

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

December 19, 2017

6:00 PM

City Commission Special Meeting

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)

Mayor-Commissioner Pro Tem Harvey Budd (At Large)

Commissioner Helen Warren (At Large)

Commissioner Charles Goston (District 1)

Commissioner Harvey Ward (District 2)

Commissioner David Arreola (District 3)

Commissioner Adrian Hayes-Santos (District 4)

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

ADOPTION OF THE AGENDA

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

RESOLUTIONS - ROLL CALL REQUIRED

[170660.](#)

Cornerstone Land Condominium and Ground Lease and Development Agreement (NB)

Explanation: At the December 7th Regular City Commission meeting, staff requested that this item be placed on the agenda for the Special City Commission Meeting to be held on December 19, 2017. At this time, the item is not ready for review and approval by the City Commission. CRA staff will provide an update to the CRA Board at its meeting on December 18 and staff anticipates placing an item on the January 4, 2018 Regular City Commission Meeting.

RECOMMENDATION *Remove this item from the agenda.*

[170658.](#)

Final Plat for Heartwood Subdivision (NB)

Explanation: At the December 7th Regular City Commission meeting, City staff requested that this item be placed on the agenda for the Special City Commission Meeting to be held on December 19, 2017. At this time, the item is not ready for review and approval by the City Commission. Staff anticipates placing an item on the January 4, 2018 Regular City Commission Meeting.

RECOMMENDATION *Remove this item from the agenda.*

[160634.](#)

QUASI-JUDICIAL - CONDITIONAL FINAL PLAT - VILLAS AT

BUCKRIDGE (B)

Resolution No. 160634

A resolution of the City of Gainesville, Florida, approving the conditional final plat named "VILLAS AT BUCKRIDGE" located in the vicinity of the 4800 block of NW 27th Avenue, Gainesville, Florida, as more specifically described in this resolution; providing directions to the Clerk of the Commission; providing conditions and restrictions; and providing an immediate effective date.

Explanation: The platting of land, which is governed by Chapter 177, Florida Statutes, and the City of Gainesville Land Development Code (LDC), serves to establish the legal identity of all lands included on the plat to provide for conveyance (i.e., the sale of land) by reference to such plat. Platting also ensures that adequate and necessary physical improvements will be installed in subdivisions by the subdividers. Sections 30-3.38 and 30-6.6 of the LDC describe the subdivision improvements that the subdivider must construct for plat approval. The subdivider may choose to provide security (i.e., surety bond, letter of credit, cash deposit, or construction loan agreement) to ensure that the improvements get constructed within 12 months of plat approval, and in such case the subdivider may record the plat and sell lots therein immediately upon City Commission approval. In the alternative, the subdivider may choose to request a "conditional" final plat approval, whereby in lieu of security the subdivider has two years to construct the subdivision improvements but may not record the plat until city staff and the City Commission has certified that the improvements have been constructed to city specifications.

This resolution will approve a Conditional Final Plat for Villas at Buckridge on a 4.54-acre parcel of land located in the 4800 block of NW 27th Avenue, south side, just east of the Northwest Boys and Girls Club. On November 22, 2016, the City's Development Review Board reviewed and approved the design plat (a preliminary and temporary development order that is a prerequisite of either a final plat or conditional final plat) for Villas at Buckridge, and on January 19, 2017, the City Commission approved the design plat.

This plat subdivides the land into 18 single-family residential lots, plus additional parcels for stormwater management, utilities, and common area. The subdivided lots will have only one access, from a private dead-end cul-de-sac road that extends south from NW 27th Avenue.

Fiscal Note: None.

RECOMMENDATION

The City Commission adopt the proposed resolution.

Legislative History

1/19/17 City Commission Approved (Petition)

[160634A_Staff Report and Attachments_20170119](#)

[160634B_161122 DRB Minutes draft_20170119](#)

[160634C_Staff ppt_20170119](#)

[160634B_Staff PPT_20171219.ppt](#)

[160634A_draft resolution_20171219.pdf](#)

[160635.](#)

QUASI-JUDICIAL - FINAL PLAT - WILTSHIRE CLUSTER SUBDIVISIO

Resolution No. 160635

A resolution of the City of Gainesville, Florida, approving the final plat named "Wiltshire Cluster Subdivision" located in the vicinity of 5041 NW 23rd Avenue, Gainesville, Florida, as more specifically described in this resolution; authorizing the City Manager to execute a security agreement to secure the construction and completion of the subdivision improvements required under the ordinances of the City of Gainesville; providing directions to the Clerk of the Commission and accepting the dedication of the easements and other dedicated portions as shown on the plat; and providing an immediate effective date.

Explanation: The platting of land, which is governed by Chapter 177, Florida Statutes, and the City of Gainesville Land Development Code (LDC), serves to establish the legal identity of all lands included on the plat to provide for conveyance (i.e., the sale of land) by reference to such plat. Platting also ensures that adequate and necessary physical improvements will be installed in subdivisions by the subdividers. Sections 30-3.38 and 30-6.6 of the LDC describe the subdivision improvements that the subdivider must construct for plat approval. The subdivider may choose to provide security (i.e., surety bond, letter of credit, cash deposit, or construction loan agreement) to ensure that the improvements get constructed within 12 months of plat approval, and in such case the subdivider may record the plat and sell lots therein immediately upon City Commission approval. In the alternative, the subdivider may choose to request a "conditional" final plat approval, whereby in lieu of security the subdivider has two years to construct the subdivision improvements but may not record the plat until city staff and the City Commission has certified that the improvements have been constructed to city specifications.

In this case, the owner has submitted a security agreement and deposited cash with the City's Finance Director to secure the construction of the required subdivision public improvements, and therefore this resolution will approve a Final Plat for Wiltshire Cluster Subdivision, which is located on 5.37 acres of land in the vicinity of 5041 NW 23rd Avenue. The land will be subdivided into 13 single-family residential lots with a private road, plus additional parcels for stormwater management, utilities, and common area. The subdivision is submitted

as a cluster subdivision, which allows modifications to the standard setbacks, lot widths, and lot size provided for in the LDC. The property complies with most of the development standards in the LDC, but is requesting setbacks and minimum lot width reductions consistent with the criteria for cluster subdivisions. The following modifications are requested: a reduction in the minimum lot width from 85 feet to 75 feet; a reduction of the front building setback from 20 feet to 15 feet; and a reduction of the side setbacks from 7.5 feet to 5 feet.

On November 22, 2016, the City's Development Review Board reviewed and approved the design plat (a preliminary and temporary development order that is a prerequisite of a final plat) for Wiltshire Cluster Subdivision, and on January 19, 2017, the City Commission approved the design plat.

Fiscal Note: None.

RECOMMENDATION The City Commission adopt the proposed resolution.

Legislative History

1/19/17 City Commission Approved (Petition)

[160635A Staff Report and Attachments 20170119](#)

[160635B 161122 DRB Minutes draft 20170119](#)

[160635C Staff ppt 20170119](#)

[160635A Resolution - Final Draft 20171219.PDF](#)

[160635B Staff PPT 20171219.pdf](#)

BUSINESS DISCUSSION ITEMS

[170647.](#)

Alternative Electric Rate Structures to Distribute Savings Related to GREC Acquisition (B)

Explanation: At the joint meeting of the City Commission and Utility Advisory Board on November 28, 2017, alternative electric rate structures designed to distribute savings resulting from the acquisition of the GREC facility were proposed for consideration. One of the proposed alternatives weighted savings more heavily towards non-residential customers, and one alternative spread the savings evenly among customer classes. Based on input provided at the meeting, a third alternative weighting savings more heavily towards residential customers was added.

Staff is recommending a timeline for implementation of the revised rates that would provide for an effective date for the new structure of February 1, 2018.

This item was heard by the Utility Advisory Board on December 14, 2017.

Fiscal Note: Evenly distributed savings resulting from the GREC acquisition translate to base rate bill reductions for all rate classes of approximately 9.1%.

Weighting the savings adjusts this bill reduction by approximately 1%.

RECOMMENDATION

Staff recommends that the City Commission:

1) Approve the weighted non-residential proposal to begin to address the subsidization of residential rates; or alternatively

2) Approve another revised electric rate structure.

The UAB recommends:

1) The City Commission approve the weighted non-residential proposal to begin to address the subsidization of residential rates. This motion passed unanimously.

2) The City Commission reduce the GFT in an amount equal to the increase in utility tax and that that amount of reduction then be distributed evenly to all rate payers in every rate class and be used for no other purpose. This motion passed 5-2, with members Alford and Denslow in dissent.

[170647 Electric Rate Discussion Presentation 20171219](#)

[170647 Statement of Opinion - UAB Member Alford 20171219](#)

[170647 Statement of Opinion 1 - UAB Chair Cook 20171219.doc](#)

[170647 Statement of Opinion 2 - UAB Chair Cook 20171219.doc](#)

ADJOURNMENT