

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

June 18, 2015

1:00 PM

MODIFIED AGENDA

City Hall Auditorium

City Commission

Mayor Ed Braddy (At Large)
Commissioner Harvey Budd (At Large)
Commissioner Helen Warren (At Large)
Commissioner Charles Goston (District 1)
Commissioner Todd Chase (District 2)
Mayor-Commissioner Pro Tem Craig Carter (District 3)
Commissioner 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

ADOPTION OF THE CONSENT AGENDA (Including both General Government and Gainesville Regional Utilities items)

CITY MANAGER, CONSENT AGENDA ITEMS

[150027.](#)

Authorization for Sidewalk Construction at NW 23rd Terrace and NW 34th Boulevard (B)

This item is a request for the City Commission to approve the guaranteed maximum price of \$592,300 for the sidewalk construction contract with Parrish-McCall Constructors.

MODIFICATION - New Back-up (break down of bid tabs)

Explanation: The sidewalk project connects the PineRidge community along NW 23rd Terrace from NW 62nd Ave to NW 34th Blvd, providing a connection along NW 34th Blvd from NW 23rd Terrace north to the existing sidewalk, and modifying bus stops to current ADA standards. The proposal is based on construction plans prepared by Comprehensive Engineering Services, Inc, with input from community stakeholders. Project required utility upgrades that were performed by GRU, replacing a water main. On November 6, 2014, the City Commission approved the list of qualified firms for construction management at risk for minor projects; Parrish-McCall Constructors was one of the qualified firms (Legistar # 140415). According to City Purchasing Policy any construction project exceeding \$300,000 requires City Commission approval.

Fiscal Note: Funding is available through a combination of Transportation Management Program Area (TMPA) fees and the City of Gainesville's Capital Improvement Plan allocation for sidewalks.

RECOMMENDATION

The City Commission: 1) approve the project task; and 2) authorize the City Manager or designee to issue the purchase order.

[150027_Proposal-ProjectTask_20150618.pdf](#)

[150027_MOD_Proposal-ProjectTask_20150618.pdf](#)

[150030.](#)

Support for Florida Department of Environmental Protection Grant for Depot Park Monitoring (B)

This item is a request for the City Commission approval to accept a grant, if awarded from the Florida Department of Environmental Protection (FDEP).

Explanation: The FDEP has offered the City a grant for providing services to monitor the water quality treatment aspects of the Depot Park.

The Depot Park has incorporated various methods for the treatment of stormwater from the downtown area prior to discharging to Sweetwater Branch. Some of the methods are baffle boxes, wet detention facilities, wetland treatment, etc. If awarded, this grant will provide the funding for water quality monitoring.

Fiscal Note: The amount of the grant is \$199,897.00 with a local match of \$199,897.00 required which the City has already spent from the Stormwater Management Fund for construction of the stormwater treatment facilities at Depot Park.

RECOMMENDATION

The City Commission: 1) authorize the City Manager to accept the grant; and 2) if the grant is awarded, authorize the City Manager to execute all related documents, subject to approval by the City Attorney as to form and legality.

[150030_Draft-DepotPark-WorkPlan_20150526.pdf](#)

[150043.](#)

Application for Disability Retirement for Deborah J. Semarge (NB)

Disability retirement application for Deborah J. Semarge, Account Clerk II, GRU - Accounts Payable for 8.50 years, who has been under the care of a physician for medical reasons.

Explanation: A meeting of the Disability Review Committee was conducted on Tuesday, May 19, 2015 to review the application for disability retirement of Deborah J. Semarge. In reviewing the application and supporting

information from her physicians, it is the recommendation of the Disability Review Committee that the City Commission approve the application.

Deborah J. Semarge, Account Clerk II, GRU - Accounts Payable for 8.5 years, has been under the care of a physician for medical reasons. Information provided to the Committee from her physicians state that Mrs. Semarge is totally disabled and wholly and continuously unable to perform any and every duty of her employment or of a position to which she may be assigned.

Fiscal Note: The current monthly salary, final average earnings of the employee's 36 highest consecutive months of earnings, and the estimated benefit for this employee has been determined to be: current monthly salary - \$0.00 (employee eligible for vested future retirement benefit at age 65); final average monthly earnings - \$2,909.04; adjusted monthly disability benefit - \$462.26; and Social Security Offset - \$265.00. Benefit shall become effective September 14, 2014, upon the City Commission's approval and would be paid from the General Employee's Pension Fund.

RECOMMENDATION

The City Commission approve the submitted application for disability retirement for Deborah J. Semarge, Account Clerk II, GRU-Accounts Payable.

GENERAL MANAGER FOR UTILITIES, CONSENT AGENDA ITEMS

CITY ATTORNEY, CONSENT AGENDA ITEMS

CLERK OF THE COMMISSION, CONSENT AGENDA ITEMS

[150061.](#)

City Commission Minutes (B)

RECOMMENDATION

The City Commission approve the minutes of April 2, April 16 (as amended; referral added), April 30, May 7, May 12 and May 21 (2 sets).

[150061 Minutes 20150618.pdf](#)

EQUAL OPPORTUNITY DIRECTOR, CONSENT AGENDA ITEMS

COMMITTEE REPORTS, CONSENT AGENDA ITEMS

LEGISLATIVE AND ORGANIZATIONAL POLICY COMMITTEE, CONSENT

[130276.](#)

Public Records/Clerk's Office (B)

Explanation: During the January 20, 2015 Legislative and Organizational Policy Committee meeting agenda items #130131 Public Records Request and #130276 Public Records/Clerk's Office were discussed simultaneously. State law requires each employee be the custodian of records they hold and further requires they respond to a public records request in a reasonable amount of time, regardless of whether the entity has a centralized office designated to respond to public records requests. City policies and procedures also include costs and fees in accordance with State law.

Based on direction from the Committee, on March 3, 2015 staff presented a draft web page to be placed on the City's website to help citizens understand how and where to make a public records request, and the potential cost of such requests. Upon review of the draft, the Committee members asked staff to include some "helpful hints" and a link with department contacts for ease in requesting records.

Fiscal Note: None

RECOMMENDATION

The City Commission: 1) review and approve the draft web page for Public Records Requests; and 2) remove this agenda item from the Legislative and Organizational Policy Committee's referral list.

Legislative History

8/20/13	City Commission	Referred to the Audit, Finance and Legislative Committee
1/20/15	Legislative and Organizational Policy Committee	Discussed

[130276 Public Records Request Training Pkt 20150120.pdf](#)

[130276 Website Info Public Records Request 20150303 .pdf](#)

[130276A Web Pages 20150618.pdf](#)

[130276B April 14 Minutes 20150618.pdf](#)

130131.

Public Records Request (B)

Explanation: During the January 20, 2015 Legislative and Organizational Policy Committee meeting agenda items #130131 Public Records Request and #130276 Public Records/Clerk's Office were discussed simultaneously. State law requires each employee be the custodian of records they hold and further requires they respond to a public records request in a reasonable amount of time, regardless of whether the entity has a centralized office designated to respond to public records requests. City policies and procedures also include costs and fees in accordance with State law.

Based on direction from the Committee, on March 3, 2015 staff presented a draft web page to be placed on the City's website to help citizen's understand how and where to make a public records request, and the potential cost of such requests. Upon review of the draft, the Committee asked staff to include some "helpful hints" and a link with department contact numbers.

Fiscal Note: None

RECOMMENDATION

The City Commission: 1) review and approve the draft web page for Public Records Requests; and 2) remove this agenda item from the Legislative and Organizational Policy Committee's referral list.

Legislative History

7/18/13	City Commission	Referred to the Audit, Finance and Legislative Committee
1/20/15	Legislative and Organizational Policy Committee	Discussed
4/14/15	Legislative and Organizational Policy Committee	Approved as shown above (See Motion)

[130131A_G-5 Public Records Admin Procedures_20150120.pdf](#)

[130131B_G-5 Public Records Policy_20150120.pdf](#)

[130131C_Public Records Request Training Pkt_20150120.pdf](#)

[130131_Public Records Request Website Page_20150414.pdf](#)

[130131A_Web Pages_20150618.pdf](#)

[130131B_April 14 Minutes_20150618.pdf](#)

[140828.](#)

LegalShield (B)

Explanation: On May 4, 2015 the Legislative and Organizational Policy Committee members heard a presentation of LegalShield from their representative Mark Minck.

LegalShield is a dedicated attorney network that offers affordable on-call legal protection for everyone. LegalShield offers unlimited access for as little as \$17/month. Their framework enables members to pick up the phone and call an accomplished law firm, in their state, that is ready and willing to help, with 24/7 access. Membership allows you to get help on the following issues and many more: home purchase, refinance, foreclosure, financial collections, warranties, IRS audits, divorce, child support, child custody estate issues such as wills, living wills and power of attorney, and auto accidents or other moving violations.

LegalShield has the option of offering their service through direct ACH withdrawal from an individual's bank account or payroll deduction,

should the employer execute an agreement with LegalShield. Offering LegalShield to City employees via payroll deduction may require a contract with the City to include administrative fees for administering the enrollment, payroll deduction and billing processes. Consistent with other voluntary benefit offerings this may also require a competitive process in accordance with Purchasing Policy and procedures.

Fiscal Note: To be determined.

RECOMMENDATION

The City Commission: 1) Direct staff to include a legal services model during the next benefits enrollment period; and 2) Remove from the Legislative and Organizational Policy Committee referral list.

Legislative History

3/5/15	City Commission	Referred to the Legislative and Organizational Policy Committee
4/14/15	Legislative and Organizational Policy Committee	Continued

[140828 LegalShield brochure 20150414.pdf](#)

[140828 LegalShield brochure 20150618.pdf](#)

RECREATION, CULTURAL AFFAIRS AND PUBLIC WORKS COMMITTEE, CONSENT

[140740.](#)

Hiring Vendors/Workers at Fairs/Events (NB)

This item provides a report from the Recreation, Cultural Affairs and Public Works Committee regarding the process of hiring vendors/workers at fairs/events.

Explanation: At the February 5, 2015 City Commission meeting, the process of hiring employees, background checks; as well as, the selection of vendors for events such as the Hoggetowne Medieval Faire was referred to the Recreation, Cultural Affairs and Public Works Committee (RCAPW).

With regards to background checks for City employees and/or City Temps, the Human Resources Department (HR) follows, in all cases, Equal Employment Opportunity Commission (EEOC) guidance related to the use of arrest and conviction records. This guidance requires that each case be reviewed individually regardless of the level of offense.

When reviewing backgrounds, HR takes into consideration the nature of work to be performed and responsibilities, the level of unreasonable risk the offense may pose, and the time that has passed since the offense or sentence.

The EEOC stresses the fact that an individual being arrested is not proof that the individual engaged in criminal conduct. Therefore, an individual's arrest record standing alone cannot be used by an employer to take a negative employment action. However, an arrest may trigger an inquiry into whether the conduct underlying the arrest justifies such action.

Additionally, if there appears to be a pattern of same or similar violations over a period of time, additional scrutiny may be given to the applicant's record.

To ensure compliance with the Department of Children and Families' (DCF) personnel standards and screenings, Parks, Recreation and Cultural Affairs (PRCA) positions that provide oversight of programs for children and youth require background screenings and fingerprinting, as a condition of employment which is done through Human Resources.

In cases where a background screening may negatively impact a hiring decision, the HR Director and, in some instances, the City Attorney is involved. In these cases, candidates are notified of the decision and afforded the opportunity to provide additional information he/she may wish to have considered. Depending on the circumstances the hiring department may or may not be notified about information found during the background check.

Regarding the selection and contracting of vendors for events and programming provided by Parks, Recreation and Cultural Affairs (PRCA), staff advertises and receives applications each year for the various annual events sponsored by the City. The application process outlines the vendor's requirements and responsibilities including indemnification and waiver of claims. PRCA receives approximately 200 applications for the Hoggetowne Medieval Faire (HMF). Each vendor might have from a few to dozens of employees or participants that work with them during the show. Limitations of staff and budget currently do not permit the background screening of each vendor, as well as their employees. It should be noted that more than 93% of the vendors at HMF have participated in this event for many years.

Based on this referral PRCA staff researched the background screening procedures for vendors/workers at fairs/events similar to the City's. Nine renaissance/medieval fairs that were directly contacted and three municipalities that were contacted through the National Recreation and Parks Association online forum responded to PRCA's request for information about their background screening procedures. The majority of respondents do not run background checks and have not felt it necessary; however, two municipalities have implemented a new background screening process in the last year, which is undertaken and underwritten by their local police departments. Based upon the research results, staff determined that current contract procedures used with vendors are appropriate and consistent with other organizations. Staff is implementing a moderate change in its security procedures to increase

overnight security presence on site throughout the duration of the Faire.

At the April 9, 2015 Recreation, Cultural Affairs and Public Works Committee meeting, Commissioner Poe asked that City Attorney's Office staff research third party policies on background checks to ensure they are as high as the City standards. Results of that research indicated the City could require by contract that sponsors and vendors of special events such as the Faire perform criminal background checks on their own employees, contractors, vendors, and volunteers who are to work at the event. Depending upon the type or "level" of the desired criminal background check, it may be necessary or advisable for the City to adopt an ordinance. However, Legal staff cautions that it should be recognized that lawful and appropriate background checks may need to vary, based on the essential functions of the position and that stringent background check requirements may have an impact on the number of small businesses or minority- or women-owned businesses able to do business with the City.

At the meeting Commissioner Poe also suggested that PRCA staff research the cost and time of requiring background screenings on all workers through GPD, as compared to increasing security measures. Staff estimates that the Faire would require 500 background checks on vendors and 165 additional checks on performers. The fee for background checks through the software PRCA uses for employees who work with children is \$17 per person; alternatively, with the new "Shield" software GPD will be utilizing next calendar year the cost is \$24 per person. In addition, there would be a cost for contractual staffing assistance to oversee the process, estimated at roughly \$5,000. PRCA estimates a cost of roughly \$16,300 using PRCA's software, or roughly \$21,000 using GPD's software.

Fiscal Note: For the 2016 Faire increasing overnight security at the HMF will be done with existing, budgeted funds for \$6,150. Conducting background checks for vendors and performers would incur an additional expense of approximately \$16,300 to \$21,000; currently this is not a budgeted expense for the event.

RECOMMENDATION

The City Commission: 1) accept a report from the Recreation, Cultural Affairs and Public Works Committee regarding a referral by the City Commission on February 5, 2015 about hiring vendors/workers at fairs/events, and 2) remove this item from the referral list.

Legislative History

2/5/15	City Commission	Referred to the Recreation, Cultural Affairs and Public Works Committee
4/9/15	Recreation, Cultural Affairs and Public Works Committee	Discussed

[140740A Protocol Standards Research 20150409.pdf](#)

[140740B SampleVendorForm_TX 20150409.pdf](#)

[140740C SampleVendorApp 20150409.pdf](#)

[140740D SampleVendorPolicy 20150409.pdf](#)

[140740E Svc Request 20150409.PDF](#)

COMMUNITY REDEVELOPMENT AGENCY, CONSENT ITEMS

END OF CONSENT AGENDA

ADOPTION OF THE GENERAL GOVERNMENT REGULAR AGENDA (Read if any, each item added or modified)

GENERAL GOVERNMENT-RELATED CITIZEN COMMENT (not to exceed 30 minutes in length)

CLERK OF THE COMMISSION

[150029.](#)

Appointments to the Development Review Board (B)

RECOMMENDATION

The City Commission discuss appointments to the Development Review Board and take appropriate action.

[150029 DRBApps 20150618.pdf](#)

CITY MANAGER

[150033.](#)

Emergency Management Coordination for the City of Gainesville (B)

This item requests the City Commission hear a presentation on the Coordination of Emergency Management for the City of Gainesville. **ESTIMATED STAFF PRESENTATION 15 MINUTES**

Explanation: On October 1, 2014, Gainesville Fire Rescue assumed the lead role for coordination of the City's Emergency Management efforts. Special Operations Chief Don Sessions was appointed City Emergency Management Coordinator to oversee the program and facilitate the needs and support of the Emergency Management Team. The presentation will describe: the city emergency management program and structure; its unified operation; internal and external stakeholders; and how we integrate into county emergency management that, in turn, moves to the State for assistance (and if needed, access to federal partners).

Fiscal Note: There is no fiscal impact at this time.

RECOMMENDATION *The City Commission hear the presentation.*

[150033 Emergency Management Presentation 20150618.pdf](#)

[150036.](#)

Florida Institute for Workforce Innovation Lease Agreement (B)

This item is a request for the City Commission to approve a lease agreement with the Florida Institute for Workforce Innovation, a Florida non-profit corporation d/b/a Institute for Workforce .

Explanation: On March 10, 2015, the City Manager received a request from Jonathan Leslie, Executive Director of the Institute for Workforce Innovation for a license agreement or lease for the former Dr. Banks/Cosby office located at 635 Northwest 6th Street. The Institute for Workforce Innovation is a non-profit local organization that provides job training for disadvantaged youth through Project YouthBuild. They work with youths between the ages of 16 and 24, from low-income households, have dropped out of high school, and desire an opportunity to improve their selves.

The Institute for Workforce Innovation is proposing to renovate the 635 Northwest 6th Street building at no cost to the City and are requesting a very low or no cost lease in exchange for their renovation efforts. Those renovations would include, but not limited to, the installation of heating and air conditioning system, upgrading the electrical service, plumbing service, interior remodel, window replacement, floor coverings, and exterior painting and landscaping. The initial lease would be for a period of five years with an option for renewal.

The City Manager and Police Chief have determined that this property is not needed at this time for a City purpose and that a public purpose would be served by allowing the property to be used for a youth education and training program. Although generally, in accordance with the City's Real Property Policies, the City disposes of property in a competitive manner, the City Manager recommends the competitive process be waived for this lease. Pursuant to the City's Real Property Policies, leases that exceed four years in term must be approved by the City Commission.

Fiscal Note: None at this time

RECOMMENDATION *The City Commission: 1) waive the competitive process and allow the property at 635 NW 6th Street to be leased to the Florida Institute for Workforce Innovation, a Florida non-profit corporation d/b/a Institute for Workforce Innovation; and 2) authorize the City Manager to negotiate and execute the lease, subject to*

approval by the City Attorney as to form and legality.

[150036 Letter 20150618.pdf](#)

[150037.](#)

Campus Development Agreement (B)

This is an update on the University of Florida Campus Development Agreement (CDA) and the status of Campus Master Plan (B)

****ESTIMATED STAFF PRESENTATION 10 MINUTES****

Explanation: On December 18, 2014, the City Commission heard an update (Legistar No. 140528) from City Staff and Linda Dixon, the Director of Planning at the University of Florida on the Campus Master Plan (CMP). During that presentation staff reported that the updated CMP would not have a negative impact on the City's levels of service standards. On June 4th the UF Board of Trustees (UFBOT) authorized the University's Sr. Vice President and COO to finalize and execute the Campus Development Agreement (CDA) for 2015-2025, which was sent to the City and Alachua County as a draft for review on April 28, 2015. Once all the parties to the agreement have agreed on the amendments to the CDA, the university will send a final draft to the City and Alachua County as provided for in s.1013.30 (10-19), F.S. The CDA must be adopted following the public hearing process consistent with Ch. 163.3225, F.S. This will require the City to have two public hearings prior to December 31, 2015 to adopt the updated agreement.

City staff has reviewed the existing and proposed CDAs. The 2005-2015 CDA authorized 3,754,336 gross square feet, the net built gross square between January 2005 and June 30, 2015 will be 1,758,474. Based on the authorized versus net built gross square feet the University has approximately 2 million unbuild gross square feet that was authorized under the current CDA. The current agreement which expires December 31, 2015 provided the City with \$19 million in mitigation funds. Given that the University is not projecting to build out the remaining gross square feet over the next 10 years, no additional impacts to the City's Level of Service (LOS) are expected. However, City and County staff is asking the University to amend section 13.2 of the CDA to reflect that additional square footage not authorized by the CDA will be reviewed for possible impacts if it will be constructed during the term of this agreement.

Fiscal Note: None

RECOMMENDATION

The City Commission hear a presentation from staff and authorize staff to schedule the required public hearings on the final draft of the CDA.

[150062.](#)

Proposed Modifications to Fire Fees (B)

This item requests the City Commission hear a presentation on proposed modifications to fire fees in Appendix A Schedule of Fees, Rates, and Charges for the City of Gainesville and to provide direction to staff for implementation of the modifications to coincide with development of the FY16 budget. **ESTIMATED STAFF PRESENTATION 15 MINUTES**

Explanation: Gainesville Fire Rescue is proposing modifications to fire fees that are designed to reduce community risk through increased compliance with fire safety laws and to provide fees that off-set the cost of providing specialized services. The modifications also include a 5% increase (the same as most of the other fees in Appendix A) for existing fees and a restructuring of the building size ranges used to determine inspection fees.

Fire Safety inspection fees are currently charged on the first visit to the property. This plan would eliminate the inspection fee if a property is in compliance on the first visit. Properties not in compliance on a first visit would be billed a fee based on the building size and the fee would increase on subsequent visits if identified violations are not corrected. Ideally, by encouraging compliance on first inspection, the Risk Reduction Bureau should be able to utilize Fire Safety Inspector's on more total inspections per year rather than having to make follow-up inspections.

Revenue enhancements are presented for consideration for Special Event, Temporary Assembly, and After Hours Inspections and Permits; Tent Inspections; Safe Assembly Crowd Manager Classes; and False Fire Alarm Activations.

False Fire Alarm Activation fees do not cover the cost of unit responses and may not provide enough incentive for reducing incidents and correcting deficiencies. The plan proposes increases particularly for the third through seventh occurrences.

Fiscal Note: It is anticipated that the fiscal impact may be revenue neutral.

RECOMMENDATION

The City Commission hear the presentation and authorize the City Attorney to draft, and the Clerk of the Commission to advertise, an amendment to the Code of Ordinances amending the Fire Fees in Appendix A.

Alternate Recommendation

The City Commission hear the presentation and not direct any changes to fire fees.

[150062A Fire Fee Modifications Presentation 20150618.pdf](#)

TIME CERTAIN - 4:00 PM

[150032.](#)

FY 2015-2016 Funding Recommendations for the Community Grant Program (B)

The City Commission is requested to consider approval of the City's State Housing Initiatives Partnership Program Affordable Housing Advisory Committee (AHAC) funding recommendations for allocating the FY 2015-2016 Community Grant Program funds.

MODIFICATION - Moved from the Consent to the Regular Agenda

Explanation: The City Commission approved the Community Grant Program (CGP) in FY2010-2011. The purpose of the CGP is to provide small amounts of funding to non-profit organizations performing community services that advance City goals to support activities that serve a public purpose and improve the quality of life for Gainesville residents. The City Commission has indicated a desire to allocate \$125,000 per year for the CGP, with 10% set aside for program administration. The maximum annual grant award is \$3,000 per eligible non-profit organization.

The City Commission developed and adopted CGP guidelines describing eligible organizations, reimbursable activities, and program requirements and procedures. The Commission expressed a desire to keep the CGP application process simple for both the applicants and staff. The Commission also indicated that it would like to fund as many eligible programs as possible within the approved program budget.

As required by the CGP guidelines, the City's AHAC reviewed the agency applications and made funding recommendations at its May 18, 2015 public meeting. The total allocation available to fund agency programs and services is anticipated to be \$112,500. The City received forty-seven (47) agency funding requests for FY 2015-2016. Of those, forty-six (46) agencies were eligible to receive funding. Those agencies funding requests totaled \$131,578, which exceeded the anticipated funding by \$19,078.

As a result, the AHAC recognized that they must recommend that some or all agencies receive less than they requested. The AHAC determined that most of the applicant agencies met the program's funding and application criteria and that the values of those programs are similar. Rather than trying to establish and agree on differences in the value of the agencies' programs, and quantify those differences in terms of dollars, the AHAC desired to reduce their recommendations by an equal proportion, to fund all qualified agencies. The AHAC funding recommendations for each agency for the FY 2015-2016 Community Grant Program are attached for reference (Attachment A).

Fiscal Note: The City Commission is expected to allocate \$125,000 for the FY 2015-2016 Community Grant Program, with \$112,500 available for program awards and a 10% set aside for program administration.

RECOMMENDATION

The City Commission: 1) consider approval of the AHAC's funding recommendations for the FY 2015-2016 Community Grant Program; and 2) authorize the City Manager or his designee to execute the funding agreements and other related documents with the approved organizations to disburse the grant funds, subject to approval by the City Attorney as to form and legality.

[150032_CGP FY16 AHAC Recommendation 20150618.pdf](#)

[150032A_CGP FY 2015-2016 Recommendation Powerpoint 20150618.pdf](#)

[150032B_AHAC CGP Funding Recommendation Ltr 20150618.pdf](#)

[150045.](#)

FY 2015-2016 Funding Recommendations and Annual Action Plan (Application) for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funds (B)

The City Commission is asked to consider recommendations for allocating CDBG and HOME funds for FY 2015-2016 and to authorize the submission of an Annual Action Plan (Application) to the U.S. Department of Housing and Urban Development (HUD) based on the funding allocations that are approved by the City Commission.

MODIFICATION - Moved from the Consent to the Regular Agenda

Explanation: Each year the City of Gainesville receives an allocation of CDBG and HOME Program funds from HUD for local community development, housing activities, and public services. The total estimated CDBG and HOME program expenditures for FY 2015-2016 is \$1,683,136, which includes \$1,232,308 CDBG Program funding and \$450,828 HOME Program funding. The City's Housing & Community Development Division (HCD) administers the CDBG and HOME funds allocated to outside agencies and City projects.

In FY 2015-2016, a portion of the CDBG and HOME funds are set aside for City projects: City Housing Programs; Block Grant Administration; Code Enforcement; and Cold Weather Shelter for the homeless. In addition, a portion of the CDBG and HOME funds are made available to non-profit, outside organizations and other public agencies through a competitive process that involves review and recommendations by the Citizens Advisory Committee for Community Development (CACCD). The FY 2015-2016 CDBG and HOME funding set-asides are outlined in Attachment A.

On May 19, 2015, the CACCD formulated its recommendations on allocating the CDBG and HOME "competitive" set-aside for non-profit, outside organizations and other public agencies. The CACCD's recommendations total \$192,900 for CDBG and \$91,624 for HOME. Copies of the CDBG and HOME applications that were reviewed by the

CACCD are on file in the Office of the Clerk of the Commission. The CACCD's funding recommendations for the CDBG and HOME Programs are included on Attachment B.

The Annual Action Plan (Application) that is submitted to HUD outlines the specific agencies and activities to be funded through CDBG and HOME in the next fiscal year. The Application will be based on the City Commission's approval of the FY 2015-2016 CDBG and HOME funding allocations. The City's Annual Action Plan must be submitted to HUD by August 15, 2015.

Fiscal Note: The total projected CDBG and HOME program expenditures for FY 2015-2016 is \$1,683,136. Sources of funding for each program are as follows: CDBG - \$1,232,308; and HOME - \$450,828.

RECOMMENDATION

The City Commission: 1) consider recommendations from the CACCD for the outside agencies that are designated to receive FY 2015-2016 CDBG and HOME funds; 2) approve the FY 2015-2016 CDBG and HOME set-aside funding for City projects: City Housing Programs; Block Grant Administration; Code Enforcement; and Cold Weather Shelter for the homeless; 3) authorize the City Manager or designee to prepare and submit the FY 2015-2016 Annual Action Plan (Application), including all understandings and assurances contained therein, to the U.S. Department of Housing and Urban Development for financial assistance under the Community Development Block Grant Program and HOME Investment Partnerships Program and to act on behalf of the City of Gainesville in all matters pertaining to the CDBG and HOME Programs; 4) authorize the City Manager or designee to take actions as appropriate to allocate the FY 2015-2016 CDBG and HOME funds; and 5) authorize the City Manager to execute subrecipient agreements with those outside agencies that are designated to receive FY 2015-2016 CDBG and HOME funding, subject to approval by the City Attorney as to form and legality.

[150045A_CDBG HOME Set Aside Budget_20150618.pdf](#)

[150045B_CDBG HOME CACCD Funding Recommendations_20150618.pdf](#)

[150045C_FY 2015-2016 CDBG HOME Funding PowerPoint_20150618.pdf](#)

GENERAL MANAGER FOR UTILITIES

CITY ATTORNEY

[140741.](#)**New Regulations for Vehicles For Hire (B)**

Explanation: On March 19, 2015 the City Commission directed the City Attorney to draft an ordinance to provide regulations for Transportation Network Companies (TNC) based upon recommendations of staff and the Public Safety and Economic Development University Community Committees. The recommendations pertained to the regulation of TNC's, but did not address revisions to the regulations for taxis and other vehicles for hire.

This proposed draft deletes the existing regulations and creates new regulations that address the basic health, safety and welfare concerns of the City and treat all vehicles for hire substantially the same or in some instances provides options for compliance that a vehicle for hire company can choose based on its business model. Because this is an entirely new regulatory framework, this draft is being provided for Commission and stakeholder discussion prior to an ordinance being finalized and advertised for first and second reading.

RECOMMENDATION

The City Commission hear a presentation from staff and discuss any desired revisions to the proposed new regulations for vehicles for hire.

Legislative History

2/23/15	Public Safety Committee	Discussed
3/19/15	City Commission	Approved as Recommended

[140741a_VFH Gville Draft_20150223](#)

[140741b_TNC PUBLIC DRAFT_20150223](#)

[140741c_TNC & VFH Presentation_20150223](#)

[140741d_VFH Public Clean Draft_20150223](#)

[140741e_TNC Public Clean Draft_20150223](#)

[140741a_TNC Public Clean Draft_20150319](#)

[140741b_VFH Public Clean Draft_20150319](#)

[140741c_TNC Draft_20150319.pdf](#)

[140741d_VFH Draft_20150319](#)

[140741e_HouseBill817_20150319](#)

[140741f_HouseBill757_20150319](#)

[140741g-MOD_VFH and TNC Presentation_20150319.pdf](#)

[140741h-MOD_VFH Public Draft_20150319.pdf](#)

[140741i_VFH Clean DRAFT_20150319.pdf](#)

[140741j-MOD_DRAFT Gainesville TNC_20150319.pdf](#)

[140741k-MOD_Clean DRAFT Gainesville TNC_20150319.pdf](#)

[140741_draft ordinance version 1_20150618.pdf](#)

CITY AUDITOR**EQUAL OPPORTUNITY DIRECTOR****GENERAL GOVERNMENT COMMITTEE REPORTS (PULLED FROM CONSENT)****PUBLIC SAFETY COMMITTEE**[140840.](#)**Underage Drinking Ordinance (B)**

Explanation: At the February 19, 2015 City Commission meeting, Commissioner Poe requested that the Underage Drinking Ordinance be referred to the Public Safety Committee for discussion. Under the current ordinance, which has been in effect since 2009, the City has the ability to issue an underage prohibition order which has the effect of prohibiting patrons under the age of 21 in an establishment that has a certain number of underage drinking incidents. However, several prohibition orders issued by the City have been challenged and an administrative hearing officer rescinded the orders. As a result, the City is not currently issuing prohibition orders.

The Public Safety Committee discussed this referral at their meetings on April 7 and April 27, 2015 with several business owners in attendance. The Public Safety Committee voted by consensus to recommend that the City Commission direct the City Attorney to draft amendments to the Underage Drinking Ordinance so that the ordinance achieves the desired intent and is enforceable by limiting access to bars for those under 21 (18-20 year olds) until 10 p.m. unless a special permit is issued by the City. Bars found in violation of the ordinance could be denied permits allowing those under 21 in the bars after 10 p.m.

Fiscal Note: None

RECOMMENDATION

The City Commission direct the City Attorney to draft and the Clerk of the Commission to advertise amendments to the Underage Drinking Ordinance that would prohibit anyone under the age of 21 from being in a bar or entering a bar after 10 p.m. unless a permit has been issued by the City.

Legislative History

2/19/15	City Commission	Referred to the Public Safety Committee
4/7/15	Public Safety Committee	Discussed
4/27/15	Public Safety Committee	Discussed

[140840 UnderageDrinkingHistoricalReview 20150407](#)

[140840 Alcohol Related Arrests 010114 to 032415 20150407](#)

[140840a UnderageDrinkingHistoricalReview 20150521](#)

[140840b Alcohol Related Arrests 010114 to 032415 20150521](#)

GENERAL GOVERNMENT ADVISORY BOARD/COMMITTEE REPORTS. Reports must be placed on the agenda by Charter Officer, through staff liaison after approval by Board/Committee.

GENERAL GOVERNMENT-RELATED ITEMS FROM OUTSIDE AGENCIES. Must be submitted by a Charter Officer. Update limited to ten (10) minutes.

GENERAL GOVERNMENT-RELATED ITEMS FROM MEMBERS OF THE CITY COMMISSION

[150072.](#)

Mayor Ed Braddy - City Hall Relocation (NB)

MODIFICATION - New Item

RECOMMENDATION

The City Commission discuss the relocation of City Hall and take action deemed appropriate.

[150074.](#)

August 10th Joint Meeting (NB)

MODIFICATION - New Item

Explanation: 1. Annexation

2. College Park CRA Termination

3. Gas Tax/Roads

4. Parks

5. RTS Funding

RECOMMENDATION

The City Commission discuss the items forwarded from the Alachua County Commission and select items (and any others) to be placed on a new joint meeting requested for August 10, 2015, at 3:30 pm and keep the already scheduled joint meeting on August 31, at 3:00 pm as previously scheduled.

GENERAL GOVERNMENT-RELATED COMMISSION COMMENTS (if time permits)

GAINESVILLE REGIONAL UTILITIES items of a time-sensitive or important nature or pulled from Consent. Must be submitted or pulled the Mayor, a City Commissioner or a Charter Officer.

5:30 P.M.

PLEDGE OF ALLEGIANCE (5:30pm)

PROCLAMATIONS/SPECIAL RECOGNITIONS Placed on Agenda by Commissioner or Charter Officer

6:00 P.M.

CITIZEN COMMENT (to end at a time certain of 6:30pm or at such later time as allows for 30 minutes of citizen comment)

PUBLIC HEARINGS

RESOLUTIONS- ROLL CALL REQUIRED

[150046.](#)

Qualified Target Industry (QTI) Resolution - CyberSponse, Inc. (B)

This item seeks City Commission approval for a QTI Resolution associated with prospective job creation for the location within the City of Gainesville of CyberSponse, Inc., a cybersecurity software company.

Explanation: In this particular case, CyberSponse, Inc. has indicated that it will create up to 25 net new jobs at an average wage of approximately \$45,000 in downtown Gainesville. This firm has pledged a capital investment of approximately \$10,000 over two years regarding the new location in addition to the proposed job creation.

The QTI incentive is a state tool available to Florida communities to encourage job growth in targeted, high value added businesses. Pre-approved applicants creating jobs in Florida receive refunds on the various State taxes they pay including corporate, sales, ad-valorem, insurance premium and other taxes. The QTI incentive is performance based and the firm will only receive funds based upon jobs created and meeting other criteria as required by Florida statute.

Due to the incentive calculated per job (\$6,000 for location in Enterprise Zone and \$2,000 for jobs located in an Enterprise Florida designated High Impact Business Sector) the total incentive would be \$200,000. Of this, the City would be asked to provide a 10% match (\$20,000) over a period of two years with an equal 10% match (\$20,000) coming from Alachua County for a total local match of \$40,000.

The Gainesville Area Chamber of Commerce and its economic development arm, the Council for Economic Outreach (CEO), have worked with Enterprise Florida and CyberSponse, Inc. and recommends approval of this request.

Fiscal Note: If this item is approved, the City Commission agrees to budget and appropriate up to \$20,000 over two years in the event that tax refunds are approved by the state.

RECOMMENDATION

The City Commission: 1) Adopt the QTI Resolution; 2) Authorize the Mayor to execute and the Clerk to attest to the QTI Resolution regarding CyberSponse, Inc.; and 3) Direct the City Manager to forward the executed QTI Resolution to Enterprise Florida.

[150046 CyberSponse Inc. QTI Resolution 20150618.pdf](#)

ORDINANCES, 1ST READING- ROLL CALL REQUIRED

[140296.](#)

Living Wage Ordinance - requirements for regular City employees. (B)

Ordinance No. 140296

An ordinance of the City of Gainesville, Florida amending Article IX of Chapter 2 of the City Code of Ordinances relating to Living Wage, by adding a Section 2-618 on requirements for City employees; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: The City's Living Wage Ordinance requires contractors and subcontractors, who employ 50 or more employees, to provide a living wage to employees who perform specified services pursuant to contracts valued at more than \$100,000. The living wage is determined annually, and is currently \$11.6587/hour with health insurance coverage and \$12.91/hour without health insurance coverage.

At its February 3, 2015 meeting, the Legislative and Organizational Policy Committee directed staff to seek City Commission authorization to expressly extend a living wage to City employees by ordinance. This ordinance will codify the City's longstanding practice of providing a living wage to regular employees of the City. Indeed, when the Living Wage Ordinance was created in 2003, it provided in part, "WHEREAS, the City has set an example by providing a living wage to City employees as determined consistent with budgetary, pay plan and bargaining unit considerations..."

On April 16, 2015, the City Commission directed the City Attorney to draft and the Clerk to advertise this Ordinance.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

7/22/14	City Commission	Referred to the Legislative and Organizational Policy Committee
2/3/15	Legislative and Organizational Policy Committee	Discussed
4/16/15	City Commission	Approved as Recommended

[140296A Article IX Living Wage Requirements 20150203.pdf](#)

[140296B Original Ordinance- Living Wage 20150203.pdf](#)

[140296C Living Wage History 20150203.pdf](#)

[140296 February 3 Committee Minutes 20150416.pdf](#)

[140296 draft ordinance 20150618.pdf](#)

[140692.](#)

TEXT CHANGE - ROOFTOP SOLAR PHOTOVOLTAIC POWER SYSTEMS (B)

Ordinance No. 140692; Petition No. PB-14-156 TCH

An ordinance of the City of Gainesville, Florida, amending the Land Development Code relating to rooftop solar photovoltaic power systems; by amending Section 30-23 to add a definition; by amending Section 30-343 to allow rooftop solar photovoltaic power systems in all zoning districts; and by amending Section 30-112 to provide regulations for installation of such systems on structures on the local register of historic places; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will amend the Land Development Code to allow installation of rooftop solar photovoltaic power systems in all zoning districts. It also adds a definition of rooftop solar photovoltaic power systems and provides regulations concerning the installation of these systems on structures subject to historic preservation/conservation. To date, the City has administratively allowed the installation of rooftop solar photovoltaic power systems in all zoning districts. However, the Land Development Code does not currently contain any clear statements concerning this and does not contain a definition of these systems.

This ordinance results from an interlocal agreement (Legistar # 140483) with Alachua County (who has partnered with Broward County under the

U.S. Department of Energy Rooftop Solar Challenge Agreement entitled Go SOLAR-Florida) to encourage installation and expedite permits for rooftop solar photovoltaic power systems.

After public notice was published in the Gainesville Sun on January 6, 2015, the City Plan Board held a public hearing on January 22, 2015, and recommended approval of the petition by a vote of 6-0.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION *The City Commission: 1) approve Petition No. PB-14-156 TCH; and 2) adopt the proposed ordinance.*

[140692B_Staff report_20150618.pdf](#)

[140692C_Exh A-1_Proposed LDC text changes_20150618.pdf](#)

[140692D_Exh B-1_Interlocal agreement_20150618.pdf](#)

[140692E_Exh C-1_Application_20150618.pdf](#)

[140692F_CPB minutes_20150618_.pdf](#)

[140692G_staff ppt_20150618.pdf](#)

[140692A_draft ordinance_20150618.pdf](#)

ORDINANCES, ADOPTION/2ND READING- ROLL CALL REQUIRED

[140571](#)

CONSOLIDATED POLICE OFFICERS AND FIREFIGHTERS RETIREMENT PLAN ORDINANCE AMENDMENTS (B)

Ordinance No. 140571

An ordinance of the City of Gainesville, Florida, amending Chapter 2, Article VII, Division 8 (Consolidated Police Officers and Firefighters Retirement Plan) of the Code of Ordinances of the City of Gainesville; amending Section 2-600(k), Deferred Retirement Option Program, to increase the time period for DROP eligibility for members with vested service in the City of Gainesville Employees Pension Plan; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: The City Commission, at its meeting of February 19, 2015, authorized the City Attorney to prepare and the Clerk of the Commission to advertise an ordinance amending the Consolidated Police Officers and Firefighters Retirement Plan ("Consolidated Pension Plan"). The proposed ordinance would allow members who are also vested members of the General Employee's Pension Plan (those with at least five years of service in the General Plan) the opportunity to participate in

the DROP for a maximum of five years if they enter before twenty-five years of Consolidated Pension Plan service and exit the DROP on or before thirty-five years of total service. These amendments are a result of negotiations between the City and Professional Firefighters of Gainesville, Local No. 2157 ("IAFF"). These amendments were ratified by IAFF members on February 5, 2015 and will be presented to the City Commission for ratification at the same meeting as the second reading of this Ordinance. Pursuant to the Collective Bargaining Agreements between the City and the Gator Lodge 67, Inc. Fraternal order of Police ("FOP") and North Central Florida Police Benevolent Association, Inc. ("PBA"), the City may make minor changes such as these amendments. Notice of such minor changes were provided to the FOP and PBA on November 25, 2014 and April 28, 2015.

This Ordinance requires two public readings. If adopted on the first reading, second and final reading of the Ordinance is scheduled for June 18, 2015.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

2/19/15	City Commission	Approved as Recommended
6/4/15	City Commission	Adopted on First Reading (Ordinance)

[140571_DROP_20150219.docx](#)

[140571_draft ordinance_20150604.pdf](#)

[140800.](#)

**QUASI-JUDICIAL - HISTORIC PROPERTY TAX EXEMPTION -
712 NE 3rd AVENUE (B)**

Ordinance No. 140800

An ordinance of the City of Gainesville, Florida, finding that property located at 712 NE 3rd 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, 2016, 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 Northeast Residential Historic District. Part 1 was approved by the HPB on January 6, 2015, 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 March 3, 2015, 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 \$77,938.24. 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 adoption; however, the ad valorem tax exemption shall be effective as of January 1, 2016.

RECOMMENDATION The City Commission adopt the proposed ordinance.

Legislative History

6/4/15 City Commission Adopted on First Reading (Ordinance) and Approved the Recommendation

[140800B_HP-14-76-77_150106_staff_report_and_backup_20150604.pdf](#)

[140800C_HP-14-77_150303_staff_report_and_backup_20150604.pdf](#)

[140800D_HP150106_and_HP150303_Minutes_20150604.pdf](#)

[140800E_staff_ppt_20150604.pdf](#)

[140800A_draftordinance_20150604.pdf](#)

[140576.](#)

QUASI-JUDICIAL - PLANNED DEVELOPMENT AMENDMENT - OAK HAMMOCK (B)

Ordinance No. 140576; Petition No. PB-14-132 PDA

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning to Planned Development District (PD) approximately 136 acres of property known as "Oak Hammock at the University of Florida" that is generally located south of SW Williston Road at 5100 SW 25th Boulevard, as more specifically described in this ordinance; adopting development conditions and a PD report with PD maps; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance amends and supersedes an existing Planned Development District (PD) known as "Oak Hammock at the University of Florida." The approximately 136-acre property is located south of SW Williston Road at 5100 SW 25th Boulevard. The PD provides for a continuing care retirement community, and was originally approved by Alachua County in 2000, annexed into the City in 2003, and rezoned to City Planned Development District (PD) in 2005.

Currently, the internal project infrastructure in the PD is substantially complete and approximately 75% of the allowable units have been constructed. This ordinance will extend the project build-out date, increase the allowable size of the PD's principal building by 11,400 square feet, decrease the allowable number of home sites by 6 units, and increase the number of skilled nursing units by 13 units.

After public notice was published in the Gainesville Sun on November 17, 2014, the City Plan Board held a public hearing on December 3, 2014, and voted to recommend approval of the petition. The City Commission held a public hearing on February 19, 2015, and approved the petition.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

2/19/15	City Commission	Approved (Petition)
6/4/15	City Commission	Adopted on First Reading (Ordinance)

[140576A Staff report 20150219.pdf](#)

[140576B Append A PD Amendment 20150219.pdf](#)

[140576C Append B Supplemental Docs 20150219.pdf](#)

[140576D Append C Application Neighborhood Wkshop 20150219.pdf](#)

[140576E CPB minutes 20150219.pdf](#)

[140576F staff ppt 20150219.pdf](#)

[140576 draft ordinance 20150604.pdf](#)

[140911.](#)

ORDINANCE SETTING 2016 ELECTION DATES AND QUALIFYING DATES (B)

ORDINANCE NO. 140911

AN ORDINANCE OF THE CITY OF GAINESVILLE, FLORIDA, SETTING MARCH 15, 2016 AS THE DATE FOR THE 2016 REGULAR CITY ELECTION AND APRIL 12, 2016 AS THE DATE FOR THE 2016 RUN-OFF ELECTION, IF NECESSARY; SETTING THE DATES FOR QUALIFYING FOR THE 2016 REGULAR ELECTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

Explanation: The City Commission, at its meeting of May 7, 2015, approved the dates for the 2016 regular city election and run-off election. Section 9-2 of the City Code of Ordinances requires that the dates be set by ordinance adopted no later than July 1 of each year. Section 9-10 of the City Code of Ordinances states the period to qualify as a candidate for the office of Mayor or City Commissioner shall be between the 50th and 46th day prior to the date of the election. This ordinance sets forth the actual calendar dates for 2016 as follows:

Regular election - Tuesday, March 15, 2016

Run-off election (if necessary) - Tuesday, April 12, 2016

Qualifying Period - From noon on Monday, January 25, 2016 to noon on Friday, January 29, 2016.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

5/7/15 City Commission Approved as Recommended

6/4/15 City Commission Adopted on First Reading (Ordinance)

[140911_2016 Election Dates 20150604.pdf](#)

[140693.](#)

COMPREHENSIVE PLAN AMENDMENT - HISTORIC PRESERVATION MAP SERIES (B)

Ordinance No. 140693; Petition No. PB-14-166 LUC

An ordinance amending the Historic Preservation Map Series in the Future Land Use Element of the City of Gainesville Comprehensive Plan by deleting the five historic district maps and replacing with five new historic district maps; 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**

Update since first reading: On April 2, 2015, the City Commission approved this ordinance on first reading. City staff then transmitted this ordinance to the state reviewing agencies in accordance with the statutory expedited review process for comprehensive plan amendments. During the 30-day comment period, the City received letters from the Florida Department of Economic Opportunity, North Central Florida Regional Planning Council, St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Department of Education. The comments received did not identify any adverse impacts to important state resources and facilities within the scope of review of the respective state agencies, and therefore did not necessitate any changes to the ordinance.

This ordinance will amend the Historic Preservation Map Series in the Future Land Use Element of the City of Gainesville Comprehensive Plan by deleting the five existing historic district maps and replacing with five new historic district maps. The five historic districts are: Pleasant Street, Northeast Gainesville Residential, Southeast Gainesville, University Heights-North, and University Heights-South.

The existing maps in the Future Land Use Element show both the boundaries of the historic districts as well as whether structures within the boundaries are deemed contributing or non-contributing. (The historic preservation/conservation regulations in Section 30-112 of the Land Development Code apply to structures within a historic district that are deemed "contributing".) When contributing structures within a historic district change because of either demolitions or additions of structures, the maps currently must be amended by a Comprehensive Plan amendment with associated high advertising costs due to the required size of newspaper ads.

Planning staff discussed this situation with the Florida Department of Economic Opportunity, which opined that it is acceptable to have the maps illustrate only the historic district boundaries and not include the individual structures (contributing/non-contributing) within the districts. As a result, Planning staff is recommending that the five existing historic district maps in the Comprehensive Plan be replaced with the maps shown in the backup materials that show only each historic district's

boundaries. Maps of the contributing/noncontributing structures within the historic districts will continue to be maintained by the Planning and Development Services Department and will continue to be available to the public in the online GIS map series.

Planning staff recommends approval of this ordinance. After public notice was published in the Gainesville Sun on January 6, 2015, the City Plan Board held a public hearing on January 22, 2015, and voted 6-0 to recommend adoption of this ordinance.

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 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: (1) receive letters from the Florida Department of Economic Opportunity, North Central Florida Regional Planning Council, St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Department of Education, and (2) adopt the proposed ordinance.

Legislative History

4/2/15	City Commission	Approved (Petition) and Adopted (Ordinance) on Transmittal Hearing, as amended
--------	-----------------	--

[140693B_Staff report_20150402.pdf](#)
[140693C_Append A_Maps_20150402.pdf](#)
[140693D_Append B_Application_20150402.pdf](#)
[140693E_CPB minutes_20150402.pdf](#)
[140693F_staff ppt_20150402.pdf](#)
[140693A_draft ordinance_20150402.pdf](#)
[140693A_draft ordinance_20150618.pdf](#)

[140379.](#)

LAND USE CHANGE - DEERHAVEN GENERATING STATION AREA (B)

Ordinance No. 140379; Petition No. PB-14-73 LUC

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 2,327.59 acres of property that is generally located west of State Road 121 and north and east of the GRU Deerhaven Generating Station, as more specifically described in this ordinance, from Alachua County Rural/Agriculture (AG) to City of Gainesville Public and Institutional Facilities (PF); 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

Update since first reading: On April 2, 2015, the City Commission approved this ordinance on first reading. City staff then transmitted this ordinance to the state reviewing agencies in accordance with the statutory expedited review process for comprehensive plan amendments. During the 30-day comment period, the City received letters from the Florida Department of Economic Opportunity, North Central Florida Regional Planning Council, St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Department of Education. The comments received did not identify any adverse impacts to important state resources and facilities within the scope of review of the respective state agencies, and therefore did not necessitate any changes to the ordinance.

This ordinance will amend the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 2,327.59 acres of property adjacent to the GRU Deerhaven Generating Station from Alachua County Rural/Agricultural (AG) to City of Gainesville Public and Institutional Facilities (PF). This subject property is City-owned and GRU-managed, undeveloped, commercially forested property that is generally located in the northern periphery of the City west of State Road 121 and north and east of the

Deerhaven Generating Station (which is immediately east of US 441). The subject property is located within a regulated Floridan Aquifer High Recharge Area, with a majority of the property also located within a regulated Strategic Ecosystem (Hague Flatwoods), and contains extensive wetlands and several listed species throughout.

The property was incrementally acquired by the City in 2001, 2002, 2003 and 2005, and the majority of the property was annexed in 2007 (except for two relatively small parcels that were annexed in 2013). The purchase of the land did not include the underlying timber rights (except for a 50.8-acre portion) that were retained in perpetuity by Plum Creek Timberlands, L.P., although the City does have the option to purchase these timber rights.

The proposed PF land use category is what is currently assigned to the adjacent 1,061-acre GRU Deerhaven Generating Station and will allow for public utilities and is appropriate for GRU Deerhaven power plant operations. GRU has indicated that there are no immediate plans for the use of the property.

After public notice was published in the Gainesville Sun on September 9, 2014, the City Plan Board held a public hearing on September 25, 2014, and voted 4-0 to recommend approval of this ordinance.

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 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: (1) receive letters from the Florida Department of Economic Opportunity, North Central Florida Regional Planning Council, St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Department of Education, and (2) adopt the proposed ordinance.

Legislative History

4/2/15 City Commission Approved (Petition) and Adopted (Ordinance) on Transmittal Hearing

[140379A_draft ordinance_20150402.pdf](#)

[140379B_Staff report_20150402.pdf](#)

[140379C_Exh A Comp Plan GOPs_20150402.pdf](#)

[140379D_Exh B Supplemental Documents_20150402.pdf](#)

[140379E_Exh C1 Application_20150402.pdf](#)

[140379F_CPB minutes_20150402.pdf](#)

[140379G_staff ppt_20150402.docx.pdf](#)

[140379A_draft ordinance_20150618.pdf](#)

[140380.](#)

QUASI-JUDICIAL - REZONING - GRU DEERHAVEN GENERATING STATION AREA (B)

Ordinance No. 140380; Petition No. PB-14-74 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 2,327.59 acres of property that is generally located west of State Road 121 and north and east of the GRU Deerhaven Generating Station, as more specifically described in this ordinance, from Alachua County Agriculture District (A) to City of Gainesville Public Services and Operations District (PS); 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 will rezone approximately 2,327.59 acres of property adjacent to the GRU Deerhaven Generating Station from Alachua County Agriculture District (A) to City of Gainesville Public Services and Operations District (PS). This subject property is City-owned and GRU-managed, undeveloped, commercially forested property that is generally located in the northern periphery of the City west of State

Road 121 and north and east of the Deerhaven Generating Station (which is immediately east of US 441). The subject property is located within a regulated Floridan Aquifer High Recharge Area, with a majority of the property also located within a regulated Strategic Ecosystem (Hague Flatwoods), and contains extensive wetlands and several listed species throughout.

The property was incrementally acquired by the City in 2001, 2002, 2003 and 2005, and the majority of the property was annexed in 2007 (except for two relatively small parcels that were annexed in 2013). The purchase of the land did not include the underlying timber rights (except for a 50.8-acre portion) that were retained in perpetuity by Plum Creek Timberlands, L.P., although the City does have the option to purchase these timber rights.

The proposed PS zoning district is what is currently assigned to the adjacent 1,061-acre GRU Deerhaven Generating Station, and is a zoning district that seeks to accommodate utilities, recreation and public facilities at appropriate locations that are compatible with surrounding land uses. PS zoning ordinances must specify what uses may be allowed on the property. Although GRU has indicated that there are no immediate plans for the use of the property for utilities, this ordinance will allow the following uses on the 2,327.59-acre property:

1. Electric power generating plants and ancillary systems and buildings as required for steam and combustion turbines, solar photovoltaic arrays, fuel cells, energy storage systems and other technologies as required to produce and manage electric power for retail consumption using fossil and renewable energy sources. Ancillary systems include water treatment and stormwater management, cooling systems, air emission controls, electric substations and transmission facilities, security management, water management and storage facilities, warehousing and maintenance facilities.

2. Green industries that: 1) assist in reducing society's reliance on fossil fuels, 2) would benefit from the availability of waste heat or by-products of power generation, or 3) may have by-products that are beneficial to the production of electricity. Examples include but are not limited to: a facility that would use steam and electricity to produce ethanol from cellulosic materials with waste by-products able to be dewatered and used as a fuel; a facility that would sequester and compress carbon dioxide for a variety of industrial and food-use applications; or a facility that would make ice from steam.

3. Fuel and chemical transportation, loading, storage and handling systems as required for power generation or the management of power generation by-products, including rail and truck conveyance, unloading and loading facilities, conveyor belts, pipelines and metering stations.

4. Long-term storage and disposal of power generation by-products.

5. *Communication towers and facilities, including monopole towers, in accordance with the provisions of the wireless communication facilities and antenna regulations of the Land Development Code.*

6. *Silviculture operations.*

7. *Wildlife management.*

8. *Training areas for municipal police and fire agencies.*

9. *Outdoor storage, as defined and regulated by the Land Development Code.*

All future development within this property will be subject to the appropriate development review process and to any applicable regulations in this ordinance or the Land Development Code, including those pertaining to natural and archaeological resources and regulated surface waters and wetlands.

After public notice was published in the Gainesville Sun on September 9, 2014, the City Plan Board held a public hearing on September 25, 2014, and voted 4-0 to recommend approval of this ordinance.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. This ordinance shall become effective immediately upon adoption; however, the rezoning implemented by this ordinance shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 140379 becomes effective as provided therein.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

4/2/15 City Commission Approved (Petition) and Adopted on First Reading (Ordinance)

[140380A_draft ordinance_20150402.pdf](#)

[140380B_Staff report_20150402.pdf](#)

[140380C_Exh A Comp Plan GOPs_20150402.pdf](#)

[140380D_Exh B Supplemental Documents_20150402.pdf](#)

[140380E_Exh C1_Application_20150402.pdf](#)

[140380F_CPB minutes_20150402.pdf](#)

[140380G_staff ppt_20150402.docx.pdf](#)

[140380A_draft ordinance_20150618.pdf](#)

[140695.](#)

LAND USE CHANGE - NORTH OF MORNINGSIDE NATURE PARK (B)

Ordinance No. 140695; Petition No. PB-14-162 LUC

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 97.8 acres of property that is generally located north of Morningside Nature Center, as more specifically described in this ordinance, from Alachua County Institutional (INST) to City of Gainesville Conservation (CON); 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**

Update since first reading: On April 2, 2015, the City Commission approved this ordinance on first reading. City staff then transmitted this ordinance to the state reviewing agencies in accordance with the statutory expedited review process for comprehensive plan amendments. During the 30-day comment period, the City received letters from the Florida Department of Economic Opportunity, North Central Florida Regional Planning Council, St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Department of Education. The comments received did not identify any adverse impacts to important state resources and facilities within the scope of review of the respective state agencies, and therefore did not necessitate any changes to the ordinance.

This ordinance will amend the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 97.8 acres of property located north of Morningside Nature Center from Alachua County Institutional (INST) to City of Gainesville Conservation (CON). This subject property was acquired by the City in 2013 with the City's Greenspace Acquisition Fund to allow for conservation and passive recreation compatible with the protection of natural resources. The property was subsequently annexed into the City in 2014. The property is undeveloped, wooded, and landlocked, but is accessible from Morningside Nature Center. The property is within the Plan East Gainesville area and is surrounded by undeveloped and wooded properties to the west, east, and north.

This property, and this land use change ordinance, will contribute to the protection of wildlife and water quality at the City's Morningside Nature Center. There is a potential for trails through dry areas and/or boardwalks over wet areas to provide public access and recreation. The property lies just east of the 40.2-acre property to the west that was acquired in April 2012 as part of the Wild Spaces Public Places land acquisitions. These two properties will expand Morningside Nature Center by a total of 138 acres. Together with the new State Forest lands to the north, the properties may be jointly managed for conservation and appropriate public use. This land use change

ordinance is consistent with the City's Comprehensive Plan.

After public notice was published in the Gainesville Sun on January 6, 2015, the City Plan Board held a public hearing on January 22, 2015, and voted 6-0 to recommend adoption of this ordinance.

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 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: (1) receive letters from the Florida Department of Economic Opportunity, North Central Florida Regional Planning Council, St. Johns River Water Management District, Florida Department of Environmental Protection, and Florida Department of Education, and (2) adopt the proposed ordinance.

Legislative History

4/2/15	City Commission	Approved (Petition) and Adopted (Ordinance) on Transmittal Hearing
--------	-----------------	--

[140695A draft ordinance 20150402.pdf](#)
[140695B Staff report 20150402.pdf](#)
[140695C Append A Comp Plan GOPs 20140402.pdf](#)
[140695D Append B 20150402.pdf](#)
[140695E Append C Application 20150402.pdf](#)
[140695F CPB minutes 20150402 .pdf](#)
[140695G staff ppt 20150402.pdf](#)
[140695A draft ordinance 20150618.pdf](#)

[140697.](#)

QUASI-JUDICIAL - REZONING - NORTH OF MORNINGSIDE NATURE PARK (B)

Ordinance No. 140697; Petition No. PB-14-163 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 97.8 acres of property that is generally located north of Morningside Nature Center, as more specifically described in this ordinance, from Alachua County Agriculture (A) to City of Gainesville Conservation District (CON); 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 will amend the Zoning Map Atlas of the City of Gainesville by rezoning approximately 97.8 acres of property located north of Morningside Nature Center from Alachua County Agriculture (A) to City of Gainesville Conservation District (CON). This subject property was acquired by the City in 2013 with the City's Greenspace Acquisition Fund to allow for conservation and passive recreation compatible with the protection of natural resources. The property was subsequently annexed into the City in 2014. The property is undeveloped, wooded, and landlocked, but is accessible from Morningside Nature Center. The property is within the Plan East Gainesville area and is surrounded by undeveloped and wooded properties to the west, east, and north.

This property, and this rezoning ordinance, will contribute to the protection of wildlife and water quality at the City's Morningside Nature Center. There is a potential for trails through dry areas and/or boardwalks over wet areas to provide public access and recreation. The property lies just east of the 40.2-acre property to the west that was acquired in April 2012 as part of the Wild Spaces Public Places land acquisitions. These two properties will expand Morningside Nature Center by a total of 138 acres. Together with the new State Forest lands to the north, the properties may be jointly managed for conservation and appropriate public use.

After public notice was published in the Gainesville Sun on January 6, 2015, the City Plan Board held a public hearing on January 22, 2015, and voted 6-0 to recommend adoption of this ordinance.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings. This ordinance shall become effective immediately upon adoption; however, the rezoning implemented by this ordinance shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 140379 becomes effective as provided therein.

RECOMMENDATION The City Commission adopt the proposed ordinance.

Legislative History

4/2/15 City Commission Approved (Petition) and Adopted on First Reading (Ordinance)

[140697A draft ordinance 20150402.pdf](#)

[140697B Staff report 20150402.pdf](#)

[140697C Append A Comp Plan GOPs 20150402.pdf](#)

[140697D Append B Supplemental Docs 20150402.pdf](#)

[140697E Append C Application Pkg 20150402.pdf](#)

[140697F CPB minutes 20150402 .pdf](#)

[140697G staff ppt 20150402.pdf](#)

[140697A draft ordinance 20150618.pdf](#)

PLAN BOARD PETITIONS

[140817.](#)

Amend Comprehensive Plan Text (B)

Petition PB-14-40 CPA. City Plan Board. Amend the text of the Comprehensive Plan for consistency with proposed changes to the Land Development Code and to create new land use categories. Related to Petitions PB-14-41 TCH and PB-14-42 LUC. **expected presentation time 8 minutes**

Explanation: This petition amends policies in the City's Comprehensive Plan in recognition of the proposed new Land Development Code that introduces updated regulations and proposed new zoning districts. The backup material contains all of the proposed text changes to the Comprehensive Plan.

Several new future land use categories are being proposed to form the basis for the new zoning districts being added in the proposed Land Development Code update. Some existing future land use categories

are proposed for deletion because they are being replaced by the new categories. In addition, several policies in the Future Land Use and Transportation Mobility Elements are being amended or deleted to reflect the City's new direction related to zoning districts and new regulations for auto-oriented uses such as drive-through facilities and gas stations.

Public notice was published in the Gainesville Sun on April 16, 2014 and November 17, 2014. The City Plan Board held a public hearing on December 3, 2014 and voted 5-0 to approve the petition. The Plan Board did recommend deleting the following text in the Urban Mixed-Use High Intensity land use category: "in the physical, engineering and life sciences" because the language could be construed as being too limited in terms of scientific research. The text provided in the backup materials has been changed to reflect this Plan Board recommendation.

Fiscal Note: None.

RECOMMENDATION

Staff to City Commission - The City Commission: 1) hear a presentation from staff; 2) provide staff with direction; and 3) continue the Public Hearing to September 30, 2015.

Staff to City Commission - The City Commission approve Petition PB-14-40 CPA as recommended by the Plan Board.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-40 CPA.

Alternative Recommendation - Approve the petition with modifications recommended by the City Commission.

Legislative History

3/30/15	City Commission	Continued (Petition)
4/16/15	City Commission	Continued (Petition)
5/12/15	City Commission	Approved as Amended

[140817A Staff report 20150330.pdf](#)
[140817B ExA-1 Proposed text changes to Comp Plan 20150330.pdf](#)
[140817C Exh B-1 Application to amend the text of the Comp Plan 20150330](#)
[140817D CPB minutes 20150330 .pdf](#)
[140817E staff ppt 20150330.pdf](#)
[140817A Staff report 20150416.pdf](#)
[140817B ExA-1 Proposed text changes to Comp Plan 20150416.pdf](#)
[140817C Exh B-1 Application to amend the text of the Comp Plan 20150416](#)
[140817D CPB minutes 20150416 .pdf](#)
[140817E-MOD staff ppt 20150416.pdf](#)
[140817F-MOD 4-16-15 CCOM Discussion Topics 20150416.pdf](#)
[140817G-MOD Supplemental Information for the April 16 20150416.pdf](#)
[140817H-MOD 4-16-15 Draft amended Permitted Uses within Transect Zones](#)
[140817I-MOD Matrix Comparisons 20150416.pdf](#)
[140817J-MOD Maps Existing and Proposed Zoning 20150416.pdf](#)
[140817A revised staff report 20150512.pdf](#)
[140817B Exhibit A-1 20150512.pdf](#)
[140817C Exh B-1 Application to amend the text of the Comp Plan 20150512](#)
[140817D CPB minutes 20150512 .pdf](#)
[140817E 4-16-15 CCOM Discussion Topics 20150512.pdf](#)
[140817F Supplemental Information for the April 16 20150512.pdf](#)
[140817G 4-16-15 Draft amended Permitted Uses within Transect Zones 2015](#)
[140817H Matrix Comparisons 20150512.pdf](#)
[140817I Maps Existing and Proposed Zoning 20150512.pdf](#)
[140817A revised staff report 20150618.pdf](#)
[140817B Exhibit A-1 20150618.pdf](#)
[140817C Exh B-1 Application to amend the text of the Comp Plan 20150618](#)
[140817D CPB minutes 20150618 .pdf](#)
[140817E 4-16-15 CCOM Discussion Topics 20150618.pdf](#)
[140817F Supplemental Information for the April 16 20150618.pdf](#)
[140817G 4-16-15 Draft amended Permitted Uses within Transect Zones 2015](#)
[140817H Matrix Comparisons 20150618.pdf](#)
[140817I Maps Existing and Proposed Zoning 20150618.pdf](#)

[140818.](#)

Update the Land Development Code (B)

Petition PB-14-41 TCH. City Plan Board. Amend the Land Development Regulations to update the Land Development Code to

add new zoning districts, a revised list of uses, and associated regulations. Related to Petitions PB-14-40 CPA, PB-14-42 LUC, and PB-14-43 ZON. **expected presentation time 20 minutes******

Explanation: This amendment reorganizes, updates, and clarifies many of the existing zoning and development regulations in the Land Development Code. Many of the review and approval processes described within the code will also be streamlined as a part of the amendment. At the same time, this petition proposes to create eight new zoning districts (called transect zones) that are designed to apply within the areas around downtown Gainesville and the University of Florida. These new districts are also designed to replace the existing special area plans that serve as zoning overlays within these areas. Therefore, the proposed amendment will eliminate several existing zoning categories, as well as several special area plans that currently apply to properties within the City.

Public notice was published in the Gainesville Sun on April 16, 2014 and November 17, 2014. The City Plan Board held a public hearing on December 3, 2014 and voted 5-0 to approve the petition.

Fiscal Note: None.

RECOMMENDATION

Staff to City Commission - The City Commission: 1) hear a presentation from staff; 2) provide staff with direction; and 3) continue the Public Hearing to September 30, 2015.

Staff to City Commission - The City Commission approve Petition PB-14-41 TCH.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-41 TCH.

Alternative Recommendation - Approve the petition with modifications recommended by the City Commission.

Legislative History

3/30/15	City Commission	Continued (Petition)
4/16/15	City Commission	Continued (Petition)
5/12/15	City Commission	Continued (Petition)

[140818A Staff report 20150330.pdf](#)
[140818B Exh A Application 20150330.pdf](#)
[140818C Exh B-1 Transect Zones and Standards 20150330.pdf](#)
[140818D Ch 30 Table of Contents 20150330.pdf](#)
[140818E Art I GenProvisions 20150330.pdf](#)
[140818F Art II Def and Rules 20150330.pdf](#)
[140818G Art III Vested Rights Reviewing 20150330.pdf](#)
[140818H Art IV ReviewAuthAndProced 20150330.pdf](#)
[140818I Art V District Regs 20150330.pdf](#)
[140818J Art VI Spec Reg Uses 20150330.pdf](#)
[140818K Art VII DevSubdivDesign 20150330.pdf](#)
[140818L Art VIII Parking and Loading Regs 20150330.pdf](#)
[140818M Art IX EnvMgmt 20150330.pdf](#)
[140818N Art X Sign Regs 20150330.pdf](#)
[140818O CPB minutes 20150330 .pdf](#)
[140818A Staff report 20150416.pdf](#)
[140818B Exh A Application 20150416.pdf](#)
[140818C Exh B-1 Transect Zones and Standards 20150416.pdf](#)
[140818D Ch 30 Table of Contents 20150416.pdf](#)
[140818E Art I GenProvisions 20150416.pdf](#)
[140818F Art II Def and Rules 20150416.pdf](#)
[140818G Art III Vested Rights Reviewing 20150416.pdf](#)
[140818H Art IV ReviewAuthAndProced 20150416.pdf](#)
[140818I Art V District Regs 20150416.pdf](#)
[140818J Art VI Spec Reg Uses 20150416.pdf](#)
[140818K Art VII DevSubdivDesign 20150416.pdf](#)
[140818L Art VIII Parking and Loading Regs 20150416.pdf](#)
[140818M Art IX EnvMgmt 20150416.pdf](#)
[140818N Art X Sign Regs 20150416.pdf](#)
[140818O CPB minutes 20150416 .pdf](#)
[140818A Staff report 20150512.pdf](#)
[140818B Exh A Application 20150512.pdf](#)
[140818C Exh B-1 Transect Zones and Standards 20150512.pdf](#)
[140818D Ch 30 Table of Contents 20150512.pdf](#)
[140818E Art I GenProvisions 20150512.pdf](#)
[140818F Art II Def and Rules 20150512.pdf](#)
[140818G Art III Vested Rights Reviewing 20150512.pdf](#)
[140818H Art IV ReviewAuthAndProced 20150512.pdf](#)

[140818I_Art V_District Regs_20150512.pdf](#)
[140818J_Art VI_Spec Reg Uses_20150512.pdf](#)
[140818K_Art VII_DevSubdivDesign_20150512.pdf](#)
[140818L_Art VIII_Parking and Loading Regs_20150512.pdf](#)
[140818M_Art IX_EnvMgmt_20150512.pdf](#)
[140818N_Art X_Sign Regs_20150512.pdf](#)
[140818O_CPB minutes_20150512.pdf](#)
[140818A_Staff report_20150618.pdf](#)
[140818B_Exh A_Application_20150618.pdf](#)
[140818C_Exh B-1 Transect Zones and Standards_20150618.pdf](#)
[140818D_Ch 30 Table of Contents_20150618.pdf](#)
[140818E_Art I_GenProvisions_20150618.pdf](#)
[140818F_Art II_Def and Rules_20150618.pdf](#)
[140818G_Art III_Vested Rights Reviewing_20150618.pdf](#)
[140818H_Art IV_ReviewAuthAndProced_20150618.pdf](#)
[140818I_Art V_District Regs_20150618.pdf](#)
[140818J_Art VI_Spec Reg Uses_20150618.pdf](#)
[140818K_Art VII_Development and Subdivision Design_20150618.pdf](#)
[140818L_Art VIII_Parking and Loading Regs_20150618.pdf](#)
[140818M_Art IX_EnvMgmt_20150618.pdf](#)
[140818N_Art X_Sign Regs_20150618.pdf](#)
[140818O_CPB minutes_20150618.pdf](#)

[140819.](#)

Amend Future Land Use Category on properties (B)

Petition PB-14-42 LUC. City Plan Board. Amend the City of Gainesville Future Land Use Map from multiple land use categories (Mixed-Use High-Intensity, Urban Mixed-Use 1, Urban Mixed-Use 2, Mixed-Use Residential, Residential High-Density, Mixed-Use Low, Mixed-Use Medium, Public and Institutional Facilities, Office, Residential Low-Density, Residential Medium-Density, Commercial, Single-Family, or Industrial) to Urban Core, Urban Mixed-Use High Intensity, Urban Mixed-Use, Mixed-Use Office/Residential, or Residential Low-Density. Related to Petitions PB-14-40 CPA, PB-14-41 TCH, and PB-14-43 ZON. **expected presentation time 5 minutes**

Explanation: This petition involves approximately 1,829 acres of land. This represents approximately 4.52% of the City's land area. The proposed large-scale land use changes are related to a proposal to update the City's Land Development Code (see Petition PB-14-41 TCH and Petition

PB-14-43 ZON) that proposes rezoning of properties consistent with the proposed new land use categories. It is also related to the proposed Comprehensive Plan text amendments needed to form the basis for the updated Land Development Code and new zoning districts (see Petition PB-14-40 CPA).

The area proposed for changes primarily consists of developed properties, with only about 14.1% of those parcels being vacant (257.3 acres). Excluded areas include properties that are: currently single-family and will continue to have that designation; currently Residential Low Density and will continue to have that designation; or currently have another land use designation (such as Public and Institutional Facilities) that will not be changed.

Since the majority of the area (approximately 85.9%) is already developed, it is anticipated that the proposed changes will primarily result in redevelopment or infill that will occur over a period of 10 - 50 years. Since these developed areas are all within a central portion of the City, they are adequately served by existing public facilities such as streets, potable water, wastewater, water supply, public schools, recreation, and transit services. As redevelopment occurs, new infrastructure such as stormwater systems and utility upgrades may be required and will be the responsibility of the developer. This entire area falls within the City's Transportation Mobility Program Area. The City rescinded transportation concurrency when it adopted its new Plan in 2013.

Public notice was published in the Gainesville Sun on April 16, 2014 and November 17, 2014. The City Plan Board held a public hearing on December 3, 2014 and voted 5-0 to approve the petition.

Fiscal Note: None.

RECOMMENDATION

Staff to City Commission - The City Commission: 1) hear a presentation from staff; 2) provide staff with direction; and 3) continue the Public Hearing to September 30, 2015.

Staff to City Commission - The City Commission approve Petition PB-14-42 LUC.

Staff to City Plan Board - Staff recommended approval of Petition PB-14-42 LUC.

Legislative History

3/30/15	City Commission	Continued (Petition)
4/16/15	City Commission	Continued (Petition)
5/12/15	City Commission	Continued (Petition)

[140819A_staff_report_20150330.pdf](#)
[140819B_Maps_Exh_A-1_-Exh_A-3_20150330.pdf](#)
[140819C_Exh_B-1_Comp_Plan_GOPs_20150330.pdf](#)
[140819D_Exh_C-1_Application_20150330.pdf](#)
[140819E_ExE-1_Listing_of_Parcel_20150330.pdf](#)
[140819F_CPB_minutes_20150330_.pdf](#)
[140819 & 140820_Nancy_Loeper_\(Citizen\)_Letter_20150330.pdf](#)
[140819A_staff_report_20150416.pdf](#)
[140819B_Maps_Exh_A-1_-Exh_A-3_20150416.pdf](#)
[140819C_Exh_B-1_Comp_Plan_GOPs_20150416.pdf](#)
[140819D_Exh_C-1_Application_20150416.pdf](#)
[140819E_ExE-1_Listing_of_Parcel_20150416.pdf](#)
[140819F_CPB_minutes_20150416_.pdf](#)
[140819A_staff_report_20150512.pdf](#)
[140819B_Maps_Exh_A-1_-Exh_A-3_20150512.pdf](#)
[140819C_Exh_B-1_Comp_Plan_GOPs_20150512.pdf](#)
[140819D_Exh_C-1_Application_20150512.pdf](#)
[140819E_ExE-1_Listing_of_Parcel_20150512.pdf](#)
[140819F_CPB_minutes_20150512_.pdf](#)
[140819_Letter_20150512.pdf](#)
[140819A_Staff_report_20150618.pdf](#)
[140819B_Maps_Exh_A-1_-Exh_A-3_20150618.pdf](#)
[140819C_Exh_B-1_Comp_Plan_GOPs_20150618.pdf](#)
[140819D_Exh_C-1_Application_20150618.pdf](#)
[140819E_ExE-1_Listing_of_Parcel_20150618.pdf](#)
[140819F_CPB_minutes_20150618_.pdf](#)

[140820.](#)

Rezone property from multiple zoning districts to several new zoning districts (B)

Petition PB-14-43 ZON. City Plan Board. Rezone property from multiple zoning districts (RSF-1: 3.5 units/acre single-family residential; RSF-3: 5.8 units/acre single-family residential district; RSF-4: 8 units/acre single-family residential; RMF-5: 12 units/acre single-family/multiple-family residential; RMF-6: 8-15 units/acre multiple-family residential; RMF-7: 8-21 units/acre multiple-family residential; RMF-8: 8-30 units/acre multiple-family residential; RC: 12 units/acre residential conservation; RMU: Up to 75 units/acre residential mixed use; RH-1: 8-43 units/acre residential high density; RH-2: 8-100 units/acre residential high density district; OR: 20

units/acre office residential; OF: General office; BUS: General business; BA: Automotive-oriented business; BT: Tourist-oriented business; MU-1: 8-30 units/acre mixed use low intensity; MU-2: 12-30 units/acre mixed use medium intensity; CCD: Up to 150 units/acre central city district; UMU-1: 8-75 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use; UMU-2: 10-100 units/acre, and up to 25 additional units/acre by special use permit, urban mixed-use; W: Warehousing and wholesaling; I-1: Limited industrial district; I-2: General industrial; MD: Medical services; PS: Public services and operations; PD: Planned Development) to T-6: Urban Core; T-5: Urban Mixed-Use High intensity; T4-R: Urban Residential low density; T-4 RMU: Residential Mixed Use; T-4 OR: Urban Office/Residential; T-4 M1: Urban Mixed-Use 1; T-4 C: Mixed-Use Corridor; or T-4 M2: Urban Mixed-Use 2 district. Related to PB-14-42 LUC. **expected presentation time 20 minutes******

Explanation: This petition proposes to rezone properties to the new transect zoning districts that will be created as part of the related Land Development Code text amendment (PB-14-41 TCH). This text amendment is also associated with PB-14-40 LUC, which is an amendment to the Comprehensive Plan to create new land use categories that correspond with the proposed new zoning districts.

The proposed rezoning focuses on the area around downtown and near the University of Florida. However, most of the neighborhoods within this area that currently have single-family zoning districts are not included. The rezoning also includes properties along the existing major corridors that radiate from that area (including stretches of University Avenue, West 13th Street, West 6th Street, Main Street, Waldo Road, and Hawthorne Road). Most of these areas are currently subject to one or more special area plans (Traditional City, University Heights, College Park, SW 13th Street, SEGRI, Central Corridors). The proposed rezoning to the transect zones will simultaneously remove the special area plan designations that apply to these areas today.

Public notice was published in the Gainesville Sun on April 16, 2014 and November 17, 2014. The City Plan Board held a public hearing on December 3, 2014 and voted 5-0 to approve the petition.

Fiscal Note: None.

RECOMMENDATION

Staff to City Commission - The City Commission: 1) hear a presentation from staff; 2) provide staff with direction; and 3) continue the Public Hearing to September 30, 2015.

Staff to City Commission - The City Commission approve Petition PB-14-43 ZON.

Staff to City Plan Board - Staff recommended

approval of Petition PB-14-43 ZON.

Alternative Recommendation - Approve the petition with modifications recommended by the City Commission.

Legislative History

3/30/15	City Commission	Continued (Petition)
4/16/15	City Commission	Continued (Petition)
5/12/15	City Commission	Continued (Petition)

[140820A Staff report 20150330.pdf](#)
[140820B Attach A Application 20150330.pdf](#)
[140820C Maps D-1 - Exh D-5 20150330.pdf](#)
[140820D Attach E List of Parcels 20150330.pdf](#)
[140820E CPB minutes 20150330 .pdf](#)
[140819 & 140820 Nancy Loeper \(Citizen\) Letter 20150330.pdf](#)
[140820A Staff report 20150330.pdf](#)
[140820B Attach A Application 20150330.pdf](#)
[140820C Maps D-1 - Exh D-5 20150330.pdf](#)
[140820D Attach E List of Parcels 20150330.pdf](#)
[140820E CPB minutes 20150330 .pdf](#)
[140820A Staff report 20150512.pdf](#)
[140820B Attach A Application 20150512.pdf](#)
[140820C Maps D-1 - Exh D-5 20150512.pdf](#)
[140820D Attach E List of Parcels 20150512.pdf](#)
[140820E CPB minutes 20150512 .pdf](#)
[140820F Zoning Maps 20150512.pdf](#)
[140820G Area Maps 20150512.pdf](#)
[140820H Overall Zoning Map Plan Board Recommendation 20150512 \(2\).pdf](#)
[140820I Overall Zoning Map Alternative Recommendation 20150512 \(1\).pdf](#)
[140820J staff ppt 20150512.pdf](#)
[140820 Letter 20150512.pdf](#)
[140820A Staff report 20150618.pdf](#)
[140820B Attach A Application 20150618.pdf](#)
[140820C Maps D-1 - Exh D-5 20150618.pdf](#)
[140820D Attach E List of Parcels 20150618.pdf](#)
[140820E CPB minutes 20150618 .pdf](#)
[140820F Zoning Maps 20150618.pdf](#)
[140820G Area Maps 20150618.pdf](#)
[140820H Overall Zoning Map Plan Board Recommendation 20150618.pdf](#)
[140817I Maps Existing and Proposed Zoning 20150618.pdf](#)
[140820J staff ppt 20150618.pdf](#)

DEVELOPMENT REVIEW BOARD PETITIONS

SCHEDULED EVENING AGENDA ITEMS

UNFINISHED BUSINESS

COMMISSION COMMENT

[150064.](#)

Rules of the City Commission (B)

MODIFICATION - Added back-up

RECOMMENDATION

The City Commission discuss the Rules of the City Commission and take action deemed appropriate.

[150064_Rules_20150618.pdf](#)

[150064_MOD_Mayor's Letter_20150618.pdf](#)

CITIZEN COMMENT (If time permits)

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