

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## Meeting Agenda - Final

June 3, 2021

1:00 PM

City Hall Auditorium

### City Commission

*Mayor Lauren Poe (At Large)*  
*Commissioner Reina Saco (At Large)*  
*Mayor-Commissioner Pro Tem Gail Johnson (At Large)*  
*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 Equal Opportunity at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.*

## Welcome to the City Commission meeting! Learn about the meeting process and how to participate.

The public may attend this meeting *virtually* or *in person*. Limited in-person capacity is available during the State of Emergency for the COVID-19 Pandemic. Safety protocols including facial coverings and social distancing will be observed at all times.

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. Please see the city's [Public Meeting Calendar](#) for specific public comment options for upcoming meetings.

The following public comment opportunities may be available for this meeting. Verbal comments are limited to three (3) minutes unless otherwise specified.

**General Public Comment:** Share a comment about a topic or issue *not* on the Meeting Agenda.

Note: *In-person General Public Comment is not available during the COVID-19 health emergency.*

- **Record a comment *before* the meeting:** Dial 352-334-5003 to leave a voice message with a general public comment. The line is open from 8:00am on Friday until Noon on Wednesday prior to the meeting. All pre-recorded comments will be played during the meeting.
- **Comment by phone *during* the meeting:** At the start of the afternoon session (1:00 pm), dial toll-free 1-800-876-7516. 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

- **Speak in person:** Safety protocols will be observed at all times.
- **Comment by phone *during* the meeting:** Dial toll-free 1-800-876-7516. 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 sent to 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.

**1:00pm - CALL TO ORDER - Afternoon Session****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****CA ADOPTION OF CONSENT AGENDA (CA) - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**

- CA-1      [200176](#).      **Ratification of Agreement between the International Association of Firefighters (IAFF), Local 2157, Professional Firefighters Bargaining Unit and the City of Gainesville for October 1, 2021 through September 30, 2024 (B)**

*Explanation: This Agreement has been reached through negotiations between the International Association of Firefighters (IAFF), Local 2157, Professional Firefighters Bargaining Unit and the City of Gainesville, and was ratified by the International Association of Firefighters (IAFF), Local 2157, Professional Firefighters Bargaining Unit. This Agreement extends the current Collective Bargaining Agreement through September 30, 2024.*

*A copy of the Agreement is on file in the Office of the City Clerk. After June 3, 2021, the Agreement will be on file in the Human Resources Department.*

*Strategic Connection: This item is connected to Goal 5: Best in Class Neighbor Services; Objective 1: Maintain, hire, train and retain professional community builders dedicated to serving the Gainesville community; in the City's Strategic Plan and is a high priority item.*

*Fiscal Note: The cost impact of the FY22 raises includes increases related to the current contract that will be spent in FY22, in the amount \$142,000. The cost impact of the remaining FY22 raises will be \$320,000, part of which is included in the increase to the FY22 Personal Services (\$233,000), and the rest (\$87,000) coming from Contingency for Wage Adjustments.*

**RECOMMENDATION**

*The City Commission ratify the Agreement between the International Association of Firefighters (IAFF), Local 2157, Professional Firefighters Bargaining Unit and the City of Gainesville, extending the Agreement through September 30, 2024.*

Legislative History

8/20/20 City Commission Approved as Recommended

[200176.A Changes to IAFF Agreement \(2021-2024\) 20210603.pdf](#)

[200176.B IAFF 2021 - 2024 Tentative Agreement - Clean 2021063.pdf](#)

[200176.C IAFF 2021-2024 Tentative Agreement - Underline-Strikethrough 202](#)

CA-2 [210051.](#)

**City Commission Special Meeting - Budget Updates GG/GRU (NB)**

**RECOMMENDATION** *The City Commission approve a special meeting scheduled for June 7, 2021 at 3:00 PM.*

CA-3 [210052.](#)

**Approval of Minutes from the May 6 (2), May 20 (2), May 24, and May 26, 2021 City Commission Meetings (B)**

**RECOMMENDATION** *The City Commission approve the May 6 (2), May 20 (2), May 24, and May 26, 2021 minutes.*

[210052 May 6 Minutes Swearing In 20210603.pdf](#)

[210052 May 6 Minutes 20210603.pdf](#)

[210052 May 20 Minutes BOT 20210603.pdf](#)

[210052 May 20 Minutes 20210603.pdf](#)

[210052 May 24 Minutes 20210603.pdf](#)

[210052 May 26 Minutes 20210603.pdf](#)

CA-4 [210028.](#)

**Selection of Marsh USA, Inc. as the City of Gainesville's Property and Casualty Broker/Agent and Risk Management Consultant**

This item involves a request for the City Commission to approve the rankings of the competitive bid process selecting Marsh USA, Inc. as the City's property and casualty broker/agent and risk management consultant.

*Explanation: The City of Gainesville recently requested qualifications from property, liability and workers compensation insurance agents for marketing and placement of its property, liability and workers compensation insurance/self-insurance program. Additional services requested included loss control and risk management consulting. The City received three qualified responses to the Request for Proposals and the committee made up of staff evaluated the proposals based on several factors, including but not limited to: price, agent and key person qualifications and experience, agency premium volume, range of services available, experience with accounts of similar complexity, including public entities,*

*commitment to service the City's account, agent/agency remuneration, insurance market preferences, agency clout, negotiation experience and references. Based on the criteria specified in the RFP staff scored and ranked the responders as follows:*

1. Marsh USA, Inc.
2. Alliant Insurance Services
3. McGriff Insurance Services

*In addition to the providing the best response to the RFP, Marsh has provided the City and Gainesville Regional Utilities with superior service since October 2005. Of particular value to the City has been the active engagement in loss control visits and reporting with our property insurance carriers. Utilizing a more interactive and partner based approach to the inspection process, Gainesville Regional Utilities has improved its risk profile with the property market.*

#### *Strategic Connection*

*This item is connected to Goal 5: "Best in Class" Neighbor Services*

#### **RECOMMENDATION**

*The City Commission: 1) approve the ranking of the responders, and 2) authorize the City Manager or his designee to negotiate and execute an agreement with the top ranked firm for a period of three years with two annual extensions, subject to approval of the City Attorney as to form and legality. If an agreement cannot be reached with the top ranked firm, authorize the City Manager or his designee to initiate negotiations with the next ranked firm, continuing through the rankings until an agreement is reached.*

[210028.A Bid Record 20210603](#)  
[210028.B Department Award Recommendation 20210603](#)  
[210028.C Oral Eval #1 20210603](#)  
[210028.D Oral Eval #3-Alliant 20210603](#)  
[210028.E Oral Eval #3-Marsh 20210603](#)  
[210028.F Oral Eval #3-McGriff 20210603](#)  
[210028.G Oral Eval #4 20210603](#)  
[210028.H Oral Eval-Procurement Summary 20210603](#)  
[210028.I Oral Slide Deck-Alliant 20210603](#)  
[210028.J Oral Slide Deck-Marsh 20210603](#)  
[210028.K Oral Slide Deck-McGriff 20210603](#)  
[210028.L Ranking-Evaluator 1 20210603](#)  
[210028.M Ranking-Evaluator 2 20210603](#)  
[210028.N Ranking-Evaluator 3 20210603](#)  
[210028.O Ranking-Evaluator 4 20210603](#)  
[210028.P RFP Addendum 1-Broker Services 20210603](#)  
[210028.Q RFP Document-Broker Services 20210603](#)  
[210028.R RFP Submittal Response - HUB Public Risk, Inc. 20210603](#)  
[210028.S RFP Submittal Response- Alliant Insurance Services Inc 20210603](#)

## ADOPTION OF REGULAR AGENDA

**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 - Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda. Under the City Commission meeting rules during the COVID-19 health emergency, General Public Comment may be given by phone or by pre-recorded voice message only (see page 2 for details).**

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

**BD-1      [210029.](#)                      Appointments to the Board of Trustees for the Consolidated Police Officers' and Firefighters' Retirement Plan, Gainesville Community Reinvestment Area Advisory Board, Nature Centers' Commission and Regional Transit Authority Advisory Board (B)**

**RECOMMENDATION**

*The City Commission discuss appointments to the Board of Trustees for the Consolidated Police Officers' and Firefighters' Retirement Plan, Gainesville Community Reinvestment Area Advisory Board, Nature Centers' Commission and Regional Transit Authority Advisory Board and take appropriate action.*

[210029 BOT Application Packet 20210603](#)

[210029 GCRAAB Application Packet 20210603](#)

[210029 NCC Application Packet 20210603](#)

[210029 RTS Application Packet 20210603](#)

BD-2

[201235](#)**Organizational Culture Assessment and Report (B)**

*Explanation: In January 2021, the City Commission requested the Office of the City Auditor conduct an organizational culture assessment. A cross-functional core team was formed to launch the Organizational Culture Assessment Instrument to gauge the City's current organization-wide culture and better identify and understand factors that negatively impact chances for successful outcomes and relationships. Subsequent workshops provided an opportunity for face-to-face discussions with employees to help identify ways to move toward the preferred culture and improve organizational behaviors.*

**RECOMMENDATION**

*The City Auditor recommends the City Commission review the Internal Auditor's report and A) per recommendation #1, The City Commission direct the Charter Officers to propose an enhanced policy research process flow and present it the City Commission for final approval, and B) per recommendations #2-5, the City Commission direct the Charter Officers to work with Human Resources to: create and implement a citywide policy management framework; enhance leadership training programs; consider approaches to internal conflict resolution assistance; and consider opportunities to support capturing employee suggestions.*

**Legislative History**

5/20/21 City Commission Striken From the Agenda

[201235 Organizational Culture Assessment and Report Final 20210518](#)

[201235A 1. OCAI Government Division 20210518](#)

[201235B 2. OCAI Gender 20210518](#)

[201235C 3. OCAI Labor Unit 20210518](#)

[201235D 4. OCAI-Race and Ethnicity 20210518](#)

**BD-3      [210049.](#)      Commissioner David Arreola - City Commission Travel Budget (NB)**

*Explanation: The current City Commission budget allows each Commissioner \$5,000.00 per fiscal year to use for travel and training purposes. Commissioner Arreola would like to discuss broadening the parameters.*

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

**CC      COMMISSION COMMENT****4:30 - 5:30pm DINNER BREAK****5:30pm - CALL TO ORDER - Evening Session****PLEDGE OF ALLEGIANCE****PR      PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)****PR-1      [210011.](#)      Presentation of Executive Fire Officer Certificate to Joseph Shawn Hillhouse, Assistant Fire Chief (NB)**

**This item recommends recognition of Gainesville Fire Rescue Assistant Chief Joseph Shawn Hillhouse for his successful completion of the U.S. Fire Administration's Executive Fire Officer Program.**

*Explanation: The Federal Emergency Management Agency's (FEMA) U.S. Fire Administration's (USFA) National Fire Academy (NFA) announced April 3, 2021, that Joseph Shawn Hillhouse successfully completed the Executive Fire Officer Program (EFOP).*

*This multi-year program consists of four courses, each requiring a written Applied Research Project (ARP) to demonstrate application of course theory and concepts to real life situations within the student's own organization. Each project was evaluated through a formal process and progression through the program was contingent on achieving each of these milestones. Executive Development is the foundational course: Its major goals are to improve the executive fire officer's ability to build high-performance teams, exercise adaptive leadership skills, manage change, value diversity as a fire service resource, and use critical thinking skills to develop applied research projects. The second course, Executive Analysis of Community Risk Reduction, is a mixture of philosophy and application of the value of community risk reduction and the process of applying risk reduction to the community. It involves*



*developing partnerships with the community to implement programs, initiatives, and services that prevent or mitigate the risk of human made or natural disasters. In the third year, participants complete the Executive Analysis of Fire Service Operations in Emergency Management course. This course is designed to help students to better prepare their communities for large-scale, multi-agency, all-hazard incidents. The final course, Executive Leadership, examines all aspects of executive-level leadership and ties together the educational experiences of the three previous years.*

*Chief Hillhouse completed ARPs on topics including Special Event Threat Assessment, Building Hazard Cataloging, and Recommendations for Emergency Rations for Austere Operations. These ARPs also become part of a resource library for other fire professionals.*

*Chief Hillhouse joins EFO graduates from Gainesville Fire Rescue that include: current Fire Chief Joe Dixon; Retired Chiefs Richard Williams, William Northcutt, and Gene Prince; Retired District Chiefs Don King and Allen Siorek; and Retired Lt. Kim Berryman-Dages.*

*Congratulations to Chief Hillhouse for achieving this significant professional milestone.*

*Fiscal Note: There is no fiscal impact.*

**RECOMMENDATION**

*The Mayor and the Fire Chief present the EFO certificate to Assistant Chief Joseph Shawn Hillhouse.*

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

**RESOLUTIONS (NBR) - NON BINDING**

**NBR-1**      [210036](#).

**Mayor Lauren Poe - Resolution Urging the Florida Legislature to Permit Ranked-Choice Voting in all Jurisdictions (B)**

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

[210036\\_Gainesville Draft RCV Resolution\\_20210603.pdf](#)

**NBR-2**      [201098.](#)

**Mayor Lauren Poe - Resolution Denouncing the Discrimination Against the Asian American Communities (B)**

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

**Legislative History**

4/15/21      City Commission      Approved, as shown above

[201098\\_Mayor AAPI Resolution\\_20210415.pdf](#)

[201098\\_AAPI Resolution\\_20210603.docx.pdf](#)

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

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

**SR-1**      [200726.](#)

**Quasi-Judicial - Rezoning 4.46 Acres of Property Located at 423 SE Williston Road (B)**

Ordinance No. 200726

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 4.46 acres of property generally located at 423 SE Williston Road, as more specifically described in this ordinance, from Residential Multi-Family (RMF-6) to Mixed-Use Low-Intensity (MU-1); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*This ordinance will rezone approximately 4.46 acres of property located at 423 SE Williston Road from Residential Multi-Family (RMF-6) to Mixed-Use Low-Intensity (MU-1). This ordinance was generated by an application from the private property land owners. The City Plan Board held a public hearing on January 28, 2021, where it voted to recommend approval of this rezoning.*

*This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by*

*Ordinance No. 200725 becomes effective as provided therein.*

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

**Legislative History**

5/20/21            City Commission            Adopted on First Reading (Ordinance)

[PB-20-00003 ZON SE Williston Staff Report with Appendices\\_20210128](#)

[200726A draft ordinance\\_20210520](#)

[200726C\\_PB-20-003ZON\\_Rezoning\\_Powerpoint](#)

[200726B\\_PB-20-003ZON\\_StaffReportwithAppendicesA\\_D\\_20210128](#)

[200726\\_City Commission 200726 Rezoning PPT EDA\\_20210520.pdf](#)

**SR-2**            [200720.](#)

**Clearboarding of Structures - Amendment to Section 16-20 (B)**

Ordinance No. 200720

An ordinance of the City of Gainesville, Florida, amending Section 16-20 of the Code of Ordinances to require certain openings of vacant structures be sealed with clear or semi-clear shatter-proof polycarbonate material; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: This item was first discussed at a City Commission Code Enforcement Workshop on February 26, 2020. At its January 21, 2021 regular meeting, the City Commission discussed the subject again, and directed the drafting of this ordinance.*

*This ordinance requires structures that are unoccupied for more than 30 days and are not secure to have all window and openings that allow access to the interior of the building and that are visible from the street to be secured with clear or semi-clear shatter-proof polycarbonate material meeting certain specifications for thickness and strength. Exceptions are provided for pending new construction, and weather protection during emergencies.*

*This ordinance requires two hearings and will become effective immediately.*

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

**Legislative History**

1/21/21            City Commission            Approved, as shown above

5/20/21            City Commission            Adopted on First Reading (Ordinance)

[200720 Clearboarding Abandoned Property 1 20210121.pdf](#)

[200720 Clear Boarding Ordinance 20210121.pdf](#)

[200720 draft ordinance 20210520](#)

**SR-3      [201151.](#)      **Ordinance Amending Insurance Requirements for Micromobility Services (B)****

ORDINANCE NO. 201151

An ordinance of the City of Gainesville, Florida, amending section 26-195 of Chapter 26, Article VII by changing the insurance requirements for micromobility services; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: The ordinance regulating micromobility services, No. 180115, was passed on December 3, 2020. The Mobility Department has processed applications and is prepared to issue permits to 3 micromobility services upon proof of insurance. The 3 qualified micromobility services informed staff that they have been unable to identify an insurance carrier "admitted" in Florida who will insure their companies. Staff proposes that the insurance requirement in the ordinance be changed to allow the micromobility services to obtain insurance from companies registered to do business in the State of Florida. Staff does not believe this change will pose a financial risk to the city.*

*Fiscal Note: None.*

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

**Legislative History**

5/20/21      City Commission      Adopted on First Reading (Ordinance)

[201151 draft ordinance 20210520](#)

[201151A Bird Rides Letter 20210520](#)

[201151B Spin Gainesville Insurance 20210520](#)

[201151C VeoRides Letter 20210520](#)

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

**FR-1      [201147.](#)      **Code Amendments Regarding Residential Rental Unit Permits (B)****

ORDINANCE NO. 201147

An ordinance of the City of Gainesville, Florida, amending Chapter 14.5, Article I titled "Residential Rental Unit Permits"; amending Appendix A. titled "Schedule of Fees, Rates and Charges" to revise Residential Rental Unit Permit fees; providing directions to the codifier; providing a clause; providing a repealing clause; and providing effective dates.

*Explanation: At the May 6th Regular City Commission Meeting, the Commission discussed desired revisions to the Residential Rental Unit Permit requirements and directed the preparation of this ordinance. This ordinance includes the following: (1) revised definitions to make clear that owner occupied units are not required to obtain a permit; (2) revised definitions to make clear that units that are not owner occupied, but are occupied solely by certain defined persons who are related to the owner are also not required to obtain a permit; (3) creates a re-inspection fee of \$100 to be charged by the City each time an inspection must be re-scheduled due to the owner, agent or occupant not being present; (4) clarified the permit fee language for units that are rented between April 1 - September 30; (5) clarified that energy efficiency requirements for fireplaces apply only to working fireplaces that are not sealed off; and (6) requires only one contact person for purposes of the permit - either the owner or a local agent specified by the owner.*

*In addition, the Commission requested that staff return with how staff plans to work with Homeowner Associations and Condominium Associations regarding approvals for required rental unit improvements that are located in shared/common element areas. Upon request by the owner of any regulated residential rental unit, staff will provide information regarding the City's Residential Rental Unit Permit requirements to the Homeowner Association or Condominium Association. Whether a particular Association will approve or allow required improvements to be made within shared/common element areas is a private property matter to be resolved by those parties. If required improvements are not allowed, the unit owner will not be able to obtain a permit from the City. The Commission could consider future ordinance amendments to address such matters.*

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

**Legislative History**

5/6/21                      City Commission                      Approved, as shown above

[201147A Residential Rental Unit Presentation FAQs 20210506](#)

[201147 draft ordinance 20210603](#)

**FR-2**                      [200886.](#)

**Land Use Change - 83.79 Acres of Property Located on the 755-1100 Block on the South Side of NE 39th Boulevard (B)**

Ordinance No. 200886

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 83.79 acres of property located on the 755-1100 block on the south side of NE 39th Boulevard, as more specifically described in this ordinance, from Planned Use District (PUD) to Commercial (C), Residential Medium-Density (RM), and Residential Low-Density (RL); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*This ordinance amends the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 83.79 acres property, located on the 755-1100 block on the south side of NE 39th Boulevard, from Planned Use District (PUD) to Commercial (C), Residential Medium-Density (RM), and Residential Low-Density (RL). The City Plan Board held a public hearing on February 25, 2021, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.*

*Section 163.3184, Florida Statutes, sets forth the procedure for amending the Comprehensive Plan. The first hearing is the transmittal stage and must be advertised at least seven days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five days prior to the hearing. Within ten working days after the first hearing, the City must transmit the amendment to the reviewing agencies and to any other local government or state agency that has filed a written request for same. These agencies have 30 days after receipt of the amendment to forward written comments to the City, which the City must then consider during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.*

*Within 30 days following the City's adoption of the amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after the state land planning agency notifies the City that the amendment package is complete. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.*

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

[200886\\_PB-20-152\\_LUC\\_NE39thHenderson\\_StaffReport\\_20210225](#)

[200886A\\_draft ordinance\\_20210603](#)

[200886B\\_PB-20-115LUC\\_NE39\\_StaffPPT\\_20210603](#)

FR-3      [200887.](#)

**Quasi-Judicial - Rezoning 83.79 Acres of Property Located on the 755-1100 Block on the South Side of NE 39th Boulevard (B)**

Ordinance No. 200887

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 83.79 acres of property generally located on the 755-1100 block on the south side of NE 39th Boulevard, as more specifically described in this ordinance, from Planned Development (PD) to Automotive-Oriented Business (BA), Multi-Family (RMF-8), and Single-Family (RSF-4); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 83.79 acres of property generally located on the 755-1100 block on the south side of NE 39th Boulevard. The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on February 25, 2021, where it voted to recommend approval of this rezoning.*

*This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 200886 becomes effective as provided therein.*

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

[200887\\_PB-20-153\\_ZON\\_NE39thHenderson\\_StaffReport\\_20210225](#)

[200887A\\_draft ordinance\\_20210603](#)

**COMMISSION COMMENT**

**10:00pm or earlier - Adjourn - If later than 10:00pm, the Commission may waive the rules to extend the meeting or may schedule a date/time to continue the meeting**