Presentation 20220217](#)

[210163 Gainesville Plans Presentation 20220317](#)

[210163 Comm Adrian Hayes-Santos Redistricting - Option 3 Adjusted 202203](#)

[210163 northeast-gainesville-3-25-02 20220328.pdf](#)

[210163 southwest-gainesville-3-25-02 20220328.pdf](#)

[210163 southeast-gainesville-3-25-02 20220328.pdf](#)

[210163 north-gainesville-3-25-02 20220328.pdf](#)

[210163 west-center-Gainesville-3-25-02 20220328.pdf](#)

[210163 Changes in Precincts-UPDATED-3-25 -Gainesville-only 20220328.pdf](#)

[210163 Comm Hayes-Santos New Map Proposal 20220328.pdf](#)

[210163 Redistricting Map \(Senate & House Districts\) 20220331](#)

[210163 Redistricting Map \(Single Map Draft 1\) 20220331](#)

[210163 Com Ward Map Proposal 20220407](#)

**TIME CERTAIN - 11:00 AM**

**BD-2      [210986](#)      **University Avenue and W 13th Street Safety Study: Phase II (B)****

This item relates to the overview of the corridor safety study recommendations and selection of preferred design concepts for development and implementation for Phase II. The study was prepared by HDR Engineering Inc. under contract number 2018-049-AP, and complements the Phase I concepts approved by the City Commission (Legislative Item # 210418).

*Explanation: The City of Gainesville is committed to expediting a plan to increase safety in areas of high pedestrian volume, in particular University Avenue and W 13th Street. HDR Engineer Inc. was retained by the City to evaluate existing conditions and develop concept recommendations for implementation in the short- and long-term horizons.*

*On October 21, 2021 the City Commission approved preferred concepts for the Phase I of the study which encompassed University Ave from NW 22nd St to NE 3rd St, and W 13th St from NW 5th Ave to SW 9th Ave (Legislative Item #210418). Phase 2 of the study extends the limits of University Avenue between W 34th St and NE 15th Street, and W 13th Street between NW 8th Avenue and SW 16th Avenue. The eastern limit of the study was extended to the City Limits in January 2022.*

*The study provides concept level alternatives based on extensive evaluation of existing conditions and standards, building upon the findings of previous studies and on extensive coordination with stakeholders including the Florida Department of Transportation (FDOT), the University of Florida (UF), Gainesville Citizens for Active Transportation (GCAT), UF parent group, UF Not One More and Gators Against Student Pedestrian Deaths (GASP).*

*Fiscal Note: Implementation of the study recommendations is currently unfunded. The next step is for the preparation of a Preliminary Design and Environment Study (PD&E) and preparation of construction plans for the entire limits of the project, including Phases I and II. A solicitation process is underway to select a consultant for this step which is currently funded at \$1,000,000. The City included a funding request in the amount of \$20 million in its legislative priorities to expedite implementation of the overall project.*

*Strategic Recommendation: This item is connected to Goal 3: A Great Place to Live and Experience in the City's Strategic Plan and is a high priority item.*

**RECOMMENDATION**

*The City Commission receive a presentation and provide direction for a preferred design alternative.*

[210986\\_UniversityAve&13thStPhase2\\_CityCommissionPresentation\\_04072022](#)

**RE RESOLUTIONS - ROLL CALL REQUIRED (Unless mandated by statute to occur in the evening: May include Advocacy Resolutions and Binding Resolutions)**

**RECESS - 12:16 PM**

**RECONVENE - 1:00 PM**

**EARLY PUBLIC COMMENT ON AGENDA ITEMS - 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.**

**GENERAL PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA - 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.**

**BD BUSINESS DISCUSSION ITEMS**

**BD-3      [210485](#).      City of Gainesville - Unsolicited Bid Proposal Process (B)**

This item seeks City Commission approval of a pilot *unsolicited bid proposal process* for the City of Gainesville.

*Explanation: The City over the past several months has received several unsolicited proposals for review. The City Commission made a motion on June 17, 2021 (Agenda #210090) for Staff to bring back unsolicited proposal process for their review.*

*At the February 10, 2022 GPC, Staff presented a draft policy and gathered feedback from City Commission. Action items for further research included:*

- *Surveying other cities in Florida on their unsolicited proposal process including structure and fee methodology*
- *Considering a multi-step process for unsolicited proposal review*
- *Including a reduced or waived fee for non-profit organizations*

- *Streamlining data criteria for proposals*

*The following contains additional context regarding public-private partnerships and the Florida Statutes that governs that process and overview of an updated draft policy incorporating the City Commission's feedback.*

*History of Public Private Partnership in Florida*

*In 2013, House Bill (HB) 85 passed the legislature. This law standardized the public-private partnership "P3" process and created a statutory framework that local governments must adhere to when procuring a P3, which is extremely prescriptive. In standardizing the P3 process, the legislation preempted local governments from following their current P3 procurement procedures and eliminated the flexibility necessary to negotiate and contract with private entities in a manner that is most appropriate for that specific project. The flexibility to negotiate the terms of P3 contracts is paramount when considering the complexities of large-scale projects that often draw on various funding sources and involve teams of developers, investors and contractors.*

*During the 2015 legislative session, HB 63 and Senate Bill (SB) 824 were filed to implement a majority of the recommendations made by the P3 Task Force. Provisions favorable to cities included increasing flexibility in contracting for P3s by allowing contracting timelines to be extended in certain situations and clarifying authority to local governments to require unsolicited bids to be accompanied with a fee to cover the costs of reviewing the proposal.*

*In 2016, SB 124 amended the statutory framework that local governments must adhere to when engaging in public-private partnerships. The legislation provided supplemental authority to local governments, thereby allowing cities to rely on Home Rule authority to enter into P3 agreements or follow the process in Florida Statutes. This crucial change encourages cities that have not undertaken a P3 project in the past to follow the Florida Statute but allows those experienced in this procurement method to rely on their established procedures. Finally, the legislation authorizes local governments to collect a fee, as determined by local ordinance, to cover the costs associated with reviewing unsolicited proposals.*

*Florida Statute 255.065 gives rules and guidelines on Public Private Partnership procedures. The current legislation is included with this agenda item as Attachment A.*

*Research*

*Staff from the Procurement Divisions of General Government and GRU, the City Manager's Office, the City Attorney's Office, and the Department of Sustainable Development Economic Opportunity and Special Projects Planning Division have reviewed unsolicited proposal processes from other cities, agencies and the Florida Statutes relative to public private*

*partnerships (F.S. 255.065). Information was collected from 22 entities including 14 local governments, 4 counties, a utility agency, a transit agency, an aviation agency, and a university:*

- *Alachua County, FL*
- *City of Coral Springs, FL*
- *City of Ft. Lauderdale, FL*
- *City of Hollywood*
- *City of Jacksonville*
- *City of Lake City, FL*
- *City of Miami*
- *City of Miramar*
- *City of Palm Bay, FL*
- *City of Pembroke Pines*
- *City of South Miami, FL*
- *City of Tallahassee, FL*
- *Collier County, FL*
- *City of Tampa, FL*
- *Escambia County, FL*
- *Emerald Coast Utilities Authority, Pensacola, FL*
- *Hillsboro County Aviation Authority, FL*
- *University of North Florida*
- *City of Augusta, Georgia*
- *City of Chesapeake, VA*
- *Multnomah County, Oregon*
- *Seattle Washington Transit System*

*A summary table of the results of this research is included with this agenda item as Attachment B. Some high level takeaways include:*

- *Ten of the 14 agencies in Florida followed Florida Statute 255.065 for public-private partnership proposals.*
- *The fees charged ranged from no cost up to \$25,000.*
- *The estimated average fee, based on those that included one, was \$19,400.*
- *None of these agencies included a non-profit waiver for fees.*

#### *City of Gainesville Unsolicited Proposal Process*

*The City of Gainesville wishes to encourage investment in the City by private entities to facilitate funding sources for the development of public projects and to provide for the greatest flexibility in contracting for public projects under Florida Statute 255.065. In order to promote efficient and effective use of the P3 method of project delivery, Staff recommends that the City Commission adopt a policy and uniform procedures to be used by both the City and private entities for the procurement of such projects.*

*The recommended policy (Attachment C) includes the following components:*

- *Differentiation between an unsolicited conceptual and detailed proposal, and the required information needed by the City to consider either proposal;*
- *Phased fee approach for unsolicited conceptual and detailed proposals, including ability for the City to waive fees for nonprofit organizations;*
- *Detailed description of steps for submitting a conceptual and detailed unsolicited proposal;*
- *Description of competitive review process including Evaluation Team criteria; and*
- *Description of negotiation process if unsolicited proposal is chosen by the City Commission for implementation, including Negotiation Team criteria*

*Regarding the fee structure, Staff calculated a blended rate for an Evaluation Team that will consist of representatives from the following departments: Financial Services, Government Affairs & Community Relations, Strategy, Planning and Innovation, Sustainable Development, subject matter experts, and a representative from the Office of Equity and Inclusion. Based on a conservative 216 hours to review unsolicited proposals, it is estimated that the blended administrative costs equal just over \$16,000.*

*Staff recommends that the conceptual proposal include a review fee of \$1,000 and the detailed proposal a review fee of \$5,000. These fees represent a significantly discounted administrative review fee compared to estimated administrative costs of \$16,000 to review submissions.*

*Staff recommends a waiver of the fees for a conceptual and/or detailed proposal for non-profit organizations in the following focus areas: affordable housing, economic development, and projects within the Gainesville Community Reinvestment Area.*

*It is also recommended that Staff review the impact of this policy and the process described over the next six months. If it is determined that changes are needed, the policy can be modified and updated at the end of the pilot period.*

*Strategic Connection: Goal 1: Equitable Community*

*Fiscal Note: The proposed policy supports a phased fee approach for the review of unsolicited proposals and reserves the right for the City to charge additional fees if necessary to cover the costs of processing, reviewing, and evaluating any unsolicited proposal; including a fee to cover the costs of attorneys, architects, engineers, consultants, and financial advisors incurred by the City for review and response to the unsolicited proposal.*

**RECOMMENDATION**

*The City Commission: 1) hear a brief presentation; 2) approve the proposed policy for implementation as a six month pilot program.*

**Legislative History**

2/10/22      General Policy      Approved, as shown above  
   Committee

[210485A Florida Statutes 255.065 - Public-Private Partnerships 20220407](#)

[210485B Unsolicited Proposal Policy Research 20220407](#)

[210485C Draft Unsolicited Proposal Policy 20220407](#)

[210485D Unsolicited Proposal Policy Flow Chart 20220407.pdf](#)

**BD-4**      [210983.](#)

**Waldo Road/Airport Gateway Analysis (B)**

This item seeks City Commission approval of a phased land use and market analysis of the Waldo Road/Airport Gateway in order to assist in facilitating future industrial and commercial development in the area.

*Explanation: For the last several months a group consisting of City, County, Gainesville Area Chamber of Commerce and Gainesville Regional Airport staff has been discussing a mutual interest in facilitating industrial/commercial development in the Waldo Road/Airport Gateway area lying along Waldo Road, proximate to the Gainesville Regional Airport.*

*This effort would be pursued to assist in positioning the area for future growth and development in terms of expansion of the underlying tax base as well as the prospects for promoting employment in the area. In addition, it is proposed in light of the constrained land resources available in the City's Airport industrial park.*

*The scope of work associated with this effort would be to perform land use and market analysis of the geographic area proximate to the Waldo Road Gateway and the Gainesville Regional Airport with the intent to formulate recommendations regarding future governance, prospective incentives and future collaboration for pursuing future economic development opportunities.*

*The County and City would jointly fund the effort with other partners providing limited additional funding and/or facilitative support.*

*The first phase in such an effort contemplates pursuing a two day technical analysis (TAP - Technical Assistance Panel) through the Urban Land Institute (ULI) involving the convening of land use, real estate and development experts to analyze and provide initial recommendations. The second phase would involve a more in depth exploration of these initial recommendations and then a deeper dive market analysis.*

*The initial cost associate with the ULI - TAP is \$25-30,000 and Alachua County has earmarked \$100,000 for the overall effort. A draft Memorandum of Understanding (MOU) is attached in the back-up as well as a proposed conceptual study area map.*

#### *Strategic Connection*

*Goal 4: Resilient Local Economy...Gainesville East Incentivized Development Plan.*

*Fiscal Note: The City Commission could reprogram the remaining Economic Development funding allocated for the Enterprise Zone Electric Reimbursement Program as the participating entity's existing agreement expires in April. The current balance is approximately \$94,000 and most of the geographic area to be analyzed is located within the Enterprise Zone boundaries.*

#### **RECOMMENDATION**

*The City Commission direct: 1) hear a brief presentation by staff; 2) direct staff to execute on the analysis and program.*

[210983\\_Waldo Rd Study Overview Map\\_20220407](#)

[210639\\_Waldo Road Gateway Industrial Use Study\\_Draft MOU\\_20220407](#)

**BD-5**      [211013.](#)

**Grace Homeless Outreach Presentation (B)**



This item requests the City Commission receive an update on homeless outreach from Grace Marketplace Executive Director Jon DeCarmine.

*Explanation: Homelessness continues to be at the forefront of the minds of the Gainesville community. As GRACE has partnered with the City of Gainesville to address chronic homelessness, an update on the efficacy of the efforts has been requested by the City Manager. The current outreach agreement and funding expire October 1st, 2022.*

*GRACE leadership is seeking continued support for ongoing expenses to maintain the efforts to address chronic homelessness by meeting our vulnerable neighbors where they are. Grace has identified additional service gaps and recommends increased funding for homeless outreach services in FY23 and FY24.*

*Strategic Connection*

*This item is connected to Goal 5 "Best in Class" Neighbor Services in the City's Strategic Plan having Value to Neighbors.*

*Fiscal Note: The fiscal recommendation is to bring the funding level for FY23 and FY24 from \$200,000 to either \$320,000 or \$400,000.*

**RECOMMENDATION**

The City Commission hear a presentation from Grace Marketplace Executive Director Jon DeCarmine.

[211013 Grace Homeless Outreach Presentation 20220407.pdf](#)

**BD-6      211089.**

**Commissioner Cynthia Moore Chestnut - Sandy Bluff Solar Project (B)**

*AGENDA UPDATE - ADDED ITEM*

**RECOMMENDATION**

The City Commission hear remarks and take action deemed necessary.

211089\_Draft Resolution\_20220407

**RE    RESOLUTIONS**

**OR    ORDINANCES**

**ADOPTION READING**

**FIRST READING**

**FR-1      [200722.](#)**

**Text Change - Neighborhood Workshop and Site Plan Review Process (B)**

## Ordinance No. 200722

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by amending development thresholds and applicable reviewing authorities; by amending Section 30-3.1 Development Review Coordinator; by amending Section 30-3.2 Technical Review Committee; by amending Section 30-3.7 Neighborhood Workshop; by amending Section 30-3.8 Public Notice; by amending Section 30-3.18 Review Procedures; by amending Section 30-3.36 Minor Subdivisions; by amending Section 30-3.45 Levels of Development Review; by amending Section 30-3.47 Review Procedures; by amending Section 30-3.56 Land Use Hearing Officer; by amending Section 30-6.4 Level of Service Review; by amending Section 30-6.6 Design Standards; by amending Section 30-6.12 Outdoor Lighting; by amending Section 30-7.2 Off-Street Vehicle Parking; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*This ordinance will amend various provisions in the Land Development Code relating to public notification and participation in development review. Development applications that both require and do not require board approval must first hold a neighborhood workshop and include in the application a written record of such meeting. This ordinance amends the neighborhood workshop requirements to include a more robust process, including submittal of a Public Participation Report documenting the results of the public participation effort.*

*In addition, this ordinance per City Commission direction changes the Land Development Code so that site plans for residential developments with greater than 50 units will no longer be reviewed and approved administratively by substantive City staff and instead will be reviewed and approved by a volunteer citizen board. Importantly, site plan review and approval standards by law are the exact same regardless of the applicable reviewing authority. It is also important to note that site plan review, the subject of this ordinance, is the very last stage in a multi-layered development entitlement and review hierarchy adopted by the City Commission that dictates what ultimately can be constructed at any time on any given property within the City of Gainesville. That multi-layered regulatory hierarchy begins with the City Commission adopting regulations in the Comprehensive Plan and then the Land Development Code; followed by the City Commission applying those regulations to specific properties throughout the City limits by assigning land use designations and zoning districts; then often involves intermediary reviews such as Special Use Permits, subdivisions/plats, lot splits, historical special districts or other overlays, right-of-way vacations, variances, etc.; and finally ends with site plan review and building permit*

*issuance on specific properties. Because site plan review is the last stage of the development approval process with fundamental questions and development entitlements for any given property already dictated by the City Commission at that point, it is also by law the stage where the reviewing authority (whoever that may be) has the least discretion as to whether any given site plan must be approved or denied. What this means is that if a given site plan meets the voluminous prescribed regulations previously adopted by the City Commission in the Comprehensive Plan and Land Development Code and applied to specific properties by the City Commission through land use designations and zoning districts, then that site plan must be approved - again regardless of reviewing authority - even if the site plan turns out to be seemingly unpopular or has generated significant opposition by interested neighbors.*

*In other words, if the land development regulations that the City Commission adopts in the Comprehensive Plan and Land Development Code and that the City Commission then assigns to particular properties through land use designations and zoning districts allow for unpopular or controversial site plans on any given property, then the City Commission - if it in fact desires to take any action to address the root cause of the unpopular or controversial site plans that have resulted from its previously adopted regulations - would need to amend in accordance with law those enabling regulations that were previously adopted by the City Commission. Whatever the pros and cons may be, changing from staff administrative review to board review for the final site plan review stage fundamentally does not address that underlying root issue and therefore by definition any public input in site plan review is ultimately not efficacious like public input in the City Commission's actual establishment of the very land development regulations that enable and allow any given development to occur on particular property within the City of Gainesville.*

*To illustrate the above, the relatively recent Seminary Lane site plan review/approval, which in many respects serves as the genesis of this ordinance, is an example of a site plan review that generated public opposition. (The recent Royal Park site plan review is another and it is important to note that both Seminary Lane and Royal Park are categorically different from both the recent St. Michael's review and the South Main Street review, which also generated public opposition but involved the City Commission exercising fundamentally different authority with significantly more discretion with land use and zoning matters near the top of the regulatory hierarchy.) The Seminary Lane site plan approval, which was done administratively by City staff, was appealed by interested parties and after two separate meticulous reviews by the assigned state-level Judge, which included more than six days of hearings and an incredible amount of time, effort, and expense, the Judge upheld in almost every respect the City staff's very detailed administrative review/approval of the Seminary Lane site plan. This result was a confirmation of the high quality and competency of City staff in the very technical site plan review process, and shows that the root cause of the public opposition over Seminary Lane was not in fact that City staff*

*somehow acted erroneously in any way (as was alleged and was the very basis of the legal challenge) but was rather that the City Commission adopted Comprehensive Plan and Land Development Code regulations and then assigned specific land use designations and zoning districts to the Seminary Lane property that in fact enabled the Seminary Lane development to occur on that property. In other words, it was the City Commission's adoption of regulations at the top of the development regulatory hierarchy and fundamentally not the carrying-out or implementation of those regulations (whether by City staff or a citizen board notwithstanding) at the bottom of the development regulatory hierarchy that was the true genesis or cause of public opposition over the Seminary Lane site plan. Consequently and as explained above, this ordinance does not address that underlying root matter.*

*Nevertheless and limited strictly to the site plan review process, this ordinance per City Commission direction and as stated above replaces a City staff administrative process with a board review process for site plans that are residential developments with greater than 50 units. The implications or pros/cons of those two distinct types of site plan review processes is most pertinent to the supply and development of affordable housing (however defined), as has been documented by the U.S. Department of Housing and Urban Development under the Obama administration and as has been presented by staff and discussed by the City Commission several times. Therefore, this ordinance as currently drafted attempts to recognize that fact by exempting from board review (and therefore maintaining the current City staff administrative review) any site plans that consist of residential developments with 100% of units reserved for households making 80% AMI or less. The City Commission should consider the parameters of this exemption in order to most effectively encourage the provision of affordable housing throughout the City of Gainesville.*

*This ordinance requires two hearings and will become effective upon adoption.*

**RECOMMENDATION**

*The City Commission adopt the proposed ordinance.*

**Legislative History**

2/3/22	City Commission	Continued
2/17/22	City Commission	Approved, as shown above

[200722A\\_draft ordinance\\_20220203.pdf](#)

[200722B\\_Neighborhood\\_workshop\\_Amendments](#)

[200722C\\_CodeChangeinfo\\_Neighborhood\\_workshop\\_notification](#)

[200722D\\_PB-20-159\\_TCH\\_Text\\_Change\\_Staff\\_Presentation\\_CCOM\\_2.3.22](#)

[200722E\\_BANCF\\_Comments\\_on\\_City\\_Neighborhood\\_Workshop\\_Amendments\\_2I](#)

[200722F\\_PB-20-159\\_TCH\\_Staff\\_Presentation\\_20220407](#)

[200722A\\_draft ordinance\\_20220407.pdf](#)

[200722A\\_draft ordinance\\_20220421.pdf](#)

**COMMISSION COMMENT****RECESS - 3:13 PM****RECONVENE - 5:30 PM****PLEDGE OF ALLEGIANCE****PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)****PR-1      [211039.](#)                      **Child Abuse Prevention - 2022 (B)******RECOMMENDATION**                      *Cathy Winfrey to accept the proclamation.*[211039\\_Child Abuse Prevention\\_20220407](#)**PR-2      [211040.](#)                      **Water Conservation Month, April 2022 (B)****

*Explanation: Each year municipalities across the country declare April as Water Conservation month to promote awareness for water conservation and the importance of water as a vital natural resource. This is an opportunity to inform the public about our high-quality drinking water and the vital role drinking water plays in our daily lives. Citizens are asked to know their groundwater source and to conserve and protect this valuable natural resource for future generations.*

*The Mayor's Challenge Water Conservation Contest: The Wyland Foundation sponsors an annual national water conservation contest that encourages citizens to take a pledge to save water in their daily activities. This is a fun competition that promotes the importance of water conservation behavior. Pledge to conserve water at <<https://www.mywaterpledge.com>>.*

**RECOMMENDATION**                      *Debbie Daugherty and Jennifer McElroy will accept the proclamation on behalf of GRU.*[211040\\_Water Conservation Month\\_20220407](#)**PR-3      [211041.](#)                      **National Health Care Decisions Day - 2022 (B)******RECOMMENDATION**                      *Debra Harrison to accept the proclamation.*[211041\\_National Health Care Day\\_20220407](#)

PR-4      [211042.](#)                      National Public Safety Telecommunicator Week - 2022 (B)

RECOMMENDATION                      *Christine Borchers to accept the proclamation.*

[211042\\_Telecommutor Week\\_20220407](#)

**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 (required by state law to be heard at 5:00 pm)**

**BD    BUSINESS DISCUSSION ITEMS**

**PH    PUBLIC HEARINGS (Including Planning Petitions)**

**ORDINANCES - ROLL CALL REQUIRED (required by state law to be heard at 5:00 pm)**

**SR    SECOND READINGS**

**FR    FIRST READINGS**

**CC    COMMISSION COMMENT**

**ADJOURNMENT - 5:50 PM**