

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final**

**May 1, 2014**

**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**

Prophet Geroge Young

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

[130894.](#)

**Annexation of City-Owned Parcel - Morningside Park Addition (B)**

**This is the submission of petition for voluntary annexation of city-owned property of Tax Parcel 10862-001-000, which is located North of Morningside Nature Center and east of Northeast Waldo Road.**

*Explanation: The City of Gainesville owns one parcel of land that is located north of Morningside Nature Center and east of Northeast Waldo Road. Tax Parcel 10862-001-000 is generally located south of Northeast 39th Avenue in the southeast quadrant of Tax Parcel 10862-000-000, west of Tax Parcel 10863-000-000, north of East University Avenue and the vicinity of Morningside Nature Center, and east of Northeast Waldo Road and the Tax Parcel 10860-000-000. Staff has reviewed the requirements of the Boundary Adjustment Act. This area meets the requirements of the Act and is appropriate for annexation.*

*In order to annex these parcels into the City limits, the owner must submit a petition to the City of Gainesville for voluntary annexation. As the owner, the Mayor, on behalf of the City, must execute a petition for*

voluntary annexation.

*Fiscal Note:* The fiscal impact of this annexation will be addressed in the urban services report.

**RECOMMENDATION**

*The City Commission: 1) authorize the Mayor, as agent for the City, to sign the petition for voluntary annexation; 2) receive the petition for annexation and make findings that it contains the signature of the property owner or authorized agent; 3) direct the City Manager to analyze the area; and 4) authorize the City Attorney to prepare and the Clerk of the Commission to advertise ordinances relating to the annexation of the area, if appropriate.*

[130894\\_Petition\\_20140501.pdf](#)

[130896.](#)

**Use of Federal Asset Funds for Funding Classrooms, Construction and Site Prep Addition to Reichert House (B)**

**This item is to request the use of Federal Asset Funding program funds to pay extensions to provide classrooms constructed for elementary aged at-risk boys on the current Reichert House property at 1724 SE 2nd Avenue.**

*Explanation:* The Reichert House, a collaborative effort by the Gainesville Police Department, the Black on Black Crime Task Force, the Corner Drug Store and the Gainesville Housing Authority was founded in 1987. A building dedication for the Reichert House's current location was held in 1996. Since that time, the program, established to provide an after-school mentoring program for at-risk teenage boys, has grown to include at-risk elementary school age boys. They currently serve over one hundred youths in providing opportunities for young men to participate in community service projects and academic achievement programs. It is planned that four portable classrooms be added to the property in order to serve elementary aged at-risk boys.

*Police Chief Tony Jones and members of his staff have met with the private community and have raised over one hundred and thirty thousand dollars to expand the program physical facilities to accommodate the number of youths the program serves. To complete this requirement the program would need an additional \$99,900 in funding.*

*GPD is proposing that these expenses are funded from the Gainesville Police Department Federal Forfeiture and Asset Funds. Staff contacted officials from the Department of Justice Equitable Sharing Office for forfeiture in Washington, D.C., who advised that pursuant to the DOJ Guidelines and "A Guide to Equitable Sharing for State and Local Law*

*Enforcement Agencies” the use of equitable sharing funds to purchase/build a facility for the Reichert House is a permissible use of the federal asset forfeiture funds.*

*Fiscal Note: The proposed action would allocate up to \$99,000. As of March 26, 2014, the existing Federal Forfeiture Fund balance is \$1,173,806.00.*

**RECOMMENDATION**            *The City Commission approve this request for funding.*

[130896\\_UseofFederalForfeitureFundsGainesvillePD\\_20140501](#)

[130897.](#)

### **Gainesville Police Department Comprehensive Traffic Enforcement and Education Project (NB)**

**This is a request for City Commission to approve a traffic enforcement and education grant for the Gainesville Police Department.**

*Explanation: The Gainesville Police Department has been awarded a grant to target and address the seriousness of aggressive drivers on the roads of the City of Gainesville. The Gainesville Police Department and the City of Gainesville are committed to reducing the numbers of crashes, fatalities, injuries, and the severity of injuries on the highways, streets and roadways. The Gainesville Police Department Comprehensive Traffic Enforcement and Education Project has been designed to enhance the effectiveness of existing enforcement programs. The grant program is an overtime-only proactive traffic enforcement project.*

*Fiscal Note: This grant will provide \$100,000 for overtime services, tablets, printers and peripherals. No match is required.*

**RECOMMENDATION**            *The City Commission: 1) authorizes the City Manager to accept for the City of Gainesville Gainesville Police Department Comprehensive Traffic Enforcement and Education Project; and 2) execute any grant documents, subject to approval as to form and legality by the City Attorney.*

*Alternative Recommendation  
The City Commission decline the grant.*

[130863.](#)

### **Recommendation for Bid Award and Contract Negotiations with CEI for Vehicle Accident Management Services (B)**

**This item is a request to Bid Award to CEI for Vehicle Accident Management Services.**

*Explanation: In FY03-04, Fleet Management personnel reviewed the process for repairing damaged fleet vehicles. The review confirmed that the process*

*created extensive vehicle downtime to our customers (operating departments) and that it required several personnel hours from Fleet and Purchasing Staff. Staff concluded that the out sourcing of a one-stop service for accident reporting, collision repairs, third party claims and facilitating the quick turnaround on vehicle repairs would provide cost savings opportunities to our customers by drastically reducing vehicle downtime. Additionally, staff time spent on the process would be reduced thereby allowing more time for other projects.*

*In September 2004, the City Commission approved a one (1) year contract with the CEI Group, Inc. to perform this service using local vendors who qualified for partnerships. The recommendation from staff included the piggy backing on a contract that was competitively bid by the State of Washington.*

*Fleet Management has utilized two competitively bid contracts with Kern County, California and City of Tacoma, Washington since 2007. The most current contract was with City of Tacoma, Washington which expired December 31, 2013. Annual average budget for collision repairs has been \$102,000.00.*

*In anticipation of this award, CEI has begun the process of soliciting local vendors to apply for possible inclusion in CEI's network of collision repair facilities. All interested vendors will be evaluated for qualification based on pre-determined industry specific criteria. Vendors meeting qualification standards will then be evaluated with one vendor to be chosen as the primary provider and one chosen as the secondary provider. All other vendors meeting qualification standards may be included in an eligibility list for future consideration.*

*Fleet Management staff requests the Commission approve bid award and contract negotiations with CEI.*

*Fiscal Note: Funds are available in the Fleet Management Fund operating budget.*

**RECOMMENDATION**

*The City Commission award bid and contract negotiations with CEI and authorize the City Manager or his designee to execute the contract pending approval by the City Attorney as to form and legality.*

[130863A Signed Bid Award 20140501.pdf](#)

[130863B Supplemental Vendors 20140501.pdf](#)

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

### **CITY ATTORNEY, CONSENT AGENDA ITEMS**

[130876](#)

**SAMUEL MUTCH VS. THE CITY OF GAINESVILLE; EEOC**

**NO.: 510-2014-02096 (NB)**

*Explanation:* On April 7, 2014, the City of Gainesville received a Notice of Charge of Discrimination from the Equal Employment Opportunity Commission. Mr. Samuel Mutch, an applicant for employment with the City, alleges that he has been discriminated against based on his age.

**RECOMMENDATION**

The City Commission authorize the City Attorney to represent the City in the case styled Samuel Mutch vs. the City of Gainesville; EEOC No.: 510-2014-02096.

[130635.](#)**City's claims against Beazer East, Inc. for cost recovery under Florida and Federal Law (B)**

*Explanation:* On March 4, 2013, the City placed Beazer East, Inc. ("Beazer") on notice of the City's cost recovery claims arising from the approximately \$1.8 million dollars that the City expended from 2001 to present to ensure that the remedy selected by the United States Environmental Protection Agency for the Koppers Superfund Site is adequately protective of the City's primary source of drinking water for the Gainesville community, the Murphree Wellfield, which is located downgradient of the Koppers Site.

Since March 2013, City staff (from Public Works, Legal and GRU) have been working with Beazer staff to negotiate a settlement of the cost recovery claims without resort to litigation, as it is anticipated that such litigation will be lengthy and time and cost-intensive for both parties. To date, the key terms of the settlement discussion include Beazer undertaking and/or contributing to public improvements (e.g., utility, road, stormwater and park/recreation) in the Stephen Foster neighborhood and soil removal and restoration in the City's Municipal Storage Yard.

On January 16, 2014, the City and Beazer entered into a Tolling Agreement that preserved and tolled the applicable Statute of Limitations period (a statutory timeframe within which legal action must be filed) until May 2, 2014.

City staff has continued to negotiate in good faith with Beazer staff with a goal of finalizing a proposed written settlement agreement that can be recommended for approval to both the Beazer Board and the City Commission. To allow staff to complete negotiations and prevent the City's cost recovery claims from being extinguished by the Statute of Limitations, it is necessary to amend the Tolling Agreement to further extend the Tolling Period until July 16, 2014.

**RECOMMENDATION**

Authorize the City Manager and the Interim General Manager for Utilities to execute the First Amendment to Tolling Agreement, subject to approval by the City Attorney as to form and

legality.

Legislative History

1/16/14 City Commission Approved as Recommended

[130635 Mod Beazer Tolling Agreement 20140116.pdf](#)

[130635 Beazer Tolling Agreement 20140501.pdf](#)

## CLERK OF THE COMMISSION, CONSENT AGENDA ITEMS

[130920.](#)

### City Commission Minutes (B)

RECOMMENDATION

*The City Commission approve the minutes of March 20, March 24, April 1, April 3, and April 10, 2014.*

[130920 Minutes 20140501.pdf](#)

[130919.](#)

### 2015 Election (B)

RECOMMENDATION

*The City Commission select March 17 - April 14, for the 2015 City Election and authorize the City Attorney to draft and Clerk to advertise an ordinance.*

[130919 2015 Election 20140501.pdf](#)

[130909.](#)

### Resignation of Timothy Hoskinson from the Historic Preservation, James Davies and Carl Ramey from the Board of Adjustment (B)

RECOMMENDATION

*The City Commission accepts the resignation of Timothy Hoskinson, James Davies and Carl Ramey, effective immediately.*

[130909 Resignations 20140501.pdf](#)

[130929.](#)

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

RECOMMENDATION

*The City Commission appoint: Barbara Jamestone to the Board of Adjustment for a term to expire 11/1/2017.*

## EQUAL OPPORTUNITY DIRECTOR, CONSENT AGENDA ITEMS

**COMMITTEE REPORTS, CONSENT AGENDA ITEMS****RECREATION, CULTURAL AFFAIRS AND PUBLIC WORKS COMMITTEE,  
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**[130855.](#)**Discuss Hosting a Telephone Town Hall Meeting (NB)**

**This item provides a brief description of Telephone Town Hall meetings and requests direction from the City Commission on the logistics of holding a Telephone Town Hall Meeting in Gainesville. **\*\*ESTIMATED STAFF DISCUSSION 10 MINUTES\*\*****

*Explanation: As part of the City of Gainesville FY 15/16 Biennial Budget Calendar, the City Commission approved dates for a series of public meetings to gather feedback from residents on the City's strategic priorities. The first Town Hall Meeting was held on February 10th at the Senior Recreation Center and approximately 70 residents attended. To reach out to a greater number of residents, the following Town Hall Meeting was scheduled to be conducted over the phone on March 18th, when the City would call out to approximately 30,000 residents. The Telephone Town Hall Meeting scheduled for March 18th was cancelled to give staff an opportunity to share the logistics of the proposed Telephone Town Hall Meeting with the City Commission.*

*Staff has identified six government entities in Florida that conduct Telephone Town Hall Meetings, including the City of Fort Lauderdale, the*



*City of North Port, Pinellas County, TBARTA, the Sarasota County School Board and the City of Palm Bay. In these Town Hall Meetings, the format is typically as follows:*

- *A list of residential home phone numbers is obtained and calls are placed at the beginning of the meeting;*
- *The vendor moderates the call and welcomes participants to the public meeting, inviting them to press zero if they would like to ask a question;*
- *The Mayor and City Commission give opening remarks;*
- *The vendor provides screeners, who take the questions and comments from residents on the line throughout the call and enter them into a queue, with a number that indicates the relevancy of the question to the focus of the meeting;*
- *As calls are selected to go on the air, the moderator introduces the caller and brings them on the line to ask a question, then turns it over to the Mayor and City Commission to respond;*
- *Callers are brought on the air in this manner for one hour, with the goal of hearing and responding to as many questions as possible;*
- *At the end of the call, the moderator thanks everyone for their participation and invites those who were not able to ask a question on the air to stay on the line to leave a voice mail;*
- *The Mayor and City Commission then give closing comments;*
- *After the meeting, staff responds to those questions left as a voice mail; and*
- *Following the meeting, a complete recording of the call and all dialog during the call are provided to the City.*

*Staff is requesting direction from the City Commission on a few key logistics with respect to Gainesville's Telephone Town Hall Meeting, more specifically:*

- *Should the call focus on a certain topic, such as those addressed at the Town Hall Meeting in February or should the meeting be open to all business of the City?*
- *Should calls be selected based on a given criteria or should all calls be taken in the order they are received?*
- *Should there be any parameters to the length of time a caller is on the air?*

*Fiscal Note: The cost of a Telephone Town Hall meeting is approximately \$4,500 for a one-hour call.*

**RECOMMENDATION**

*The City Commission: 1) receive a presentation from staff on the logistics of a Telephone Town Hall Meeting; 2) provide direction to the City Manager on the preferred logistics of a Telephone Town Hall for the City of Gainesville; and 3) direct the Clerk of the Commission to reschedule a Telephone Town Hall Meeting.*

**Legislative History**

4/17/14      City Commission      Withdrawn

**GENERAL MANAGER FOR UTILITIES****CITY ATTORNEY****CITY AUDITOR****EQUAL OPPORTUNITY DIRECTOR****COMMITTEE REPORTS (PULLED FROM CONSENT)****RECREATION, CULTURAL AFFAIRS AND PUBLIC WORKS COMMITTEE****PUBLIC SAFETY COMMITTEE****AUDIT, FINANCE AND LEGISLATIVE COMMITTEE**[130831.](#)**City of Gainesville Fiscal Year 2013 Comprehensive Annual Financial Report, Audited Financial Statements, Auditors' Reports, Auditors' Management Letters and Single Audit Reports (B)**

*Explanation: In accordance with the City's contracts for external auditing services with Carr, Riggs & Ingram, LLC and Ernst and Young, Certified Public Accountants, the following reports are presented for review by the Audit, Finance and Legislative Committee:*

1. *The Basic Financial Statements, Supplemental Information and Independent Auditors' Report, Management Letters and Single Audit Reports of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013; which are presented in the attached Comprehensive Annual Financial Report;*
2. *The Financial Statements, Supplemental Information and Independent Auditors' Report of Gainesville Regional Utilities for the Fiscal Year Ended September 30, 2013;*
3. *The Financial Statements and Independent Auditors' Report on the Wild Spaces and Public Places (WSPP) Funds of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013;*
4. *The Financial Statements and Independent Auditors' Report on the Community Redevelopment Agency (CRA) Funds of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013;*
5. *The Financial Statements and Independent Auditors' Report on the Employees' Pension Fund of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013;*
6. *The Financial Statements and Independent Auditors' Report on the Consolidated Police Officers and Firefighters Retirement Plan of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013;*
7. *The Financial Statements and Independent Auditors' Report on the*

*Disability Pension Fund of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013; and*  
 8. *The Financial Statements and Independent Auditors' Report on the Other Postemployment Benefits Fund of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013.*

*In the opinion of the independent auditors, the financial statements referred to in items 1 through 4 above present fairly, in all material respects, the financial position and changes in financial position of the City, GRU, and the City's WSPP and CRA Funds for the year ended September 30, 2013, in conformity with generally accepted accounting principles.*

*In the independent auditors' opinion, the financial statements referred to in items 5 through 8 above present fairly, in all material respects, the net assets and changes in net assets held in trust for benefits for the year ended September 30, 2013, in conformity with generally accepted accounting principles.*

*As part of the audit process the independent auditors issue "management letter comments" along with several other reports related to internal control structure; compliance with certain provisions of laws, regulations, contracts and grants, and internal control structure and certain requirements applicable to federal and state financial assistance programs. These reports are presented within item 1 above under the heading of "Single Audit Section."*

*The auditors' management letters and internal control reports over financial reporting related to General Government and Gainesville Regional Utilities both indicate that there were no recommendations in the current year. The auditors' also reported no recommendations related to their review of the City's federal grant programs.*

*In accordance with Section 6(b) of Resolution 970187, City Auditor Responsibilities and Administrative Procedures, the City Auditor has reviewed the attached statements and reports to ensure that contractual terms have been fulfilled and transmits these reports with a recommendation for City Commission acceptance.*

**RECOMMENDATION**      *The City Commission accept the subject financial report, financial statements, auditors' reports, management letters and single audit reports; and management's written response.*

**Legislative History**

3/31/14	Audit, Finance and Legislative Committee	Approved as Recommended
4/17/14	City Commission	Continued

[130831\\_CompAnnualFinancialReport1\\_20140331.pdf](#)

[130831\\_GRUAuditedFinancialStatements2\\_20140331.pdf](#)

[130831\\_WSPPAuditedFinancialStatements3\\_20140331.pdf](#)

[130831\\_CRAAuditedFinancialStatements4\\_20140331.pdf](#)

[130831\\_EmployeesPensionAuditedFinancialStatements5\\_20140331.pdf](#)

[130831\\_ConsolidatedRetirementFinancialStatements6\\_20140331.pdf](#)

[130831\\_DisabilityPensionFinancialStatements7\\_20140331.pdf](#)

[130831\\_PostemploymentBenefitsFinancialStatements8\\_20140331.pdf](#)

[130831\\_CRICityFY2013SAS114Letter\\_20140331.pdf](#)

[130831\\_EYGRUFY2013AuditResults\\_20140331.pdf](#)

## ADVISORY BOARDS/COMMITTEES (APPOINTMENTS/REPORTS)

## OUTSIDE AGENCIES

## MEMBERS OF THE CITY COMMISSION

[130938.](#)

### Mayor Ed Braddy - "Sister Hazel Request" (NB)

RECOMMENDATION

*The City Commission hear remarks and take action deemed appropriate.*

## COMMISSION COMMENTS (if time available)

## RECESS

## RECONVENE

## PLEDGE OF ALLEGIANCE (5:30pm)

## PROCLAMATIONS/SPECIAL RECOGNITIONS

[130922.](#)

### Rafael Munoz-Gonzales, Origami Artist (NB)

RECOMMENDATION

*The City Commission recognize Rafael Munoz-Gonzales, Westwood Middle School 7th grade Origami Artist.*

[130914.](#)

### Childcare Provider Appreciation Day - May 9, 2014 (B)

RECOMMENDATION

*Early Learning Coalition of Alachua County CEO*

*Gordon Tremaine to accept the proclamation.*

[130914 ChildcareProvider 20140501.pdf](#)

[130915.](#)

**National Elder Law Month - May 2014 (B)**

**RECOMMENDATION**      *David Greenberg to accept the proclamation.*

[130915 ElderLaw 20140501.pdf](#)

[130916.](#)

**Elks National Youth Week - May 1-7, 2014 (B)**

**RECOMMENDATION**      *Gainesville Elks Lodge #990 Exalted Ruler Glen Gardner and Inner Guard Linda Califf to accept the proclamation.*

[130916 ElksWeek 20140501.pdf](#)

[130917.](#)

**National Bicycle Month - May 2014 (B)**

**RECOMMENDATION**      *Gainesville Citizens for Active Transportation President Chris Furlow, Gainesville Cycling Club Advocacy Director James Thompson and UF Office of Sustainability Zero Waste Coordinator Joseph Floyd to accept the proclamation.*

[130917 BicycleMonth 20140501.pdf](#)

**CITIZEN COMMENT (6:00pm)**

**PUBLIC HEARINGS**

**RESOLUTIONS- ROLL CALL REQUIRED**

[130874.](#)

**Resolution for a Local Agency Program (LAP) Agreement for the completion of the SW 62nd Blvd Project Development and Environmental (PD&E) Study (B)**

**This item involves a Resolution authorizing the City Manager to execute a LAP Agreement between the City of Gainesville and the Florida Department of Transportation (FDOT) for the completion of the Project Development and Environment (PD&E) study in the amount of \$1,278,777.**

*Explanation: FDOT has available funding in the amount of \$1,278,777 for the completion of the PD&E study for the SW 62nd Blvd corridor from Newberry Rd (SR26) to Archer Rd (SR24), following the alignment approved by the MTPO in 2009. Additional work is needed to account for environmental changes that have occurred since the original study was conducted, and to obtain a final determination of impacts in compliance with the National Environmental Policy Act (NEPA). A NEPA determination is needed in order for the project to be eligible for additional federal funds. The City of Gainesville is a FDOT certified local agency.*

*Fiscal Note: There is no fiscal impact to the City, the LAP Agreement provides the City with \$1,278,777 for the completion of the PD&E study.*

**RECOMMENDATION**

*The City Commission adopt the Resolution, which authorizes the City Manager to sign the LAP Agreement.*

[130874A Resolution 20140501.pdf](#)

[130874B LAPAgreement 20140501.pdf](#)

[130874B MOD LAPAgreement 20140501.pdf](#)

**TRANSMITTAL HEARING - ROLL CALL REQUIRED**

[130103.](#)

**COMPREHENSIVE PLAN AMENDMENT - CAPITAL IMPROVEMENTS ELEMENT (B)**

Ordinance No. 130103; Petition Nos. PB-13-51 CPA & PB-13-108 CPA  
An ordinance amending the Capital Improvements Element of the City of Gainesville Comprehensive Plan by amending Policy 1.2.1 and by updating Table 14: 5-Year Schedule of Capital Improvements (FY 12/13 - 16/17); 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 ordinance combines Petitions PB-13-51 CPA (Legistar No. 130103) and PB-13-108 CPA (Legistar No. 130613) as they both address amendments to the Capital Improvements Element.*

*Petition No. PB-13-108 CPA amends Policy 1.2.1 of the Capital Improvements Element that relates to Level of Service standards for public facilities by correcting the reference to the Public Schools Facilities Element.*

*Petition No. PB-13-51 CPA is the annual update of the City's 5-Year Schedule of Capital Improvements in the Capital Improvements Element (CIE) of the Comprehensive Plan. Capital improvements are defined as:*

land, non-structural improvements to land, and structures (including the costs for design, permitting, construction, furnishings and equipment) with a unit cost of \$25,000 or more. The improvement shall have an expected life of at least two years. Projects and/or facilities in the 5-Year Schedule are needed to: correct existing deficiencies in levels of service (LOS); maintain existing LOS; or deal with projected LOS deficiencies that will occur during the 5-year planning period. For this update, the 5-year planning period is FYs 2012/2013 through 2016/2017.

This update to the 5-Year Schedule of Capital Improvements is consistent with the City's comprehensive plan and reflects the City's latest fiscal year capital improvements projects and projected projects through FY 2016/2017. The projected total cost of the 53 projects in the updated 5-Year Schedule of Capital Improvements is \$292,374.4 million, of which the estimated cost to the City is \$195,585 million.

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 Petition No. PB-13-51 CPA by a vote of 5-0.

After public notice was published in the Gainesville Sun on November 13, 2013, the City Plan Board held a public hearing on December 2, 2013, and recommended approval of Petition No. PB-13-108 CPA by a vote of 5-0.

#### CITY ATTORNEY MEMORANDUM

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 (7) days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five (5) days prior to the hearing. Within ten (10) 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 comments to the City. The City must consider any written comments received during the second hearing. If adopted on second reading, the City will forward the amendment within ten (10) working days to the state land planning agency and any party that submitted written comments.

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 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 not become effective until 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 (1) approve Petition No. PB-13-51 CPA and Petition No. PB-13-108 CPA and (2) adopt the proposed ordinance.*

[130103A\\_draft ordinance\\_20140501.pdf](#)

[130103B\\_Staff reports and exhibits\\_20140501.pdf](#)

[130103C\\_CPB 130627\\_131202\\_minutes\\_20140501.pdf](#)

[130103D\\_staff ppt\\_PB-13-51 CPA 5YearTable\\_20140501.pdf](#)

[130435.](#)

### **COMPREHENSIVE PLAN AMENDMENT - AMENDING FUTURE LAND USE ELEMENT & DELETING URBAN DESIGN ELEMENT (B)**

Ordinance No. 130435; Petition No. PB-13-93 CPA

An ordinance amending the Future Land Use Element and deleting the Urban Design Element of the City of Gainesville Comprehensive Plan; by incorporating certain goals, objectives and policies from the Urban Design Element into the Future Land Use Element and by clarifying and updating certain objectives and policies of the Future Land Use Element, as more specifically described in this ordinance; by amending Objective 1.1, adding Objective 2.3 relating to collaboration with the Gainesville Community Redevelopment Agency, amending Policy 3.4.1, adding Policies 3.5.5 and 3.5.6, amending the Commercial land use category in Policy 4.1.1, amending Policy 4.3.5 relating to Hatchet Creek Planned Use District, amending Policies 4.7.2 and 4.7.5 relating to the Idylwild/Serenola Special Area, amending Goal 5; by deleting the Urban Design Element; 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 integrate portions of the Urban Design Element into the Future Land Use Element by amending policies regarding collaboration with the Community Redevelopment Agency (CRA) and the University of Florida on urban design issues and by establishing a new goal regarding the implementation of urban design standards in the Land Development Code. This petition/ordinance will also amend the Future Land Use Element for clarity and internal consistency and delete the Urban Design Element.*

*Urban Design Element*



*The proposed elimination of the Urban Design Element (UDE) is consistent with the approved recommended changes outlined in the original 2001-2010 Comprehensive Plan Final Evaluation & Appraisal Report (EAR) adopted on October 21, 2010. The EAR report found that many of the urban design policies included in the Urban Design Element are currently being implemented through newer and more developed policies in the Future Land Use and Transportation Mobility Elements. The adopted recommendation from the EAR was to eliminate the Urban Design Element and incorporate the related policies into other elements, including a new goal in the Future Land Use Element that specifically addresses urban design. This will eliminate redundancy and elevate the status of these policies.*

*An objective and associated policies related to the ongoing collaboration with the Community Redevelopment Agency (CRA) are being added to the Future Land Use Element. The proposed policies reflect the City's ongoing collaboration with the CRA, while maintaining flexibility as the City and the CRA continue to identify new projects in the future. The Urban Design Element also contained several policies that encouraged coordinating with the University of Florida to achieve high-quality urban design in areas and roadways adjacent to campus. These policies have been consolidated and refined in the Future Land Use Element.*

*Goal 5 of the Future Land Use Element has been refocused to include urban design objectives and policies intended to support the implementation of urban design standards in the Land Development Code. Concurrent with the ongoing update to the Land Development Code, Planning staff anticipates bringing forward additional amendments to this and other sections of the Future Land Use Element as well as potentially several other elements of the Comprehensive Plan to support the Land Development Code update.*

*Consistency amendments to the Future Land Use Element  
Staff is proposing amendments to the policies related to the Idylwild/Serenola Special Area and to Policy 4.3.5 (Hatchet Creek Planned Use District (PUD)) to ensure consistency with updated processes and terminologies included in the Conservation, Open Space and Groundwater Recharge Element and Article VIII, Division 4. - Regulated Natural and Archaeological Resources (NAR) of the Land Development Code. These policies are being updated to reference the NAR for consistency with current regulations. The Hatchet Creek PUD land owner has been notified and has no objections to these changes.*

*Staff is also proposing a small amendment to the Commercial land use category to eliminate the provision for residential development when sensitively designed. The term "sensitively designed" is not defined within the Comprehensive Plan or the Land Development Code. This lack of definition creates a potential difficulty in applying this standard. Staff is also proposing a small amendment to Objective 1.1 for internal consistency with the urban design related changes and a change to Policy 3.4.1 for internal consistency with the new Transportation Mobility*

*Element.*

*After public notice was published in the Gainesville Sun on October 8, 2013, the City Plan Board held a public hearing on October 24, 2013, and recommended approval of this petition by a vote of 6-0.*

**CITY ATTORNEY MEMORANDUM**

*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 (7) days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five (5) days prior to the hearing. Within ten (10) 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 comments to the City. The City must consider any written comments received during the second hearing. If adopted on second reading, the City will forward the amendment within ten (10) working days to the state land planning agency and any party that submitted written comments.*

*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 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 not become effective until 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 (1) approve Petition PB-13-93 CPA and (2) adopt the proposed ordinance.*

[130435B\\_Staff report\\_20140501.pdf](#)

[130435C\\_Exh A-1\\_Deleted Urban Design Element\\_20140501.pdf](#)

[130435D\\_Exh A-2\\_Proposed amendments FLUE\\_20140501.pdf](#)

[130435E\\_Exh B-1\\_Application\\_20140501.pdf](#)

[130435F\\_CPB minutes\\_20140501.pdf](#)

[130435G\\_staff ppt\\_20140501.pdf](#)

[130435A\\_draft ordinance\\_20140501.pdf](#)

[130436.](#)

**LAND USE CHANGE - LARGE SCALE - 4 PARCELS  
GENERALLY LOCATED EAST OF CONE PARK, SOUTH OF  
THE 3100 BLOCK OF E UNIVERSITY AVENUE AND WEST OF  
THE 400 BLOCK OF SE 43RD STREET (B)**

Ordinance No. 130436; Petition No. PB-13-94 LUC

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 134 acres of property consisting of 4 parcels generally located east of Cone Park, south of the 3100 block of E University Avenue and west of the 400 block of SE 43rd Street, as more specifically described in this ordinance, from Alachua County Medium Density Residential to City of Gainesville Residential Low-Density; 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 STAFF REPORT*

*This large-scale land use change from Alachua County Medium Density Residential (4-8 du/ac) to City of Gainesville Residential Low-Density (up to 12 units per acre) pertains to an approximately 134-acre property that was voluntarily annexed into the City in 2012. The property is undeveloped, wooded land in east Gainesville and within the Plan East Gainesville area. It is located east of Cone Park and south of the Morningside Nature Center, and consists of four parcels between the 3100 block of E. University Avenue (south side) and the 400 block of SE 43rd Street (west side). The majority of the property contains extensive areas of regulated natural resources.*

*This petition is related to Petition PB-13-96 ZON, which proposes rezoning from Alachua County Single family, medium density (R-1b) district and Multiple family, medium density (R-2) district to City of Gainesville RMF-5 (12 units/acre single-family/multiple-family residential district).*

*This large-scale amendment, if approved, will facilitate future residential development of the property. The proposed Residential LowDensity (up to 12 units per acre) (RL) land use provides an increase in maximum density of up to 12 units per acre over the maximum of 8 units per acre under the existing Alachua County land use category of Medium Density Residential (4-8 du/ac). Both RL land use and the existing County land use allow attached dwelling units. The allowance of attached dwelling units in combination with the relative increase in density by the proposed RL land use provides needed flexibility for future residential development of an undeveloped property with extensive areas of regulated natural resources. Future development of this property will be subject to applicable requirements for avoidance, minimization, buffering, mitigation, and conservation area management required by the City's Conservation, Open Space and Groundwater Recharge Element and*

*Land Development Code.*

*The proposed large-scale amendment to Residential LowDensity (up to 12 units per acre) (RL) is consistent with the City's Comprehensive Plan.*

*After public notice was published in the Gainesville Sun on October 8, 2013, the City Plan Board held a public hearing on October 24, 2013, recommended approval of this petition by a vote of 6-0.*

**CITY ATTORNEY MEMORANDUM**

*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 (7) days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five (5) days prior to the hearing.*

*Within ten (10) 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 comments to the City. The City must consider any written comments received during the second hearing.*

*If adopted on second reading, the City will forward the amendment within ten (10) working days to the state land planning agency and any party that submitted written comments. If not timely challenged, the amendment shall become effective 31 days after the state land planning agency notifies the City that the amendment package is complete. If the amendment is challenged, the amendment will become effective on the date the state land planning agency or the Administration Commission (Governor and Cabinet) enters a final order determining this adopted 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: (1) approve Petition PB-13-94 LUC and (2) adopt the proposed ordinance.*

[130436B\\_Staff report\\_20140501.pdf](#)

[130436C\\_Append A\\_Comp Plan GOPs\\_20140501.pdf](#)

[130436D\\_Append B\\_Supplemental Docs\\_20140501.pdf](#)

[130436E\\_Append C\\_Application\\_20140501.pdf](#)

[130436F\\_CPB minutes\\_20140501.pdf](#)

[130436G\\_staff ppt\\_20140501.pdf](#)

[130436A\\_draft ordinance\\_20140501.pdf](#)

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

[130437.](#)

**REZONING - 4 PARCELS GENERALLY LOCATED EAST OF CONE PARK, SOUTH OF THE 3100 BLOCK OF E UNIVERSITY AVENUE AND WEST OF THE 400 BLOCK OF SE 43RD STREET (B)**

Ordinance No. 130437; Petition No. PB-13-95 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 134 acres of property consisting of 4 parcels generally located east of Cone Park, south of the 3100 block of E University Avenue and west of the 400 block of SE 43rd Street, as more specifically described in this ordinance, from Alachua County Single family, Medium Density (R-1b) and Multiple family, Medium Density (R-2) districts to City of Gainesville Residential low density district (RMF-5); 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 STAFF REPORT*

*This rezoning from Alachua County Single family, medium density (R-1b) district and Multiple family, medium density (R-2) district to City of Gainesville RMF-5 (12 units/acre single-family/multiple-family residential district) pertains to an approximately 134-acre property that was voluntarily annexed into the City in 2012. The property is undeveloped, wooded land in east Gainesville and within the Plan East Gainesville area. It is located east of Cone Park and south of the Morningside Nature Center, and consists of four parcels between the 3100 block of E. University Avenue (south side) and the 400 block of SE 43rd Street (west side). The property has extensive areas of regulated natural resources.*

*This petition/ordinance is related to Petition No. PB-13-94 LUC/Ordinance No. 130436, which proposes amendment of the City of Gainesville Future Land Use Map from Alachua County Medium Density Residential (4-8 du/ac) to City of Gainesville Residential Low-Density (up to 12 units per acre) for this property.*

*This proposed rezoning, if approved, will facilitate future residential development of the property. The proposed RMF-5 (12 units/acre single-family/multiple-family residential district) zoning provides an increase in maximum density of up to 12 units per acre over the maximum of 8 units per acre allowed under the existing Alachua County Single family, medium density (R-1b) and Multiple family, medium density (R-2) districts. Both RMF-5 zoning and the existing County R-1b (allows attached single-family) and R-2 allow attached dwelling units. The allowance of attached dwelling units in combination with the relative increase in density by the proposed RMF-5 zoning provides needed*

*flexibility for future residential development of this large, undeveloped property with extensive areas of regulated natural resources. Future development of this property will be subject to applicable requirements for avoidance, minimization, buffering, mitigation, and conservation area management of the City's Conservation, Open Space and Groundwater Recharge Element and Land Development Code.*

*The proposed rezoning to RMF-5 (12 units/acre single-family/multiple-family residential district) is consistent with the City's Comprehensive Plan and will implement the related, proposed RL (Residential Low-Density (up to 12 units per acre) land use.*

*After public notice was published in the Gainesville Sun on October 8, 2013, the City Plan Board held a public hearing on October 24, 2013, recommended approval of this petition by a vote of 6-0.*

#### CITY ATTORNEY MEMORANDUM

*This ordinance requires two hearings. 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. 130436 becomes effective as provided therein.*

**RECOMMENDATION**            *The City Commission (1) approve Petition PB-13-95 ZON and (2) adopt the proposed ordinance.*

[130437B Staff report 20140501.pdf](#)

[130437C Append A Comp Plan GOPs 20140501.pdf](#)

[130437D Append B Supplemental Docs 20140501.pdf](#)

[130437E Append C Application 20140501.pdf](#)

[130437F CPB minutes 20140501.pdf](#)

[130437G staff ppt 20140501 Dean.pdf](#)

[130437A draft ordinance 20140501.pdf](#)

## [120206.](#)

### **Towing and Immobilization (B)**

Ordinance No. 120206

An ordinance of the City of Gainesville, Florida, amending Chapter 14.5, Article III of the Code of Ordinances of the City of Gainesville relating to towing and immobilization of vehicles on private property and amending Appendix A - Schedule of Fees, Rates and Charges relating to towing and immobilization; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: On July 7, 2011 the City Commission directed the City Attorney's Office*

*to prepare draft amendments to the towing ordinance to prevent successor businesses from being able to assume the business operations of a suspended towing company. The City Attorney's Office drafted Ordinance No. 110209, which was adopted on first reading, but was then stricken from the agenda at second reading and the entire "Towing or Immobilizing Vehicles from Private Property" Article, including the transfer of ownership to circumvent penalties issues was referred to the Public Safety Committee for a comprehensive re-write of the City of Gainesville Towing Ordinance, Chapter 14.5.*

*The Public Safety Committee held public meetings on the matter on September 27, 2012 and November 29, 2012. Staff also held meetings with various tow and immobilization companies, as well as representatives from the University of Florida Student Government. The proposed Ordinance reflects the input received at the public meeting and staff meetings.*

**RECOMMENDATION**

*The City Commission adopt the proposed Ordinance.*

**Legislative History**

7/19/12	City Commission	Referred to the Public Safety Committee
9/27/12	Public Safety Committee	Discussed
11/29/12	Public Safety Committee	Discussed
12/20/12	City Commission	Approved as Amended

[120206a\\_DraftTowOrdnPart1\\_20120927.pdf](#)  
[120206a\\_DraftTowOrdnPart2\\_20120927.pdf](#)  
[120206b\\_ProposedTowChangesPPT\\_20120927.pdf](#)  
[120206c\\_ProposedAmendIOC\\_20120927.pdf](#)  
[120206d\\_DraftTowOrdPart210812\\_20121129](#)  
[120206e\\_TowCompanyCourtJudgement\\_20121129](#)  
[120206f\\_TallahasseeTrespassTowFees\\_20121129](#)  
[120206h\\_WeaverOct22MtgIOC\\_20121129](#)  
[120206g\\_SummaryCity&TowCompanyMtg\\_20121129](#)  
[120206i\\_RoamTowsTotalsFor3Yrs\\_20121129](#)  
[120206a\\_PPT\\_20121220.pdf](#)  
[120206b\\_ProposedAmendmentIOC\\_20121220](#)  
[120206c\\_DraftTowOrd10812\\_20121220](#)  
[120206d\\_TowCompanyCourtJudgement\\_20121220](#)  
[120206e\\_TallahasseeOrd\\_20121220](#)  
[120206f\\_SummaryCity&TwoCompanyMtg\\_20121220](#)  
[120206g\\_WeaverOct22MtgIOC\\_20121220](#)  
[120206h\\_RoamTowTotalsFor3Yrs\\_20121220](#)  
[120206-MOD\\_Presentation\\_20121220.pdf](#)  
[120206A\\_draft ordinance\\_20140417.pdf](#)

## ORDINANCES, 2ND READING- ROLL CALL REQUIRED

[120908.](#)

### TEXT CHANGE - OFF-STREET UNPAVED PARKING IN THE COLLEGE PARK AND UNIVERSITY HEIGHTS AREAS (B)

Ordinance No. 120908; Petition No. PB-12-19 TCH

An ordinance of the City of Gainesville, Florida, amending the Land Development Code to regulate off-street unpaved parking, as further described in this ordinance, by amending Sections 30-328, 30-329, and 30-330 of Article IX. - Additional Development Standards, Division 2. - Off-Street Parking and Loading Regulations; 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 ordinance will amend the Land Development Code to regulate off-street unpaved parking in the College Park and University Heights areas. The proposed regulations are summarized as follows:*

*Applicability and Exemptions*



*The proposed regulations are applicable only to properties with unpaved parking areas within either College Park or University Heights, but exempt properties where these regulations would impose an inordinate burden on the property owner due to design constraints.*

#### *Access and the Parking Plan*

*The proposed regulations require that any parking area must be accessed via a legal driveway connection. Non-existent or substandard driveway access connections to parking areas can result in automobiles unlawfully driving over the curb to reach a parking space (LDC Sec. 26-51), and thereby damaging curbs, sidewalks, and landscaping and decreasing pedestrian, bicycle, and vehicular safety.*

*The proposed regulations require a parking plan that clearly depicts the proposed parking areas, how the parking area will be accessed from the driveway connection, and the types and distribution of the parking area borders and coverage materials.*

#### *Borders and Parking Area Coverage Materials*

*The proposed regulations require all unpaved parking areas to be delineated with borders and covered with approved materials. The borders and coverage materials are intended to improve the aesthetics of the unpaved parking areas consistent with the intent of the Special Area Plans and to reduce damage to vegetated groundcover and root systems. The borders must contain the coverage materials onsite to reduce the run-off of materials into the stormwater system. Smaller parking areas (1-4 spaces) may opt to use mulch, wood chips, or leaves. Larger areas (more than 5 spaces) are limited to gravel or pavers.*

#### *Administration*

*The proposed regulations will be administered by the Code Enforcement Division. The Division currently administers the off-street parking regulations for single-family zoned parcels located in the context area and staff anticipates the administration of the proposed regulations will closely mirror the single-family parking program format. The proposed regulations will not affect game day parking or parking on major university-related event days.*

*After public notice was published in the Gainesville Sun on February 12, 2013, the City Plan Board held a public hearing on February 28, 2013, and by a vote of 6-0 recommended approval of this petition with certain revisions. On May 16, 2013, the City Commission approved the petition by a vote of 6-1.*

#### **CITY ATTORNEY MEMORANDUM**

*This ordinance requires two hearings and shall become effective immediately upon adoption at second reading.*

#### **RECOMMENDATION**

*The City Commission adopt the proposed ordinance.*

**Legislative History**

4/4/13 City Commission Continued (Petition)  
5/2/13 City Commission Continued (Petition)  
5/16/13 City Commission Approved (Petition)  
4/17/14 City Commission Adopted on First Reading (Ordinance)

[120908A Staff and Plan Board Recommended Changes\\_20130404.pdf](#)

[120908B Staff report\\_20130404.pdf](#)

[120908C CDC Background Materials.20130404.pdf](#)

[120908D SAP District College Park SAP University Heights SAP\\_20130404.p](#)

[120908E Map 1 College Park SAP\\_20130404.pdf](#)

[120908F Map 2 University Heights SPA\\_20130404.pdf](#)

[120908G Application\\_20130404.pdf](#)

[120908H CPB Minutes draft\\_20130404.pdf](#)

[120908I staff ppt\\_20130404.pdf](#)

[120908A Staff and Plan Board Recommended Changes\\_20130502.pdf](#)

[120908B Staff report\\_20130502.pdf](#)

[120908C CDC Background Materials.20130502.pdf](#)

[120908D SAP District College Park SAP University Heights SAP\\_20130502.p](#)

[120908E Map 1 College Park SAP\\_20130502.pdf](#)

[120908F Map 2 University Heights SPA\\_20130502.pdf](#)

[120908G Application\\_20130502.pdf](#)

[120908H CPB Minutes draft\\_20130502.pdf](#)

[120908I staff ppt\\_20130502.pdf](#)

[120908A Staff and Plan Board Recommended Changes\\_20130516.pdf](#)

[120908B Staff Report\\_20130516.pdf](#)

[120908C CDC Background Materials.20130516.pdf](#)

[120908D SAP District College Park SAP University Heights SAP\\_20130516.p](#)

[120908E Map 1 College Park SAP\\_20130516.pdf](#)

[120908F Map 2 University Heights SPA\\_20130516.pdf](#)

[120908G Application\\_20130516.pdf](#)

[120908H CPB Minutes draft\\_20130516.pdf](#)

[120908I Staff PPT\\_20130516.pdf](#)

[120908 Pearcepics\\_20130516.pdf](#)

[120908A draft ordinance\\_20140417.pdf](#)

[120908B staff ppt\\_20140417.pdf](#)

**PLAN BOARD PETITIONS**

[130862.](#)**Amend the University Towne Center Planned Development (B)**

**Petition PB-14-21 PDA. City Plan Board. Causseaux, Hewett & Walpole Inc., agent for Argate Properties. Amend the University Towne Center Planned Development (PD) signage regulations. Located in the 3100 block of SW 34th Street. \*estimated presentation time 12 minutes\***

*Explanation: This petition requests amendment of the University Towne Center Planned Development (PD), which is a non-residential PD that was approved by the Board of County Commissioners by Resolution Z-99-48 on October 12, 1999. It was annexed into the City by referendum in 2002. This PD has not been updated to reflect that it is under the regulatory authority of the City of Gainesville. The primary request from the applicant is to eliminate the existing PD signage regulations and allow additional signage square footage in the PD.*

*This development is on an 18.5-acre property located at the southwest corner of the intersection of SW 34th Street and Old Archer Road. Approximately 54,000 square feet have been developed in this PD that allows a maximum of 155,000 square feet (or 2.0 FAR (floor area ratio), whichever is less) of commercial uses. It is adjacent to commercial and multiple-family developments to the south, to SW 34th Street to the west, Old Archer Road to the north (beyond which is commercial development), and to a private street, undeveloped and wooded land, and multiple-family developments to the east. The University Towne Center PD has Commercial land use and Planned development district (PD) zoning, and is located within the Idylwild/Serenola Special Study Area.*

*The Plan Board expressed concern about equity issues that could arise from establishing sign conditions for a planned development that exceed the allowances of the City's sign ordinance, but was amenable to allowing additional Special PD Directional Signage similar to what is allowed by Code for developments larger than 300,000 square feet.*

*Public notice was published in the Gainesville Sun on March 11, 2014. The City Plan Board held a public hearing on March 27, 2014, and voted 5-0 to deny the petition and approve the City staff alternative proposal with eight rather than five Special PD Directional Signs.*

*Fiscal Note: None.*

**RECOMMENDATION**

*City Plan Board to City Commission - The City Commission deny Petition PB-14-21 PDA as submitted by applicant but then approved the City staff alternative proposal with eight rather than five Special PD Directional Signs. The Plan Board voted 5-0.*

*Staff to City Commission - The City Commission approve Petition PB-14-21 PDA as recommended*

by the City Plan Board.

*Staff to City Plan Board - Planning staff recommends denial of Petition PB-14-21 PDA as submitted by the applicant. Staff recommends approval of an alternative proposal to amend the University Towne Center PD Conditions and associated PD Layout Map, as revised by staff. Planning staff also recommends deletion of the remaining text in Resolution Z-99-48, which consists of "Bases" for the 1999 approval by the Board of County Commissioners and "Additional Notes" from County staff that pertain to City of Gainesville comments regarding a mixed-use component and to County staff comments regarding connection to SW 32nd Terrace.*

*Alternative Recommendation*

*Staff to City Commission - The City Commission deny Petition PB-14-21 PDA and allow the current signage regulations in the PD to remain.*

[130862A\\_Staff report\\_20140501.pdf](#)

[130862B\\_ Exh A\\_ PD Amendment\\_20140501.pdf](#)

[130862C\\_ Exh B\\_ Supplemental documents-20140501.pdf](#)

[130862D\\_ Exh C\\_ Application\\_ neighborhood workshop\\_20140501.pdf](#)

[130862E\\_ CPB minutes draft\\_20140501.pdf](#)

[130862F\\_ staff ppt\\_20140501.pdf](#)

[130862\\_ Bracken letter\\_20140501.pdf](#)

[130862\\_ MOD presentation Univ Towne Center\\_20140501.pdf](#)

## **DEVELOPMENT REVIEW BOARD PETITIONS**

## **SCHEDULED EVENING AGENDA ITEMS**

## **UNFINISHED BUSINESS**

## **COMMISSION COMMENT**

## **CITIZEN COMMENT (If time available)**

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