

# City of Gainesville

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



## **Meeting Agenda - Final**

**December 19, 2013**

**1:00 PM**

**MODIFIED AGENDA**

**City Hall Auditorium**

## **City Commission**

***Mayor Ed Braddy (At Large)***

***Commissioner Lauren Poe (At Large)***

***Commissioner Thomas Hawkins (At Large)***

***Commissioner Yvonne Hinson-Rawls (District 1)***

***Commissioner Todd Chase (District 2)***

***Commissioner Susan Bottcher (District 3)***

***Mayor-Commissioner Pro Tem Randy Wells (District 4)***

***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****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****INVOCATION****CONSENT AGENDA****CITY MANAGER, CONSENT AGENDA ITEMS**

[130519.](#)

**Recommendation to Make City-Owned Lot 10 Available for Development (NB)**

*Explanation: In April 2010, the CRA issued a Request for Information for a publicly owned conference center/hotel in order for the CRA to respond to Alachua County's (the County) Request for Proposals for "Capital Projects that Promote Tourism." The proposed development required this funding source to achieve financial feasibility and was envisioned as a publicly-owned, multi-level conference center with highly flexible space, and a privately-owned, full service hotel with the potential for street-level retail. The project submitted by the CRA was not chosen for award by the County.*

*Since that time, there had been continued interest in a hotel and conference center in Gainesville's urban core. At the September 19, 2011 CRA Board meeting, information regarding the financial analysis for an unsolicited proposal was presented to the CRA Board by City Budget and Finance staff. Following the presentation, CRA staff was then requested to draft language for a competitive solicitation for a hotel and conference center to be located on either the City-owned Lot 10 parcel or elsewhere in or near Gainesville's downtown.*

*A solicitation process was authorized by the City Commission on February 2, 2012. A multi-step Invitation to Negotiate (ITN) was jointly issued by the City and the CRA on February 29, 2012. The ITN was structured in two phases. The first phase requested the qualifications of developers demonstrating successful completion of similar projects elsewhere, a description of the development team composition, as well as a general description of any CRA or City financial assistance that would be sought for the project. This information was sought in order for the City and CRA to gain an understanding of the financial assistance needed for such a project.*

*A total of two responses to the first phase were received from Acquest Realty Advisors, Inc. and Gainesville Hotel & Conference Center, LLC. On June 21, 2012, the City Commission heard a presentation which outlined the financial assistance needs identified by the two respondents in order for a hotel and conference center project to be financially feasible.*

*After hearing the presentation regarding the public assistance being sought in the ITN responses, the City Commission requested that staff seek to identify potential local partners as funding sources for the project and report back to the Commission before the decision to continue or terminate the solicitation process is to be made.*

*Staff met with potential community funding partners to gauge interest in partnering on financing for construction and on-going operations of a conference center. These community partners expressed support for a conference center concept, but did not have the ability to immediately commit funding towards construction or ongoing operations of a conference center. Each community partner provided valuable feedback on considerations regarding optimal conference center size, suitable locations, and additional community stakeholders to involve in the discussion.*

*After hearing this presentation on December 20, 2012, the City Commission concluded the ITN with the understanding that more discussion of the topic was warranted and that concluding the ITN would end the blackout period, thus allowing, the Commission and City staff to further research and gather more information on the feasibility of the concept, as well as have direct discussions with developers which have expressed interest in building and operating a hotel and conference center.*

*Following discussions at the September 16, 2013 CRA Board meeting regarding Lot 10, staff was requested to present information on options that would be available to the City Commission for Lot 10. At the October 21, 2013 CRA Board meeting, staff presented the options available for this property, which include the City disposing of the property, a City solicitation for lease or sale or granting an option or transferring the property to the CRA. After discussion, the CRA Board recommended that the City Commission initiate a process for City staff to make Lot 10 available for development.*

*Fiscal Note: An appraisal of Lot 10 was last performed in 2005 with an appraisal value of \$514,000.*

**RECOMMENDATION**

*CRA Board to City Commission: Initiate a process to make City-owned Lot 10 available for development*

[130529](#)

**Request to Extend Deadline for Cade Museum Agreement (NB)**

**Staff is requesting an extension to the December 31, 2013 deadline to execute an agreement for the Cade Museum at Depot Park until June 30, 2014 due to delays in storm water pond construction and a request from the Cade Museum Foundation to change the agreement from a development and disposition agreement to a lease agreement.**

*Explanation: On December 20, 2012, the City Commission authorized the City Attorney to prepare an amendment to the Memorandum of Understanding for the Cade Museum and Depot Park ("MOU"). The MOU was drafted by the City Attorney and executed by the Cade Museum Foundation, Inc. The MOU required the City to submit a draft disposition and development agreement to the Cade Museum Foundation on or before January 31, 2013. It also was the expressed intent that a final agreement be executed no later than December 31, 2013 with an anticipated construction start date no later than October 2, 2015.*

*Prior to entering into a Development and Disposition Agreement, the City and the CRA, were required by Section 163.380, Florida Statutes, to publicly advertise and invite all interested parties to submit proposals for the disposition and development of the approximately 2.155 acre site located within the City-owned property known as Depot Park for development and operation of a museum, art gallery, and gardens of an educational or cultural interest that is open to the general public. The advertisement was published on May 10, 2013. The closing date for candidates' application submittal was June 10, 2013.*

*The CRA received one proposal from the Cade Museum Foundation for a proposed "Cade Museum for Creativity and Invention". On July 1, 2013, an evaluation committee comprised of CRA and City staff reviewed the proposal and heard a presentation from the applicant. Based on the proposal received the evaluation committee concluded that the proposal met the requirements outlined in the request and recommended that the Cade Museum be selected. The next step was for the City Manager or designee to enter into negotiations for a Development and Disposition Agreement with the Cade Museum Foundation. The final development and disposition agreement will be presented to both the City Commission and the Community Redevelopment Agency Board for approval.*

*The December 31, 2013 deadline to execute the disposition and*

development agreement was set with the understanding that storm water pond construction at Depot Park would be complete by this deadline. There have been delays to the storm water pond construction and estimated completion is not until spring 2014.

Staff believes it would be prudent to extend the deadline for execution of the agreement until this construction is complete, in case there are any unforeseen delays, changes to boundaries or other unknown factors that could arise during the course of the storm water pond construction. Staff has discussed this with representatives of the Cade Museum Foundation and all are in agreement with extending the deadline. Additionally, in the June 10, 2013 proposal, the Cade Museum Foundation requested a change of format to the agreement from a development and disposition agreement to a lease agreement, which will require modifications to the previously approved draft agreement and will require additional negotiations.

*Fiscal Note:* The proposal received includes requests infrastructure improvements at the site from the City and CRA and a \$150,000 landscape/hardscape building allowance from the CRA. These requests will be the subject of negotiations and will be brought back to the CRA Board and City Commission.

**RECOMMENDATION**

The City Commission authorize an extension of the deadline for final agreement execution until June 30, 2014.

*Alternative Recommendation*

*Do not approve the extension. This would result in the City defaulting on the current MOU.*

[130530.](#)

**Appropriation of Unobligated Fund Balance of Ironwood Capital Surcharge Fund (NB)**

**This item requests that the City Commission approve the appropriation of \$36,500 of unobligated fund balance in the Ironwood Capital Surcharge fund for the purchase of additional golf carts for use at Ironwood Golf Course.**

*Explanation:* As part of the approved Capital Improvement Plan (CIP), fleet replacement of the golf carts at Ironwood is funded to replace 10 golf carts this fiscal year. This replacement of carts is slated to repeat each of the next 3 years until the fleet of old carts are totally replaced.

Due to the condition of the remaining old fleet, it is increasingly less cost effective to repair the older carts, and at times sufficient numbers of carts are not available for routine play or large scheduled events and tournaments. To ensure adequate customer service to its public, Parks, Recreation and Cultural Affairs (PRCA) would like to replace 10 additional carts this fiscal year, in addition to the 10 already approved in

the CIP.

*Fiscal Note:* Currently, Ironwood is projected to have \$120k in unobligated fund balance including the budgeted FY14 capital surcharge revenue, the budgeted expense amount for the debt service payment and the golf carts. Therefore, there is sufficient funding to appropriate an additional \$36,500 for the 10 additional carts.

**RECOMMENDATION**

The City Commission approve the appropriation of \$36,500 of unobligated fund balance in the Ironwood Capital Surcharge Fund for the purchase of additional golf carts for use at Ironwood Golf Course.

[130549.](#)

**Refunding of the City of Gainesville's Capital Improvement Revenue Bonds, Series 2005 (NB)**

**This item involves a request for the City Commission to authorize staff to take the steps necessary to advance refund the City of Gainesville's Capital Improvement Revenue Bonds, Series 2005.**

*Explanation:* Rates in the municipal bond market have fallen to the point where it is financially prudent to advance refund the City's outstanding Capital Improvement Revenue Bonds, Series 2005 (CIRB 2005). The proposed issue would refund \$13,710,000 of the original CIRB 2005 issue, with the final maturity of the refunding issue equal to that of the original bonds. Given the relatively small size of the proposed refunding, staff and the City's financial advisor have determined that the most cost-effective method for accessing the capital markets for this transaction is the utilization of a bank loan.

*Fiscal Note:* Given current market rates the City's financial advisor projects savings to the City over the 12 year life of the refunding issue of approximately \$700,000.

**RECOMMENDATION**

The City Commission 1) authorize staff to seek proposals for a bank loan to refund \$13,710,000 of the City's CIRB 2005; and 2) authorize the City Manager, Administrative Services Director, and Finance Director to retain the required professional services to solicit proposals.

[130550.](#)

**Extension of the Marsh Broker Contract an Additional Six Months to March 31, 2014 (B)**

This item is a request for a one-time extension to the Marsh, Inc. Services Agreement to move the selection process out of the insurance marketing time frame.

*Explanation:* The city uses a competitive bid process to award our broker services contract. Typically, the City renews or awards this contract in September, which is the same time frame that the City's insurance program is being marketed by the current broker. This makes transitioning to a new provider very difficult and puts our bid process in the middle of our insurance marketing efforts. Staff has been somewhat disappointed in the responses to our previous attempts to market this service. The City only received three proposals during the last attempt to market broker services. In an effort to increase competition, staff believes moving the process to January will allow more providers to prepare a response for the City to consider. Most public entities market their insurance programs during August and September which makes it difficult for vendors to devote time to a bid process which would conflict with their current client base.

Using an April 1st start date would ensure that all policies placed by the City's provider during renewal would receive a thorough review by the broker placing the insurance policies before transferring responsibility to a potentially new vendor. This will also allow for a transition period for any new vendor to get familiar with our organizational structure and insurance needs prior to the next insurance renewal process. Staff has identified six to ten potential vendors with utilities and public entity backgrounds that will be asked to provide a proposal. Staff's hope is that more competition will result in a lower annual fee. The City only accepts a fee for service pricing model and does not consider a commission based fee for this service.

Marsh USA, Inc. has agreed to continue to provide the service on a monthly basis until the selection process has completed. This request to move the bid process is not due to poor service or performance on the part of Marsh, Inc. In fact, the opposite is true. Marsh has provided innovative solutions to our insurance needs and superior loss control support for Gainesville Regional Utilities.

*Fiscal Note:* Funds in the amount of \$99,230 are available in the General Insurance Fund. This is no increase over the current annualized amount.

[130550A\\_Marsh Original Contract\\_20131219.pdf](#)

[130550B\\_Second Amendment Marsh Agreement\\_20131219.doc.pdf](#)

## 130551.

### **Scheduling of a Compensation Study Workshop (NB)**

**This is a request for the City Commission to schedule a special workshop to discuss the Compensation Study.**

*Explanation:* This item is to schedule a compensation study workshop on January 13, 2014, from 4:00 pm to 6:00 pm at City Hall in the Robert Lisle Klein Conference Room 16 with the City Commission to present the results of Milliman, Inc.'s compensation review for all job classes.

*Fiscal Note:* None

**RECOMMENDATION**

The City Commission approve a workshop to discuss the Compensation Study on January 13, 2014, from 4:00 pm to 6:00 pm in City Hall, Room 16.

[130539](#)

**Green Lane Project Grant Opportunity (B)**

**This is a request for the City Commission to authorize staff to submit a grant application for the Green Lanes Project opportunity.**

*Explanation: The People for Bikes organization ([www.peopleforbikes.org](http://www.peopleforbikes.org)) is requesting applications from cities interested in developing and implementing protected bicycle lanes. Six (6) communities will be provided technical assistance and strategic resources, such as access to peer exchange, community visits by a team of experts to assess local conditions, and access to modest grant funding to help with project implementation (amount is not disclosed). Only local governments with minimum population of 80,000 are eligible to apply, and the community must have at least one (1) protected bicycle lane in the pipeline to be considered (SW 16th Ave between Archer Road and SW 13th St includes a 4 ft separation between the travel lanes and bicycle lanes; the project is schedule for construction). Staff is evaluating additional candidate corridors.*

*Protected bike lanes are low-stress biking facilities where bike lanes are separated from travel lanes. A sample illustration of facility types is provided as back up. The facilities are in use in several communities throughout the nation including Portland, OR; Chicago, IL; San Francisco, CA; Memphis, TN and Washington D.C., all of which were recipients of this grant during a previous round.*

*The application deadline is January 14, 2014. The award will be announced in March 2014.*

*Fiscal Note: There is no match requirement. If awarded, there would be travel costs associated with participation of city representatives (up to 4) in a required study tour abroad (either in June or September 2014). Total cost per person would be approximately \$2,000. PeopleforBikes covers the costs of participation in domestic events.*

**RECOMMENDATION**

The City Commission: 1) authorize the City Manager or his designee to execute the grant application; and 2) authorize the City Manager or his designee to execute grant awards and any other necessary documents, subject to approval by the City Attorney as to form and legality.

**Alternative Recommendation**

The City Commission does not authorize the application for the grant opportunity.



[130539\\_SampleApplication\\_20131219.pdf](#)

[130560.](#)

### **Funding Request For The Black On Black Crime Task Force (NB)**

**The Gainesville Police Department is requesting funding be transferred from an unexpected grant to the Black On Black Crime Task Force to be used to provide services to delinquent and at risk youth.**

*Explanation: The Gainesville Police Department is seeking permission for a one time disbursement of funds in the amount of \$70,000 from the City of Gainesville to the Black On Black Crime Task Force. The Black On Black Crime Task Force is experiencing a shortfall in its funding dedicated to the Reichert House. If the funding is not allocated, the Reichert House program and BOLD, will be in danger of losing two (2) Intervention Specialists and one (1) part-time Life Coach in the BOLD Program. This is a one time request. Staff has been engaged in conversations with Ms. Rosa Williams and senior leadership of the Black On Black Crime Task Force and they indicated that they are strategically planning efforts to seek resources through both fundraising and grants to address this shortfall of two Intervention Specialists and the part-time Life Coach, for BOLD for the next fiscal year.*

*The Gainesville Police Department received an unanticipated one time funding grant in the amount of \$90,000 from the Florida Department of Juvenile Justice, to be used to provide services to delinquent and at risk youth.*

*Fiscal Note: The Department currently has the \$90,000 available in their operating budget due to the funding from the Florida Department of Juvenile Justice. If this request is approved, the remaining balance in the account will be \$20,000.*

#### **RECOMMENDATION**

*The City Commission: 1) approve the one time funding grant to the Black On Black Crime Task Force in the amount of \$70,000, for two Intervention Specialists at the Reichert House and one part-time Life Coach for the BOLD Reentry Program; and 2) direct the City Manager to enter into an agreement for one time funding for the Black On Black Crime Task Force to fund, two (2) Intervention Specialists for the Reichert House and one (1) part-time BOLD Life Coach.*

[130561.](#)

### **Bid Award - Administer and Implement Services for Homeless Persons at the Former Gainesville Correctional Institution (GCI) (B)**

**This item is a request to approve staff's ranking of the entities that**

**responded to a Request for Proposals (RFP # HOUS-140016-FB) to administer and implement homeless services at the former Gainesville Correctional Institution.**

*Explanation: This item supports City Commission Strategic Initiative 3.1: Continue Implementation of the 10 Year Plan to End Homelessness.*

*On June 6, 2013, the City Commission authorized staff to issue a Request for Proposals (RFP) to administer and implement homeless services at the former GCI Complex. An RFP was issued on July 8, 2013, but was cancelled on August 1, 2013 due to a conflict of interest associated with the only potential Proposer to attend a mandatory pre-bid meeting on July 29, 2013. That conflict of interest has been removed. Subsequently, the RFP was revised and re-issued on October 31, 2013.*

*Two Proposers responded to the RFP by the November 19, 2013 deadline. The submissions contained technical and written proposals including the Proposers' relevant experience, understanding of the request, ability to provide the services, financial resources and ability to work with diverse community groups (e.g., neighborhood organizations, social service providers, governments, volunteers, and homeless individuals and families). An evaluation team consisting of City and County staff evaluated the proposals and is recommends the following ranking:*

- 1) Alachua County Coalition for the Homeless and Hungry, Inc.*
- 2) Lazarus Restoration Ministries, Inc.*

*Based on the proposals received, the evaluation team recommends that the City begin negotiating a license agreement and a service agreement with the Alachua County Coalition for the Homeless and Hungry (ACCHH) to administer and implement homeless services at GCI. Staff and the City Attorney agree that a license agreement and a service agreement are necessary to ensure proper services are provided to the homeless clients and that the City's financial interests are protected. When staff and the Proposer have negotiated agreements that are acceptable to them, the agreements will be brought to the City Commission for final approval.*

*Fiscal Note: The City Commission and the Alachua County Board of County Commissioners have each approved \$154,000 (\$308,000 total) for funding of operations at the facility during Fiscal Year 2013-2014. City and County staff are finalizing an agreement that will provide the details of this funding partnership, and must be approved by both Commissions.*

**RECOMMENDATION**

*The City Commission 1) approve staff's recommended rankings of the organizations; and 2) authorize the City Manager to negotiate a license agreement, a service agreement, and any related documents with the top ranked*

organization or the next ranked organization if those negotiations are not successful, to operate and administer homeless services at GCI, subject to approval by the City Attorney as to form and legality.

[130561A Bid Tab 20131219.pdf](#)

[130561B Alachua Coalition Proposal 20131219.pdf](#)

[130561C Lazarus Restoration Ministries Proposal 20131219.pdf](#)

[130486.](#)

**State Housing Initiatives Partnership Program (SHIP) Affordable Housing Advisory Committee (AHAC) Incentives and Recommendations Report (B)**

**This item provides an informational update on the City's AHAC Incentives and Recommendations Report for the Report dated December 2, 2013.**

*Explanation: The City of Gainesville is a recipient of affordable housing funding from the State Housing Initiatives Partnership (SHIP) Program, which was established in 1992 through the William E. Sadowski Affordable Housing Act; and is administered by the Florida Housing Finance Corporation (FHFC). In 2007, the Florida Legislature passed Housing Bill 1375 (F.S. 420.9076), requiring cities and counties receiving SHIP funds to appoint an eleven member AHAC to triennially review the City's established policies and procedures, ordinances, land development regulations, and adopted Comprehensive Plan to recommend actions or initiatives to encourage or facilitate affordable housing, while protecting the ability of the property to appreciate in value. The City's AHAC is required to review policies, procedures, ordinances and land development regulations pertaining to affordable housing in the City of Gainesville. The City's AHAC then has the responsibility to recommend existing and new incentives for affordable housing in the City of Gainesville. At a minimum, the City's AHAC must submit an Incentives and Recommendations Report (IRR) to the City Commission, and triennially thereafter evaluate the implementation of the affordable housing incentives.*

*Between March 2012 and November 2013, the City's AHAC held monthly public meetings to discuss their recommendations for the IRR. During a Public Hearing held on December 2, 2013, the City's AHAC presented the proposed IRR. As outlined in the City's AHAC IRR, various affordable housing incentives have been reviewed, evaluated and proposed to encourage or facilitate affordable housing, while protecting the ability of the property to appreciate in value. No public comments were received during the December 2, 2013 Public Hearing. The IRR must be submitted to the Florida Housing Finance Corporation by December 31, 2013. Attached for reference is a copy of the City's AHAC IRR.*

Staff recommends approval of the City AHAC's IRR. Per SHIP Program regulations, F.S. 420.9076, the AHAC's IRR must be incorporated into the City's Local Housing Assistance Plan (LHAP). At this time, no immediate action is required by the City Commission. In Spring 2014, prior to the adoption of the LHAP, the AHAC plans to meet with the City Commission to review their incentives and recommendations outlined in the IRR. Thereafter, the City's AHAC IRR will be incorporated into the LHAP to continue to improve affordable housing opportunities for residents in the City of Gainesville. The next LHAP is required to be submitted to the Florida Housing Finance Corporation by May 2, 2014.

*Fiscal Note: None*

**RECOMMENDATION**

*The City Commission: 1) accept the City's AHAC Incentives and Recommendations Report dated December 2, 2013; 2) approve the submittal of the City's AHAC Incentives and Recommendations Report to the Florida Housing Finance Corporation by December 31, 2013; and 3) authorize the City Manager or his designee to execute all necessary documents required for the submittal of the City's AHAC Incentives and Recommendations Report, subject to approval by the City Attorney as to form and legality.*

[130486 2013 Incentives and Recommendations Report 20131219.pdf](#)

**GENERAL MANAGER FOR UTILITIES, CONSENT AGENDA ITEMS**

**CITY ATTORNEY, CONSENT AGENDA ITEMS**

**CLERK OF THE COMMISSION, CONSENT AGENDA ITEMS**

[130558.](#)

**Gainesville Housing Authority Appointments (NB)**

**RECOMMENDATION**

*The City Commission confirm Mayor Braddy's appointments of Beverly Akpo-Sanni for a term to expire August 1, 2015 and Angela Jones to the Gainesville Housing Authority for a term to expire August 1, 2016.*

[130559.](#)

**Appointment to City Commission Advisory Boards and Committees (NB)**

**RECOMMENDATION**

*The City Commission appoint Ernest Brockington to the Citizens Advisory Committee for Community Development for a term to expire 11/1/16.*

**EQUAL OPPORTUNITY DIRECTOR, CONSENT AGENDA ITEMS**

**COMMITTEE REPORTS, CONSENT AGENDA ITEMS**

**RECREATION, CULTURAL AFFAIRS AND PUBLIC WORKS COMMITTEE,  
CONSENT**

**PERSONNEL & ORGANIZATIONAL STRUCTURE COMM, CONSENT**

**PUBLIC SAFETY COMMITTEE, CONSENT**

**AUDIT, FINANCE AND LEGISLATIVE COMMITTEE, CONSENT**

**EQUAL OPPORTUNITY COMMITTEE, CONSENT**

**COMMUNITY REDEVELOPMENT AGENCY, CONSENT ITEMS**

**END OF CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA**

**CHARTER OFFICER UPDATES**

**CLERK OF THE COMMISSION**

**CITY MANAGER**

[130562.](#)

**GPD Staffing Study (B)**

**This item will give an overview of the recently completed staffing for GPD performed by Police Executive Research Forum (PERF).**

*Explanation: At the November 7, 2013 City Commission Meeting, Commissioner Poe requested that the GPD Staffing Study be presented to the City Commission as soon staff could develop a presentation.*

*The rationale for the staffing study was to identify and examine core business practices and functions, workload and staffing analysis, organizational analysis, and leveraging resources (human and financial). The goals of the study were to determine if GPD has appropriate staffing levels in all areas of the department and to identify opportunities to add civilian staff as a cost-savings measure in addition to freeing up sworn personnel to be deployed for those activities requiring sworn officers.*

*Fiscal Note: The cost of the study was \$55,000. Future costs would be contingent on which recommendations the City chooses to put into to practice.*

**RECOMMENDATION**            *The City Commission hear a presentation from GPD staff summarizing the findings and recommendations of the staffing study.*

[130562\\_GPDStaffingStudyPPT\\_20131219](#)

[130578.](#)

### **2015 Federal Legislative Agenda (B)**

**This is a request for the City Commission to approve the 2015 Federal Legislative Agenda and provide policy direction on future referrals to the Legislative Agenda.**

*Explanation: Annually, the City Commission adopts the 2015 Federal Legislative Agenda. The legislative agenda is a compilation of the city's priority needs for the upcoming legislative session and provides delegation members with comprehensive information in order for them to focus their efforts on specific legislative priorities and initiatives related to the city. Initiatives included in the agenda include: General Legislative Policy, General Government, Economic Development, and Capital Projects.*

*Fiscal Note: None*

**RECOMMENDATION**            *The City Commission: 1) approve the 2015 Federal Legislative Agenda; 2) direct that all new referral items to the Legislative Agenda be forwarded to the Audit, Finance and Legislative Committee for review and recommendation; and 3) direct staff to provide the 2015 Federal Legislative Agenda to the Florida League of Cities, and other interested parties.*

[130578\\_Draft 2015 Federal Agenda\\_20131219.pdf](#)

[130578\\_MOD Draft 2015 Federal Agenda\\_20131219.pdf](#)

[130579.](#)

### **Interlocal Agreement Between City of Gainesville and The District Board of Trustees of Santa Fe College for GTEC Incubator Management Services (B)**

**This is a request for the City Commission to authorize entering into an Interlocal Agreement between the City of Gainesville and the District Board of trustees of Santa Fe College for GTEC Incubator Management Services subject to Board of Trustees Approval of the Agreement.**

*Explanation: The City of Gainesville entered into an Agreement and Mortgage with the United States Department of Commerce, Economic Development Administration (EDA) in 1999 to develop and operate a technology incubator at 2153 SE Hawthorne Road, known as the Gainesville Technology Enterprise Center (GTEC). Since the commencement of the operation of GTEC, the City contracted with the Gainesville Chamber of Commerce to staff and operate the programs at GTEC. Funding for the Chamber's management services included payment for GTEC staff, operational expenses and a management fee to the Chamber. In early 2011, the Gainesville Community Redevelopment Agency (CRA) assumed oversight of the operations of GTEC while the GTEC program was evaluated. The CRA contracted with the Georgia Institute of Technology's Enterprise Innovation Institute to conduct an assessment of GTEC. Recommendations provided by Georgia Tech included additional focus on selecting a facility manager with exceptional skills and abilities, and enhanced programming. Georgia Tech also recommended physical improvements to the facility. The Chamber terminated its agreement for management services in 2012.*

*Community stakeholders and representatives met with the City Mayor and identified several management options for GTEC including the Chamber of Commerce, the Community Redevelopment Agency, the University of Florida, Santa Fe College, and the private sector. The City heard presentations regarding these options as well as a presentation by representatives from Santa Fe College. Santa Fe is public college located in Gainesville, Florida, and is a member institution of the Florida College System. Santa Fe was chartered by the State of Florida and is accredited by the Florida Department of Education and the Southern Association of Colleges and Schools; and currently operates the Center for Innovation and Economic Development in Gainesville, and the Perry Center for Emerging Technologies in Alachua, both of which are business incubator programs. As such, the Santa Fe College has demonstrated exceptional skills and abilities to develop and grow businesses.*

*The Florida Interlocal Cooperation Act of 1969 (Section 163.01, Florida Statutes) authorizes governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities permits. The City and Santa Fe College desire to work together with City providing use of the property, maintenance of the structure, revenue generated from GTEC and up to \$150,000 for revenue shortfall or capital improvements and Santa Fe College providing the staffing with the expertise to grow and develop businesses with the purpose of locating those businesses in the Gainesville community after graduation from the incubator. This Interlocal Agreement captures the intent of the parties to grow and develop businesses which will find permanent homes in the Gainesville community, and outlines the responsibilities and expectations of both Santa Fe College and the City.*

*The City will retain ownership and financial responsibility of the building, subject to limited maintenance by Santa Fe College. Since the City will remain financially responsible for the building, the parties have agreed to semi-annual meetings to pro-actively manage any potential liabilities and to assure the success of the joint endeavor.*

*It is anticipated that the District Board of Trustees of Santa Fe College will review the agreement at their January 21, 2014 meeting, and the agreement is scheduled to begin on February 1, 2014. In the event that changes are requested by Santa Fe's Board, staff is requesting that the City Commission authorize the City Manager to make minor changes to the agreement, subject to approval by the City Attorney as to form and legality. This provision is being requested in order to eliminate delays to the implementation of the agreement. Without this provision, any changes (regardless of how minor) will require that the agreement come back before the City Commission for final approval.*

*Fiscal Note: The agreement allows Santa Fe College to retain revenues from GTEC and an additional amount of \$150,000. Both Santa Fe College and the City have specific financial responsibilities for maintenance of the building which are outlined in the agreement.*

**RECOMMENDATION**

*The City Commission authorize the City Manager to execute the Interlocal Agreement (including minor edits) with the District Board of Trustees of Santa Fe College, subject to approval by the City Attorney as to form and legality.*

[130579\\_DRAFT Santa Fe Agreement\\_20131219.pdf](#)

[130579\\_MOD Draft GTEC Agreement\\_20131219.pdf](#)

[130574.](#)

**Children's Movement of Florida - December (B)**

**RECOMMENDATION**

*Early Learning Coalition Executive Director Gordon Tremaine to accept the proclamation.*

[130574\\_MOD\\_ChildrensMovement\\_20131219.pdf](#)

[130580.](#)

**Request for Funding Options for a Computer Lab for Children Residing in the Gainesville Housing Authority (NB)**

**This item is a request for the City Commission to consider funding options for a computer lab in the Gainesville Housing Authority.**

*Explanation: During the meeting of December 5, 2013, Commissioner Hinson-Rawls made a motion for staff to provide options for funding a computer lab for children residing in the Gainesville Housing Authority. The Alachua County Board of County Commissioners, the School Board of Alachua*



County and the City of Gainesville have received a request to contribute \$12,000 each to fund three computer labs.

Funding provided to other agencies is typically presented in conjunction with the budget process in July.

*Fiscal Note:* Funds are not currently budgeted for this request.

**RECOMMENDATION**

The City Commission include this request as an increment for consideration in the FY2015 budget.

*Alternative Recommendation*

The City Commission fund this request by appropriating funds from the General Fund Fund Balance in FY2014.

## GENERAL MANAGER FOR UTILITIES

[130479](#).

### Solar Feed-in-tariff (FIT) Update and 2014 Pricing Options (B)

*Explanation:* The Solar (FIT) program was launched in early 2009 stipulating GRU purchase solar photovoltaic electricity from system owners at a guaranteed price via a twenty year contract. The program includes an annual capacity limit of 4 megawatts (MW) per year. Each year, the commission determines whether new capacity will be offered to the public, how much capacity will be offered under the program guidelines, and approves the pricing associated for that capacity.

Should new additional capacity be approved, GRU's Purchasing Department will publicly announce an open solicitation process and provide applicable rules for the capacity solicitation. Currently there is 2.65 MW in queue from the original 2009 open solicitation, leaving 1.35 MW available for open solicitation in 2014. There is also an estimated .5 MW that will likely not be constructed from the 2013 offering.

Staff has performed the requisite analysis and is recommending new Solar FIT rates for the 2014 solicitation. The proposed rates are 0.18 \$/kWh for Class 1 systems, 0.16 \$/kWh for Class 2 systems, and 0.14 \$/kWh for Class 3 systems.

*Fiscal Note:* The additional capacity would have an annual cost over 20 years determined by the capacity amount approved by the City Commission. Staff will provide analysis of several options including the estimated additional cost to GRU and resulting rate impacts. The purchased power cost of the FIT program was estimated at 4 MW in the fuel expenditures included in the GRU budget proposal for FY 2014.

**RECOMMENDATION**

The City Commission 1) receive a presentation from staff; and 2) determine capacity allocation for 2014, and direct the City Attorney to draft, and

City Clerk to advertise an ordinance for any rate changes necessary to implement that capacity option.

Legislative History

11/21/13 City Commission Withdrawn

[130479 3638 SW ARCHER RD Capacity Release 20131219](#)

[130479 Solar FIT - 2014 Pricing\\_v4 20131219](#)

[130576.](#)

**Economic Development Incentive Rate Rider (B)**

**Many utility companies offer rate incentives to attract new customer load or to facilitate expansion of existing customer businesses. Rate incentives can be an effective strategy to grow a utility's system load and increase revenue. System growth is especially valuable for utilities, like GRU, that have excess available generating capacity and flat sales projections as a tool to combat rising rate pressure. With few utility-based economic incentives available to the City, staff is proposing the adoption of a new rate rider that can be used to further the City's economic development goals.**

*Explanation: Currently, the City of Gainesville has one existing utility-based economic rate incentive. This rate, entitled the "Retained, Expanded or Attracted Load (REAL) service rider", offers new, expanding or at-risk-to retain customers a 13% discount over a four year term. Funding for the REAL discount is provided by a reduction in general fund transfer (GFT) revenue to the City in exchange for a reduced electric rate over a four year term.*

*Staff is recommending the adoption of an additional economic rate incentive to be funded from utility revenue related to system growth rather than GFT funds. Entitled the "Economic Development Incentive (EDI) rate rider", this rider would target larger, regionally competitive electric customers and significant local growth. The EDI could be used in conjunction with the existing REAL rider in appropriate situations.*

*The EDI rate discount is designed to attract the increase revenue that comes from serving larger customers without receiving subsidy from other ratepayers. Increased revenue helps offset fixed costs, which benefits all customers in the form of reduced rate pressure.*

*As proposed, both new and existing General Service Demand and Large Power electric customers would be eligible for the EDI rate rider. New customers would need to demonstrate a minimum metered electric usage of 100,000 kWh per month through a single point of delivery. Existing customers would need to increase baseline usage by 20% or greater and have a resulting minimum metered electric use of 100,000 kWh per month through a single point of delivery. New customers would*

receive a 20% discount on base electric rates for a five-year term. Existing customers would receive a 15% discount on base electric rates for a five-year term for both incremental & existing load.

*Fiscal Note:* The EDI rate rider would result in net revenue gains for the GRU and the City.

**RECOMMENDATION**

1. The City Commission hear a presentation from staff on the proposed economic development rate rider.
2. Direct the City Attorney to draft and the City Clerk to advertise an ordinance implementing the economic development incentive rate rider and present to the City Commission

[130576 Econ Development Incentive Rate Rider Ordinance Chpt 27 20131219](#)

[130576 MOD Rate Rider Presentation 20131219.pdf](#)

[130582.](#)

**City of Gainesville Ordinance Section 27-28, Fuel Adjustment, Revision (B)**

*Explanation:* At the direction of the City Commission, the City Attorney issued a memo regarding the fuel adjustment levelization use and the methodology in practice by staff for the calculation of the fuel adjustment and use of the levelization. The City Attorney recommended that the ordinance related to the fuel adjustment be modified to more clearly reflect the method that was in practice and to clarify the General Manager's authority related to the levelization balance. On June 24, 2013, the Regional Utilities Committee heard a presentation from staff and held a public discussion regarding the fuel adjustment and associated levelization balance policies. On July 18, 2013, staff presented an update on the fuel adjustment levelization balance and the commission directed staff to lower the fuel adjustment charge for the months of August and September 2013, due to the size of the levelization balance. Additionally, the City Commission discussed fuel adjustment levelization policies at the July 18th City Commission Meeting. On September 19, 2013, staff presented an update on the fuel adjustment levelization balance and advised on the status of the commercial operation date for GREC being delayed until December. In response to this update and the impact on the levelization balance, the City Commission directed staff to set the fuel adjustment to 54 mills for the months of October and November 2013 and then return to the budgeted rate of 71 mills for the remainder of the fiscal year 2014.

**RECOMMENDATION**

The City Commission 1) receive a presentation from staff; and 2) direct the City Attorney to draft and the City Clerk to advertise revisions to the City of Gainesville Ordinance Section 27-28 as recommended.

[130582 FA Ordinance Revision Presentation 20131219](#)

**CITY ATTORNEY**

**CITY AUDITOR**

**EQUAL OPPORTUNITY DIRECTOR**

**TIME CERTAIN - 4:00 PM**

[120705.](#)

**Strategic Initiative 3.4. Facilitate broader community support to improve the educational opportunities for City youth (B)**

**RECOMMENDATION**

*The City Commission: 1) hear a presentation on the results of the community report card from Dr. Nancy Hardt of the UF Family Data Center; and 2) ask the City Manager to include in his balanced 2014/15 budget a three way (City, County and School Board) matching amount of \$15,000 as a recurring expense to track and trend data over time.*

**Legislative History**

|         |                             |   |
|---------|-----------------------------|---|
| 1/3/13  | Equal Opportunity Committee | Referred to the Equal Opportunity Committee |
| 10/8/13 | Equal Opportunity Committee | Approved as shown above (See Motion)        |

[120705\\_Report Card\\_20131008.pdf](#)

[120705\\_Index Report\\_20131008.pdf](#)

**COMMITTEE REPORTS (PULLED FROM CONSENT)**

**RECREATION, CULTURAL AFFAIRS AND PUBLIC WORKS COMMITTEE**

**PERSONNEL & ORGANIZATION STRUCTURE COMMITTEE**

**PUBLIC SAFETY COMMITTEE**

**AUDIT, FINANCE AND LEGISLATIVE COMMITTEE**

**ADVISORY BOARDS/COMMITTEES (APPOINTMENTS/REPORTS)**

**OUTSIDE AGENCIES**

**MEMBERS OF THE CITY COMMISSION**

[130584.](#)

Commissioner Randy Wells - Dental Screening (B)

**RECOMMENDATION***The City Commission hear a presentation from Scott Tomar.*[130584 dental presentation 20131219.pdf](#)**COMMISSION COMMENTS (if time available)****RECESS****RECONVENE****PLEDGE OF ALLEGIANCE (5:30pm)****PROCLAMATIONS/SPECIAL RECOGNITIONS**[130573.](#)**Arbor Day - January 16, 2014 (B)****RECOMMENDATION***Planning and Development Services Department Urban Forestry Inspector Earline Luhrman, City Beautification Board Chair Dr. Anita Spring and Four Seasons Garden Club Chair Nina Ring to accept the proclamation.*[130573 ArborDay 20131219.pdf](#)**CITIZEN COMMENT (6:00pm)****PUBLIC HEARINGS****RESOLUTIONS- ROLL CALL REQUIRED**[130536.](#)**Resolution for 5311 Grant Application (B)**

**This item is a request for the City Commission to adopt a Resolution to allow the Regional Transit System (RTS) to apply for a 5311 Grant to purchase Demand Response trips and to continue to provide Route 23 transportation services to the citizens of Gainesville.**

*Explanation: Federal funds are available through the Federal Transit Administration (FTA) and the Florida Department of Transportation (FDOT) to purchase demand response trips and to provide Route 23 that operates between*

the Oaks Mall and Santa Fe College (SF). The funding is set up on a 5-year cycle and is issued either yearly or every 3 years.

The current funding cycle has begun and will run for the next three (3) years through FY15. RTS will use the funds to purchase demand response trips in rural Alachua County and will continue to provide the Route 23 from SF to the Oaks Mall. RTS received Alachua County Board of County Commissioners (BoCC) concurrence on December 13, 2011, for the next three (3) years ending in FY14/15.

In the past, FDOT has accepted generic resolutions adopted by the City Commission authorizing the City Manager or his designee to execute and file applications for such grants, but this is no longer sufficient. FDOT now requires that resolutions submitted with Federal grant packages have specific verbiage in the format approved by their attorney and be adopted within 30 days of the application due date which is January 10, 2014. RTS is requesting that the City Commission pass the Resolution allowing the application to go forward to apply for much needed transportation services.

*Fiscal Note:* The monies for Demand Response trips and Route 23 are considered operational funds and require a 50/50 match. RTS will use monies received from Alachua County for Route 75 as their local match.

**RECOMMENDATION**

The City Commission: 1) adopt the Resolution to allow the Regional Transit System (RTS) to apply for a 5311 Grant to purchase Demand Response trips; and 2) allow RTS to continue to provide Route 23 transportation services to the citizens of Gainesville.

[130536\\_Resolution\\_20131219.pdf](#)

[130537.](#)

**Resolution for 5310 Grant Application (B)**

**This item is a request for the City Commission to adopt a Resolution to allow the Regional Transit System (RTS) to apply for a 5310 Grant to purchase paratransit trips and a paratransit van to provide ADA service to the disabled citizens of Gainesville.**

*Explanation:* Federal funds are available through the Federal Transit Administration (FTA) and the Florida Department of Transportation (FDOT) to purchase paratransit trips and a replacement van. In the past, a generic resolution passed by the City Commission authorizing the City Manager or his designee to execute and file applications for such grants was sufficient. FDOT has stated the Resolution must have specific verbiage, in the format approved by their attorney, and be adopted within 30 days of the application due date which is January 10, 2014.

RTS is requesting that the City Commission pass the Resolution allowing the application to go forward to apply for much needed

paratransit trips and a paratransit van to maintain the paratransit fleet.

*Fiscal Note:* RTS will use capital replacement funds received from MV Transportation for use of city owned vehicles as match money. Funds are allocated in the RTS FY14 budget to provide the 50% match for the trips.

**RECOMMENDATION**            The City Commission adopt the Resolution.

[130537 Resolution 20131219.pdf](#)

[130538.](#)

**Resolution for 5339 Grant Application (B)**

**This item is a request for the City Commission to adopt a Resolution to allow the Regional Transit System (RTS) to apply for a 5339 Grant to purchase a paratransit van to provide ADA service to the disabled citizens of Gainesville.**

*Explanation:* Federal funds are available through the Federal Transit Administration (FTA) and the Florida Department of Transportation (FDOT) to purchase a replacement van. In the past, a generic resolution passed by the City Commission authorizing the City Manager or his designee to execute and file applications for such grants was sufficient. FDOT has stated the Resolution must have specific verbiage, in the format approved by their attorney, and be adopted within 30 days of the application due date which is January 10, 2014. RTS is requesting that the City Commission pass the Resolution allowing the application to go forward to apply for much a needed paratransit van to maintain the paratransit fleet.

*Fiscal Note:* RTS will use capital replacement funds received from MV Transportation for use of city owned vehicles as match money to obtain the federal funds to purchase the needed vehicle.

**RECOMMENDATION**            The City Commission adopt the Resolution.

[130538 Resolution 20131219.pdf](#)

[130553.](#)

**Resolution amending City of Gainesville's Retiree Health Savings Plan(s) to Comply with Certain Provisions of the Patient Protection and Affordable Care Act by Removing In-service Distributions (B)**

*Explanation:* Recently, the City received guidance from the vendor who administers the City's Retiree Health Savings Plan related to certain provisions of The Patient Protection and Affordable Care Act (ACA) and the City's various Retiree Health Savings Plan(s). The City provides Retiree Health Savings Plans to employees represented by four collective bargaining units and those employees not represented by a collective bargaining unit. These plans allow an employee to put aside funds through a mandatory contributions ranging from .5% to 5% (varies based on the respective collective bargain agreement) to help with the cost of post-employment medical, dental and vision expenses including

*the retiree's contribution towards health insurance.*

*The Department of Health and Human Services, Department of Labor and Internal Revenue Service recently released guidance on how certain provisions of the Patient Protection and Affordable Care Act ("ACA") apply to Health Reimbursement Accounts ("HRA") such as your VantageCare Retirement Health Savings ("RHS") Plan. Included in the guidance is a provision referred to as the Prohibition on Annual and Lifetime Limits, which restricts group health plans from placing limits on the dollar value of essential health benefits.*

*RHS plans, by design, restrict health benefits to the balances available in the participant's account, and therefore by their very nature are inconsistent with the prohibition on annual and lifetime limits. The provision does not apply to all types of RHS plans. For instance, retiree-only plans, where reimbursements for medical expenses are restricted to terminated employees, are exempt from this provision. Also, an in-service plan, where reimbursements are available to both active and terminated employees, but will not have any further contributions to the plan after December 2013, can continue to operate without violating the provisions. The City's plans offer in-service distribution after age 55 and therefore will need to be amended or no future contributions can be made to those accounts.*

*Therefore in order to be in compliance with the ACA, the City Of Gainesville's RHS plans will be amended to no longer allow active employees to take distributions from their accounts. Beginning January 1, 2014, distributions will only be allowed upon exit of employment with the City. Any active employee who previously was made eligible for distributions from their RHS account, will beginning on January 1, 2014 have their status in the plan changed to reflect inaccessibility to funds until such time as they have exited employment. Once an employee exits employment, either through retirement, resignation or termination, ICMA-RC will be notified and access to the balance of an individual's account funds will be available.*

*The City has notified each collective bargaining representative and provided the ICMA-Rc guidance for their review. The amount of the contribution is contained in each collective bargaining agreement and we cannot stop the contribution without bargaining those changes. It is management belief that complying with the Federal agencies guidance and removing the in-service distribution component of the various RHS plans is the best method to comply with both the Federal law and the respective collective bargaining agreements.*

*The City has requested the plan amendment documents from ICMA-Rc that need to be executed by the City. They will be added to the backup if received in time for the City Commission meeting. The only amendment for each plan will be the removal of the in-service distribution.*

**RECOMMENDATION**

*The City Commission: 1) approve the resolution amending the City's Retiree Health Savings Plans*



by removing the in-service distribution option. 2) authorize the Mayor or City Manager where appropriate, to execute the plan amendments upon receipt, subject to the approval of the City Attorney as to form and legality.

[130553A\\_RHS Resolution - Exhibit A\\_20131219.pdf](#)

[130553B\\_RHS Resolution - Exhibit B\\_20131219.pdf](#)

[130553C\\_RHS Resolution - Exhibit C\\_20131219.pdf](#)

[130553D\\_Resolution - RHS Plan Amendment\\_20131219.pdf](#)

## ADOPTION READING-ROLL CALL REQUIRED

[130282.](#)

### **LAND USE CHANGE - SMALL SCALE - PROPERTY GENERALLY LOCATED AT 2201 AND 2219 NE 2ND STREET (B)**

**Ordinance No. 130282; Petition No. PB-13-75 LUC**

**An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by removing the Planned Use District (PUD) overlay from approximately 1.7 acres of property generally located at 2201 and 2219 NE 2nd Street, as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.**

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT*

*This petition/ordinance is a small-scale future land use map amendment that removes the Planned Use District (PUD) overlay from approximately 1.7-acre property located at 2201 and 2219 NE 2nd Street (near the southeast corner of NE 23rd Avenue and NE 2nd Street). The property consists of a 1-acre undeveloped parcel along NE 23rd Avenue and an adjacent 0.7-acre developed parcel along NE 2nd Street that is the site of a catering business. A restaurant under different ownership preceded the catering business.*

*The entire 1.7-acre property in 1997 received PUD land use (as a land use overlay; the property's underlying land use remained Office) and Planned Development District (PD) zoning for an eating place by the adoption of Ordinance No. 960934 and Ordinance No. 960935, respectively. Construction of the development never commenced and the PD zoning was valid only for a five-year period from the date of the PD ordinance. As a result and per the PD ordinance, the City is required to initiate an action to rezone the property to an office designation. Because the PUD land use overlay limits use of the property to an eating place, the land use overlay category also must be removed, leaving the property with its existing Office land use category.*

*An agent (Bruce Smith) for one of the property owners, Hattie Mae Smith, requested that the City of Gainesville initiate the land use change and rezoning of this parcel so that the property owner may construct an office building. This small-scale amendment is consistent with the City's Comprehensive Plan and will facilitate redevelopment of the property to office and residential uses. Office land use is compatible with the surrounding mixed-use, commercial, public facilities, and residential land use categories.*

*After public notice was published in the Gainesville Sun on August 6, 2013, the City Plan Board held a public hearing on August 22, 2013, and recommended approval of the petition by a vote of 6-0.*

#### **CITY ATTORNEY MEMORANDUM**

*This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment. The City Commission may adopt small-scale development amendments with a single public hearing.*

*Within 30 days following the City's adoption of this amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the compliance of this amendment with Chapter 163, Florida Statutes. If challenged within 30 days after adoption, this amendment shall not become effective until the state land planning agency or the Administration Commission issues a final order determining that the adopted amendment is in compliance with Chapter 163, Florida Statutes. If unchallenged, this amendment shall become effective 31 days after adoption.*

**RECOMMENDATION**            *The City Commission: (1) approve Petition No. PB-13-75 LUC and (2) adopt the proposed ordinance.*

[130282B Staff Report 12131219.pdf](#)

[130282C Appendix A Comprehensive Plan GOPs.pdf](#)

[130282D Appendix B Supplemental Docs 20131219.pdf](#)

[130282E Appendix C Application Package 20131219.pdf](#)

[130282F CPB minutes 20131219.pdf](#)

[130282G staff ppt 20131219.pdf](#)

[130282A draft ordinance 20131219.pdf](#)

[130283.](#)

#### **REZONING - PROPERTY GENERALLY LOCATED AT 2201 AND 2219 NE 2ND STREET (B) Ordinance No. 130283; Petition No. PB-13-76 ZON**

An ordinance amending the Zoning Map Atlas of the City of Gainesville,

Florida, by rezoning approximately 1.7 acres of property generally located at 2201 and 2219 NE 2nd Street, as more specifically described in this ordinance, from Planned Development District (PD) to General Office District (OF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT*

*This petition/ordinance will rezone an approximately 1.7-acre property located at the southeast corner of NE 23rd Avenue and NE 2nd Street from Planned Development District (PD) to General Office District (OF). The property consists of a 1-acre undeveloped parcel along NE 23rd Avenue and an adjacent 0.7-acre developed parcel along NE 2nd Street that is the site of a catering business. A restaurant under different ownership preceded the catering business. The entire 1.7-acre property in 1997 was rezoned to PD (for an eating place) by Ordinance No. 960935. Construction of the development never commenced and the PD zoning was valid only for a five-year period from the date of the PD ordinance. As a result and per the PD ordinance, the City is required to initiate an action to rezone the property to an office designation.*

*An agent (Bruce Smith) for one of the property owners, Hattie Mae Smith, requested that the City of Gainesville initiate rezoning of this property so that the property owner may construct an office building. This rezoning will facilitate redevelopment of the property by changing the zoning from expired PD zoning, which limited the use to an eating place, to OF, which allows for office and residential uses. OF zoning will provide a buffer between residential and commercial uses and is compatible with the adjacent properties and surrounding area. A related small-scale land use amendment to remove the Planned Use District (PUD) overlay is also proposed (Petition PB-13-75 LUC/Ordinance No. 130282). This rezoning will be consistent with the City of Gainesville Comprehensive Plan when Ordinance No. 130282 becomes effective as provided therein.*

*After public notice was published in the Gainesville Sun on August 6, 2013, the City Plan Board held a public hearing on August 22, 2013, and recommended approval of this petition by a vote of 6-0.*

**CITY ATTORNEY MEMORANDUM**

*Because this ordinance was initiated by the City of Gainesville and changes the zoning designation for a parcel or parcels of land involving less than 10 contiguous acres, the City Commission shall hold a public hearing and may, upon the conclusion of the hearing, immediately adopt the ordinance. This ordinance shall become effective immediately upon final adoption; however, the rezoning implemented by this ordinance shall not become effective until the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 130282 becomes effective as provided therein.*

**RECOMMENDATION**

*The City Commission: (1) approve Petition No. PB-13-76 ZON and (2) adopt the proposed ordinance.*

[130283B Staff Report 20131219.pdf](#)

[130283C Appendix A Comprehensive Plan GOPs 20131219.pdf](#)

[130283D Appendix B Supplemental Docs 20131219.pdf](#)

[130283E Appendix C Application Package 20131219.pdf](#)

[130283F CPB minutes 20131219.pdf](#)

[130283G staff ppt 20131219.pdf](#)

[130283A draft ordinance 20191219.pdf](#)

**ORDINANCES, 1ST READING- ROLL CALL REQUIRED****ORDINANCES, 2ND READING- ROLL CALL REQUIRED**

[130106.](#)

**TEXT CHANGE - TERM LIMIT ELIMINATION FOR DEVELOPMENT REVIEW BOARD, CITY PLAN BOARD, BOARD OF ADJUSTMENT AND HISTORIC PRESERVATION BOARD. (B)**

Ordinance No. 130106; PB-Petition No. 13-52 TCH

An ordinance of the City of Gainesville, Florida, amending the Land Development Code by eliminating term limits for board members serving on the Development Review Board, City Plan Board, Board of Adjustment, and Historic Preservation Board; by amending Section 30-353. - City plan board; by amending Section 30-354. - Board of adjustment; by amending Section 30-355. - Historic preservation board; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT*

*This petition/ordinance eliminates term limits for the Board of Adjustment, City Plan Board, Development Review Board and Historic Preservation Board. This item was referred to the Community Development Committee (CDC) and discussed at the January 14, 2013 CDC meeting. The rationale for the referral cited the need to support the retention of qualified volunteers to serve on the subject quasi-judicial boards. Eliminating the term limits for the boards will allow the City Commission to reappoint members who wish to continue to serve but would have been ineligible due to the existing term limits. Retention of qualified members enhances the ability of these quasi-judicial boards to meet quorum requirements and fulfill the various functions of the boards.*

*As stated in Article X, Division 2 of the Land Development Code, each quasi-judicial board adopts rules of procedure. All rules must conform to Land Development Code, Article X, the Code of Ordinances and state law. Revisions to the rules of procedure must be approved by the individual boards and adopted by the City Commission. The second part of the staff recommendation is to direct staff to prepare revisions to the rules of procedure for the subject quasi-judicial boards.*

*After public notice was published in the Gainesville Sun on June 11, 2013, the City Plan Board held a public hearing on June 27, 2013, and recommended approval of this petition by a vote of 4-1.*

**CITY ATTORNEY MEMORANDUM**

*This ordinance requires two readings and shall become effective immediately upon final adoption.*

**RECOMMENDATION**

*The City Commission (1) adopt the proposed ordinance, and (2) direct staff to prepare revisions to the rules of procedure for the subject quasi-judicial boards.*

**Legislative History**

12/5/13      City Commission      Adopted on First Reading and Approved the Recommendations

[130106B\\_staff report\\_20131205.pdf](#)

[130106C\\_CDC background material\\_20131205.pdf](#)

[130106D\\_Application\\_20131205.pdf](#)

[130106E\\_CPB minutes\\_20131205.pdf](#)

[130106F\\_staff ppt\\_20131205.pdf](#)

[130106A\\_draft ordinance\\_20131205.pdf](#)

[130440](#)

**HISTORIC PROPERTY TAX EXEMPTION - 418 NW 4TH AVENUE (B)**

Ordinance No. 130440

An ordinance of the City of Gainesville, Florida, finding that property located at 418 NW 4th Avenue, Gainesville, Florida, as more specifically described in this ordinance, qualifies for an ad valorem tax exemption for historic properties; granting an exemption from ad valorem tax for certain improvements beginning January 1, 2014, and continuing for 10 years under certain conditions; authorizing the Mayor and the Clerk of the Commission to sign the Historic Preservation Property Tax Exemption Covenant between the property owner and the City; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT*

*Chapter 25, Article IV, of the Code of Ordinances authorizes the City Commission to grant ad valorem tax exemptions for historic properties pursuant to Florida law. In order to approve a property for such exemption, the Historic Preservation Board (HPB) and the City Commission must determine that a particular property is eligible for the property tax exemption (i.e., historical designation or contributing property) and that it has been improved consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*

*The process for a property owner to receive a historic preservation property tax exemption entails two steps. First, the property owner submitted Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the restoration/rehabilitation of a contributing residential building in the Pleasant Street Historic District. Part 1 was approved by the HPB on August 6, 2011, with a finding that the property was eligible for the exemption and that the proposed improvements met the required standards.*

*Second, the applicant completed the restoration/rehabilitation work and submitted Part 2 of the property tax exemption application (Final Application for Review of Completed Work). Staff inspected the completed work and found the work meets the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as well as the City's Guidelines for Rehabilitating Historic Buildings. On October 1, 2013, the HPB approved Part 2 with a finding that the eligible property has been improved consistent with the required standards; the HPB recommended the City Commission approve same. The renovations eligible for the tax exemption total \$52,000.00. However, pursuant to City Code and State Statute, the actual amount of the exemption will be determined by the County Property Appraiser.*

#### CITY ATTORNEY MEMORANDUM

*This ordinance requires two hearings and shall become effective immediately upon final adoption; however, the ad valorem tax exemption shall not become effective until January 1, 2014.*

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

#### Legislative History

12/5/13            City Commission            Adopted on First Reading (Ordinance) and Approved the Recommendation

[130440A\\_draft ordinance\\_20131205.pdf](#)

[130440A\\_draft ordinance\\_20131219.pdf](#)

NORTH OF MORNINGSIDE NATURE CENTER AND EAST OF  
NORTHEAST WALDO ROAD (B)

Ordinance No. 130339

An ordinance of the City of Gainesville, Florida, annexing a certain portion of the City of Gainesville reserve area, as petitioned for by the City as the property owner pursuant to Chapter 90-496, as amended, Special Act, Laws of Florida, known as the Alachua County Boundary Adjustment Act, that includes Tax Parcel No. 10860-000-000, which is generally located south of NE 39th Avenue, west of Morningside Nature Center, north of E University Avenue, and east of NE Waldo Road; making certain findings; providing for inclusion of the area in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: This ordinance will annex, at the request of the City of Gainesville as the property owner, a parcel that is unincorporated, compact, and contiguous to the current boundaries of the City of Gainesville. The parcel is within the City of Gainesville reserve area and is generally located south of NE 39th Avenue, west of Morningside Nature Center, north of E University Avenue, and east of NE Waldo Road. The adoption of an annexation ordinance is the final stage in the annexation process under the provisions of the Alachua County Boundary Adjustment Act. On August 1, 2013, the City Commission received and accepted the petition for voluntary annexation. On September 5, 2013, the City Commission adopted the Urban Services Report for the area as mandated by the Boundary Adjustment Act as a prerequisite to the adoption of an annexation ordinance. Because this is a voluntary annexation pursuant to the Boundary Adjustment Act, no referendum is required.*

**CITY ATTORNEY MEMORANDUM**

*This ordinance requires two readings and shall become effective immediately upon adoption.*

**RECOMMENDATION**

*The City Commission adopt the proposed ordinance.*

**Legislative History**

12/5/13      City Commission      Adopted on First Reading (Ordinance)

[130339A\\_draft ordinance\\_20131205.pdf](#)

[130340.](#)

## VOLUNTARY ANNEXATION - CITY-OWNED PARCEL LOCATED SOUTH OF FRED CONE PARK (B)

Ordinance No. 130340

An ordinance of the City of Gainesville, Florida, annexing a certain portion of the City of Gainesville reserve area, as petitioned for by the City as the property owner pursuant to Chapter 90-496, as amended, Special Act, Laws of Florida, known as the Alachua County Boundary Adjustment Act, that includes Tax Parcel No. 16146-000-000 and a portion of the right-of-way of SE Hawthorne Road, and which is generally located south of E University Avenue and Fred Cone Park, west of Tax Parcel No. 16143-000-000, north of SE Hawthorne Road, and east of SE 24th Street and the Alachua County Sheriff's office; making certain findings; providing for inclusion of the area in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: This ordinance will annex, at the request of the City of Gainesville as the property owner, a parcel that is unincorporated, compact, and contiguous to the current boundaries of the City of Gainesville. The parcel is within the City of Gainesville reserve area and is generally located south of E University Avenue and Fred Cone Park, west of Tax Parcel No. 16143-000-000, north of SE Hawthorne Road, and east of SE 24th Street and the Alachua County Sheriff's office. The adoption of an annexation ordinance is the final stage in the annexation process under the provisions of the Alachua County Boundary Adjustment Act. On August 1, 2013, the City Commission received and accepted the petition for voluntary annexation. On September 5, 2013, the City Commission adopted the Urban Services Report for the area as mandated by the Boundary Adjustment Act as a prerequisite to the adoption of an annexation ordinance. Because this is a voluntary annexation pursuant to the Boundary Adjustment Act, no referendum is required.*

## CITY ATTORNEY MEMORANDUM

*This ordinance requires two readings and shall become effective immediately upon adoption.*

RECOMMENDATION

*The City Commission adopt the proposed ordinance.*

Legislative History

12/5/13      City Commission      Adopted on First Reading (Ordinance)



[130340A\\_draft ordinance\\_20131205.pdf](#)

[130341.](#)

VOLUNTARY ANNEXATION - TAX PARCEL NO. 05871-002-000 - CITY-OWNED PARCEL LOCATED NORTHEAST OF GRU DEERHAVEN GENERATING STATION (B)

Ordinance No. 130341

An ordinance of the City of Gainesville, Florida, annexing a certain portion of the City of Gainesville reserve area, as petitioned for by the City as the property owner pursuant to Chapter 90-496, as amended, Special Act, Laws of Florida, known as the Alachua County Boundary Adjustment Act, that includes Tax Parcel No. 05871-002-000 and a portion of the right-of-way of State Road 121, and which is generally located south of NW 128th Lane, west of State Road 121 and Seminole Woods Subdivision, north of Tax Parcel No. 05882-004-000, and east of Tax Parcel No. 05878-004-001; making certain findings; providing for inclusion of the area in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: This ordinance will annex, at the request of the City of Gainesville as the property owner, a parcel that is unincorporated, compact, and contiguous to the current boundaries of the City of Gainesville. The parcel is within the City of Gainesville reserve area and is generally located south of NW 128th Lane, west of State Road 121 and Seminole Woods Subdivision, north of Tax Parcel No. 05882-004-000, and east of Tax Parcel No. 05878-004-001. The adoption of an annexation ordinance is the final stage in the annexation process under the provisions of the Alachua County Boundary Adjustment Act. On August 1, 2013, the City Commission received and accepted the petition for voluntary annexation. On September 5, 2013, the City Commission adopted the Urban Services Report for the area as mandated by the Boundary Adjustment Act as a prerequisite to the adoption of an annexation ordinance. Because this is a voluntary annexation pursuant to the Boundary Adjustment Act, no referendum is required.*

#### CITY ATTORNEY MEMORANDUM

*This ordinance requires two readings and shall become effective immediately upon adoption.*

#### RECOMMENDATION

*The City Commission adopt the proposed ordinance.*

Legislative History

12/5/13 City Commission Adopted on First Reading (Ordinance)

[130341A draft ordinance 20131205.pdf](#)

130342.

VOLUNTARY ANNEXATION - TAX PARCEL NO. 05871-003-000 - CITY-OWNED PARCEL LOCATED NORTHEAST OF GRU DEERHAVEN GENERATING STATION (B)

Ordinance No. 130342

An ordinance of the City of Gainesville, Florida, annexing a certain portion of the City of Gainesville reserve area, as petitioned for by the City as the property owner pursuant to Chapter 90-496, as amended, Special Act, Laws of Florida, known as the Alachua County Boundary Adjustment Act, that includes Tax Parcel No. 05871-003-000 and a portion of the right-of-way of NW 128th Lane, and which is generally located south of NW 142nd Avenue and Tax Parcel No. 05871-000-000, west of State Road 121, north of NW 128th Lane, and east of Tax Parcel No. 05869-002-000; making certain findings; providing for inclusion of the area in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: This ordinance will annex, at the request of the City of Gainesville as the property owner, a parcel that is unincorporated, compact, and contiguous to the current boundaries of the City of Gainesville. The parcel is within the City of Gainesville reserve area and is generally located south of NW 142nd Avenue and Tax Parcel No. 05871-000-000, west of State Road 121, north of NW 128th Lane, and east of Tax Parcel No. 05869-002-000. The adoption of an annexation ordinance is the final stage in the annexation process under the provisions of the Alachua County Boundary Adjustment Act. On August 1, 2013, the City Commission received and accepted the petition for voluntary annexation. On September 5, 2013, the City Commission adopted the Urban Services Report for the area as mandated by the Boundary Adjustment Act as a prerequisite to the adoption of an annexation ordinance. Because this is a voluntary annexation pursuant to the Boundary Adjustment Act, no referendum is required.*

CITY ATTORNEY MEMORANDUM

*This ordinance requires two readings and shall become effective immediately upon adoption.*

**RECOMMENDATION**

*The City Commission adopt the proposed ordinance.*

**Legislative History**

12/5/13 City Commission Adopted on First Reading (Ordinance)

[130342A draft ordinance 20131205.pdf](#)

**PLAN BOARD PETITIONS**

[130514.](#)

**13th Street Mixed-Use Planned Use District Amendment (B)**

**Petition PB-13-86 LUC. Causseaux, Hewett & Walpole, Inc., agent for RBLWP Parcel D, LLC, and D. Bruce and Kristin S. Hawkins. Amend an existing Planned Use District and amend the City of Gainesville Future Land Use Map from Residential Low-Density to Planned Use District. Located at 303-319 Northwest 13th Street, 1227 Northwest 4th Avenue, and 1226 NW 3rd Avenue. Related to Petition PB-13-85 PDA. \*estimated staff presentation 5 minutes\***

*Explanation: This petition requests an amendment to an existing planned use district to reduce the height regulations, increase allowable residential units, and clarify provisions for non-residential square footage. It also includes a request for the addition of another parcel to that planned use district. The future land use map designation for the added parcel will change from RL (Residential Low-Density up to 12 units per acre) to PUD (Planned Use District). The new parcel at 1226 NW 3rd Avenue is currently developed with a single-family residence.*

*The purpose of the proposed land use amendment (and related PD rezoning petition) is to enable the applicant to apply for a mixed-use redevelopment project that would include commercial and multiple-family residential uses. The PUD land use category may be applied on any specific property in the City. The category was created to allow the consideration of unique, innovative or narrowly construed land use proposals that because of the specificity of the land use regulations can be found to be compatible with the character of the surrounding land uses. The district allows for a mix of residential and non-residential uses and/or unique design features which may not otherwise be allowed in the underlying land use category.*

*The following are the changes recommended to the existing approved PUD:*

- Remove the separate requirement for 20,000 square feet of office, and clarify that a total of 26,000 square feet of 'non-residential uses' are allowed.*
- Increase the maximum number of multiple-family units from 168 to 202, and increase the maximum number of bedrooms from 230 to 288.*
- Reduce the overall maximum building height from 8 stories to 6*

stories, and 106 feet to 85 feet.

- Allow for the maximum building height to extend further to the east.

The staff recommendation is based on the factors stated in the Future Land Use Element and on State statute criteria, which are: Conformance with the Comprehensive Plan; Compatibility and surrounding land uses; Environmental impacts and constraints; Infill and redevelopment; Impacts on Affordable Housing; Impacts on the transportation system; An analysis of the availability of facilities and services; Need for the additional acreage in the proposed future land use category; Discouragement of urban sprawl; Need for job creation, capital investment, and economic development; Need to modify land use categories and development patterns within antiquated subdivisions.

The City Plan Board considered Petition PB-13-86 at a public hearing held on October 24, 2013. By a vote of 5-1, the City Plan Board recommended approval of the petition.

Public notice for this petition was published in the Gainesville Sun on October 8, 2013. Letters were mailed to surrounding property owners on October 8, 2013.

*Fiscal Note: None*

**RECOMMENDATION**

*Planning Staff to City Commission - Continue the petition to a date certain of the January 16, 2014 City Commission meeting.*

[130514A\\_CPB conditions\\_20131219.pdf](#)

[130514B\\_Staff report\\_20131219.pdf](#)

[130514C\\_Append A\\_Comprehensive Plan GOPs\\_20131219.pdf](#)

[130514D\\_Append B\\_Reference Maps\\_20131219.pdf](#)

[130514E\\_Append C\\_Application and Neighborhood Workshop information\\_20131219.pdf](#)

[130514F\\_Append D\\_Comprehensive Plan Amendment Report\\_20131219.pdf](#)

[130514G\\_CPB minutes draft\\_20131219.pdf](#)

[130514H\\_staff ppt\\_20131219.pdf](#)

[130515.](#)

**13th Street Mixed-Use Planned Development Amendment (B)**

**Petition PB-13-85 PDA. Causseaux, Hewett & Walpole, Inc., agent for RBLWP Parcel D, LLC, and D. Bruce and Kristin S. Hawkins. Planned Development Amendment to allow construction of a mixed-use development zoned PD (Planned Development district); and rezone property from RMF-5 (12 units/acre single-family/multiple-family residential district) to Planned Development district (PD). Located at 303-319 Northwest 13th Street, 1227 Northwest 4th Avenue, and 1226 NW 3rd Avenue.**

**Related to Petition PB-13-86 LUC. \*estimated staff presentation 5 minutes\***

*Explanation: This petition requests an amendment to an existing planned development, and the addition of another parcel to that planned development. The existing PD property totals approximately 1.53 acres in size, and the new parcel will add another 0.14 acres at the southeast corner. The new parcel at 1226 NW 3rd Avenue is currently developed with a single-family residence. Both the new parcel and the approximately 0.3-acre parcel located at 1227 NW 4th Avenue are located within the University Heights Historic District-North, and both structures are considered contributing structures to the historical character of the district. The remainder of the property is developed with several small commercial buildings. All four of the parcels that comprise the 1.53-acre property are located within the Traditional City Special Area Plan area and the Fifth Avenue/Pleasant Street Redevelopment Area.*

*The purpose of the proposed planned development amendment (and related land use amendment) is to enable the applicant to construct a mixed-use redevelopment project that would include commercial and multi-family residential uses. The attached PD Report outlines the proposed permitted uses within the development and some basic design standards. The allowed uses are a subset of the uses currently allowed by the UMU-2 zoning district, omitting certain uses such as rooming houses, day care facilities, limited automotive services, and hardware stores. The PD report describes a 6-story building on the site that will transition to a lower height to the east adjacent to the University Heights North neighborhood. The building will utilize a parking garage that will be accessed from entrances on NW 3rd and 4th Avenues. Solid waste collection and freight access will be contained within the garage.*

*A basic layout for the site is shown on the PD Layout Map, which depicts the building envelope and setbacks from the streets and from the adjacent properties to the east. Development standards are also listed on the layout map, including the intensity of uses, maximum building height, building coverage, and setbacks. New building elevations are also included with this proposed amendment.*

*The major revisions from the existing approved PD include:*

- Reduction of the overall maximum building height from 8 stories to 6 stories, and 106 feet to 85 feet.*
- An allowance for the highest portion of the building to extend further to the east (by approximately 50 feet), and for the parking garage to extend further to the east (by approximately 75 feet). This is made possible by the incorporation of the additional parcel.*
- Removal and relocation of a second historic house from the additional parcel.*
- An increase in the maximum number of multiple-family units from 168 to 202, and an increase in the maximum number of bedrooms from 230 to 288.*
- Removal of 20,000 square feet of office, and clarification that a total*

of 26,000 square feet of 'non-residential uses' are allowed.

- Removal of a requirement to preserve an existing 56" heritage live oak tree on the site.
- Revision of the building elevations and removal of requirements for exterior building materials to be a combination of brick, stone and stucco.

Staff has found this proposal to meet the minimum requirements for a rezoning to the planned development district within Section 30-213 of the Land Development Code, and to be consistent with the criteria for review of planned developments in Section 30-216.

The City Plan Board considered Petition PB-13-85 at a public hearing held on October 24, 2013. By a vote of 5-1, the City Plan Board recommended approval of the petition, with minor changes to a PD condition, and with direction to the applicant to provide revised building elevations prior to the City Commission hearing. Since that time, revised elevations have been submitted by the applicant.

Public notice for this petition was published in the Gainesville Sun on October 8, 2013. Letters were mailed to surrounding property owners on October 8, 2013.

*Fiscal Note: None*

**RECOMMENDATION**

*Planning Staff to City Commission - Continue the petition to a date certain of the January 16, 2014 City Commission meeting.*

[130515A\\_CPB conditions\\_20131219.pdf](#)

[130515B\\_Revised elevations\\_20131219.pdf](#)

[130515C\\_Staff report\\_20131219.pdf](#)

[130515D\\_Append A\\_Application and Workshop information\\_20131219.pdf](#)

[130515E\\_Append B\\_Supplemental Documents\\_20131219.pdf](#)

[130515F\\_Append C\\_TRC Comments\\_20131219.pdf](#)

[130515G\\_CPB Minutes draft\\_20131219.pdf](#)

[130515H\\_staff ppt\\_20131219.pdf](#)

## DEVELOPMENT REVIEW BOARD PETITIONS

## SCHEDULED EVENING AGENDA ITEMS

[130585.](#)

Mayor Edward Braddy - Gainesville Chamber Energy Competitiveness Report (B)

**RECOMMENDATION**

*The City Commission hear a presentation from the Chamber of Commerce.*

[130585\\_Competitiveness Report A\\_20131219 .pdf](#)

[130585\\_Competitiveness Report B\\_20131219.pdf](#)

[130585\\_Competitiveness Report C\\_20131219.pdf](#)

**UNFINISHED BUSINESS**

**COMMISSION COMMENT**

**CITIZEN COMMENT (If time available)**

**ADJOURNMENT (no later than 11:00PM - Mayor to schedule date and time to continue meeting)**