

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final**

**March 7, 2019**

**1:00 PM**

**City Hall Auditorium**

## **City Commission**

***Mayor Lauren Poe (At Large)***

***Commissioner Helen Warren (At Large)***

***Commissioner Gail Johnson (At Large)***

***Commissioner Gigi Simmons (District 1)***

***Commissioner Harvey Ward (District 2)***

***Commissioner David Arreola (District 3)***

***Mayor-Commissioner Pro Tem 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.***

**1:00pm - CALL TO ORDER - Afternoon Session****AGENDA STATEMENT**

*"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited."*

**ROLL CALL****INVOCATION**

Prophet George Young

**ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**

[180800.](#)

**City Commission Minutes (B)****RECOMMENDATION**

*The City Commission approve the minutes of January 31, February 11, February 12, February 20 and February 21, 2019.*

[180800 January 31 2019 Minutes\\_20190307.pdf](#)

[180800A February 11 2019 Minutes\\_20190307.pdf](#)

[180800B February 12 2019 Minutes\\_20190307.pdf](#)

[180800C February 20 2019 Minutes\\_20190307.pdf](#)

[180800D February 21 Minutes\\_20190307.pdf](#)

[180772.](#)

**City Commission Special Meetings/Workshops (NB)****RECOMMENDATION**

*The City Commission schedule the following meetings:*

*Joint City Commission/Historic Preservation Board Workshop - April 8, 6:00-9:00 pm; GRU Multi-Purpose Room*

*Mobility Workshop - April 24, 5:30-8:30 pm - GRU  
Multi-Purpose Room*

*Charter Evaluations Special Meeting - December  
3, 2019, 2:00-4:30 pm - City Hall Auditorium*

[180748.](#)

### **GRU Operational Update for the Month of January 2019 (B)**

*Explanation: Staff has prepared a report of GRU's operations for the month of January 2019.*

*Fiscal Note: None.*

**RECOMMENDATION**      *Receive report.*

[180748 UAB Ops Update Jan 2019 All Depts 20190208](#)

[180768.](#)

### **Wild Spaces & Public Places Department Request to Add Staff (B)**

**A request to approve a change to the FY19 budget for the Wild Spaces & Public Places Department to add personnel.**

*Explanation: The Wild Spaces & Public Places Department (WSPP) is funded through a ½ cent sales tax. The fund can be used to improve environmentally sensitive lands to protect drinking water sources, water quality, and wildlife habitat, and to create, improve and maintain parks and recreational facilities. Florida Statute 212.0555 allows the sales tax to be used for engineering costs, and all other professional and related costs required to bring the public facilities into service.*

*Currently there are 5 authorized positions in the Wild Spaces & Public Places Department: a Director, a 20hr/week Assistant Director, a Construction Inspector, a Marketing and Communications Specialist, and a Logistics Coordinator. 50% of the City Architect's time is funded by the WSPP ½ cent sales tax. The 20hr/week Assistant Director position will end at the end of FY19, bringing the FTE count down to 4.5.*

*The Wild Spaces & Public Places Department has been successful in initiating many projects over the last year and shepherding some projects through construction, but it is becoming increasingly difficult to manage the workload as more projects begin construction.*

*The Wild Spaces & Public Places Department is seeking authorization to add one Project Manager position. The amount of time required to manage projects increases substantially during construction and this position is being requested in order to help manage projects. Many Wild Spaces & Public Places projects will begin construction in 2019 and*

2020. The City Commission received a presentation on this request during the January 10, 2019 General Policy Committee Meeting.

*Fiscal Note:* The WSPP Fund has a current fund balance of \$10,839,764. The proposed Project Manager position would allocate \$89,874 of the fund's balance to Personnel Services. The 20hr/week Assistant Director position will end at the end of FY19 which will mitigate 60-70% of the cost of the WSPP Project Manager position from FY20 forward.

**RECOMMENDATION**

The City Commission authorize amendments to the Wild Spaces & Public Places Budget for the allocation of additional funds from the WSPP sales tax fund to allow for one new Project Manager full time position.

[WSPP Update to GPC 1.10.19](#)

[180776.](#)

**Contract Award for Integrated Parking Management & Mobile Ticketing Solution (B)**

**This item is a request to approve the award of Request for Proposal (RFP) #DOMX-190023-DS and execute a contract with Passport Labs, Inc. dba Passport for Integrated Parking Management & Mobile Ticketing Solution.**

*Explanation:* On December 21, 2018, the City's Purchasing Division solicited Request for Proposals (RFP) for an Integrated Parking Management & Mobile Ticketing Solution for the Department of Mobility. The RFP process was implemented in compliance with, and as required by, Florida Statutes and City of Gainesville policies. Four (4) proposals were submitted by the deadline. The submissions contained technical and written proposals and a cost component. An evaluation team consisting of City staff evaluated and ranked the proposals. The highest ranked proposal was submitted by Passport Labs, Inc. dba Passport. The Department of Mobility desires to enter into a contract with Passport Labs, Inc. dba Passport.

*This system will enhance the parking program efficiency and improve the customer experience by facilitating mobility and integration of transportation modes. Short-term and long-term parking options will be available both for on- and off-street parking locations controlled by the City. The system will be based on license plate recognition, supplanting the need for the issuance of actual parking permits and decals. The system also encompasses a parking enforcement module and a mobile application for transit facilitating access. Overall this system is envisioned to enhance efficiency of operations by integrating multiple options into a platform that will streamline data collection and analysis, improve field operations, enhance customer service, and reduce operational costs.*

The documentation related to the RFP is included in the back-up. Proposers have asserted that certain portions of the documentation are "confidential". Those portions asserted to be confidential cannot be made public and have been redacted from the back-up.

*Fiscal Note:* The system is expected to cost the City approximately \$176,000 which will be appropriated and available in the FY19-FY21 budgets for the Department of Mobility. Similar to the current mobile pay system for parking, the operational costs of the parking applications will be offset by convenience fees paid by the users. Any revenue generated by the program will be used to offset the costs of operations and maintenance of the City's parking program.

**RECOMMENDATION**            The City Commission authorize the City Manager or her designee to execute a contract with Passport Labs, Inc. dba Passport, for an Integrated Parking Management & Mobile Ticketing Solution, subject to approval by the City Attorney as to form and legality.

[180776A Bid Doc & Addendums 20190307.pdf](#)

[180776B Bid Record 20190307.pdf](#)

[180776C EDC Corp Response 20190307.pdf](#)

[180776D IPS Group Response 20190307.pdf](#)

[180776E Passport Labs Response - REDACTED 20190307.pdf](#)

[180776F T2 Systems Response 20190307.pdf](#)

[180776G Initial Evals and Summary Docs 20190307.pdf](#)

[180776H Overall Evals and Summary Docs 20190307.pdf](#)

[180776I Eval Recordings Memo 20190307.pdf](#)

[180776J Dept Award Recommendation 20190307.pdf](#)

[180776K CC Bid Tab-RFP 20190307.pdf](#)

## [180780.](#)

### **Heartwood Affordable Housing Funding Request (NB)**

*Explanation:* At the February 18, 2019 CRA Board meeting, CRA Staff presented an update regarding affordable housing for the Heartwood subdivision. The Finance Department has identified funding for 8 of the 11 affordable housing homes. Their intent is to continue to work on obtaining financing for the remaining 3 homes as funds become available. In addition, Housing & Community Development (HCD) deemed 6 of the 12 home models meet the requirements for affordable housing funding.

The CRA's site construction project is on schedule to be completed by April 2019.

*Fiscal Note:* Funds in the amount of \$316,093 have been identified in the General Fund. This funding was explained and approved by the CRA Board at its

February 2019 meeting. The CRA Board has asked to bring this item to the City Commission for consent.

**RECOMMENDATION**

CRA Board to City Commission: Approve affordable housing plan as approved by CRA Board on February 18, 2019.

[180762.](#)

**GTEC Management Services Agreement between the City and Santa Fe CIED (B)**

*Explanation:* On February 21, 2019, this item was included on the Regular City Commission consent agenda for discussion at the March 14, 2019, General Policy Committee as the "GTEC Lease Agreement (NB)." Staff would like to replace Legistar Item #180775 with this item, "GTEC Management Services Agreement between the City and Santa Fe CIED (B)."

This item is rather extensive and not only covers the lease agreement as there is an existing Interlocal Agreement between City of Gainesville and Santa Fe College for GTEC Incubator Management Services that expires on June 30, 2019. This agreement can be renewed for periods of time up to five years if both parties concur and shall renew automatically for one-year terms up to five times, unless either party submits a cancellation notice in writing to the other party by a date no later than 90 days prior to expiration (which would be April 1, 2019).

The question to be discussed and deliberated upon by the General Policy Committee and the City Commission is what the direction to staff is on the Interlocal Agreement in light of the current status of GTEC, the pending expiration, the intent of Santa Fe College, the pending expiration of obligations to the EDA and the discussion around the Gainesville Community Redevelopment Agency relocating to the GTEC Building.

*Fiscal Note:* To be determined and included during GPC Discussion on March 14, 2019.

**RECOMMENDATION**

The City Commission included the added modification to this General Policy Referral Item that would also replace Legistar Item #180775, to include the Interlocal Agreement between City of Gainesville and Santa Fe College for GTEC Incubator Management Services Agreement which requires action by April 1, 2019, the GTEC Building and CRA intent to relocate to this building. This discussion will still occur at the March 14, 2019, General Policy Meeting as initially recommended.

**Legislative History**

2/21/19 City Commission Approved as Recommended

[180762\\_COG\\_SFC\\_Interlocal GTEC Management Agreement\\_20190307.pdf](#)

**ADOPTION OF REGULAR AGENDA**

**GENERAL PUBLIC COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total**

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

[180781.](#)

**Strike Out Hunger Food Drive (B)**

**The purpose of this agenda item is to provide the City Commission with the results and outcomes of the 2018 Strike Out Hunger Food Drive for Gainesville/Alachua County and ask for continued support from the City during the 2019 Strike Out Hunger Food Drive.**

*Explanation: The City of Gainesville and its employees, along with other community partners, have been collecting food for the needy in Gainesville/Alachua County for several years. The City has been a co-sponsor of the event since its inception and the City has been providing in-kind services (meeting space and staff time) to support the event. The Food Drive is organized by Rodney Long who started the event when he was a member of the Alachua County Board of County Commissioners. The City has been a committed partner in the effort to reduce poverty in Gainesville/Alachua County. Additionally, the City has been a major partner in the creation and development of the Hunger Abatement Plan for Gainesville and Alachua County.*

*The Strike Out Hunger Food Drive collects food and donations to restock food pantries for needy families throughout Gainesville and Alachua County. Without the annual food drive, many of the local food pantries would run out of food during the most critical time of the year, which is also the holiday season. Mr. Long has requested an opportunity to report the results and outcomes of the 2018 Strike Out Hunger Food Drive, and to request continued support from the City Commission for the 2019 Strike Out Hunger Food Drive.*

*Fiscal Note: The minimal cost to the City to participate in the annual Food Drive includes staff time and meeting space. In past years, the MLK Multi-Purpose Center and/or the Thomas Center have hosted approximately 10 or more planning meetings. Typically, the City charges \$130-\$170 per meeting at the Thomas Center to cover labor and equipment. For that reason, if not waived, fees to Strike Out Hunger for those meetings are estimated at \$1,300 to \$2,000 for the year.*

**RECOMMENDATION**

*The City Commission: 1) hear a presentation on the 2018 Strike Out Hunger Food Drive for Gainesville/Alachua County; 2) consider the*

request for continued City support of, and participation in, the 2019 Strike Out Hunger Food Drive; and 3) waive any City building use fees for the 2019 Strike Out Hunger Food Drive meetings.

[180781A\\_2018 Strike Out Hunger Week Outcomes Report - City of Gainesville](#)

[180781B\\_2018 Strike Out Hunger Week Poster\\_20190307](#)

[180781C\\_2019 Strike Out Hunger Week - Food Drive - Basket Giveaway Prop](#)

[180781D\\_2019 Strike Out Hunger Week Brochure\\_20190307](#)

[180781E\\_2019 Strike Out Hunger Week Events Meeting Dates Timelines and C](#)

[180781F\\_Florida Department of Agriculture & Consumer Services Solicitation L](#)

[180781G\\_IRS - W-9 Form - The Long Foundation Inc - 2018\\_20190307](#)

[180781H\\_IRS 501 C3 Determination Letter.6.15.17\\_20190307](#)

[180781I\\_Scanned PDF Feb 11 2019 Email Request\\_20190307](#)

[180702.](#)

### **Audit of General Government's Enterprise Resource Planning (ERP) Implementation Process - Interim Report I (B)**

AGENDA UPDATE - ADDITIONAL BACK-UP

*Explanation:* In accordance with our 2019 Annual Audit Plan, the City Auditor's Office has completed the Interim I report of the implementation process of the planned IT system to date. We conducted this audit in accordance with Government Auditing Standards issued by the Comptroller General of the United States using the Project Management Body of Knowledge (PMBOK) as criteria. Our report and the Interim City Manager's response are attached for your review.

**RECOMMENDATION**            The City Commission accept the City Auditor's report and the Interim City Manager's response.

[180702A\\_Audit of GG ERP System Implementation - Final Interim I Report\\_201](#)

[180702B\\_Audit of ERP Systems Implementation Memo\\_20190307.pdf](#)

[180651.](#)

### **Strategic & Financial Planning Priorities Discussion #3 (B)**

**This is a request for the City Commission to participate in a workshop to continue discussing strategic and financial planning priorities.**

*Explanation:* On December 15, 2016, the City Commission unanimously adopted the Strategic Plan Framework. The Strategic Framework, a lasting blueprint to guide us towards our best Gainesville of a New American City, serves as a unified document to guide policy development, support management and decision making, align resources and budget, and



evaluate performance.

*The Framework resulted from the Gainesville Creative Series, a 12-month process to redesign the strategic plan processes and supporting documents. Throughout 2016, the Commission and staff lead 4 public forums, facilitated more than 10 collaborative workshops with department directors and organizational leaders, toured 20 service areas to better evaluate the impact of the strategic plan on the city's day-to-day operations, connected with citizens at 24 in-person outreach sessions through community events and neighborhood meetings, conducted more than 40 interviews to enhance understanding of the strategic plan users' experiences and perspectives, and collected upwards of 450 big ideas to improve our city and design our best Gainesville. The Gainesville Creative Series facilitated connections with more than 2,400 citizens.*

*Staff has continued to engage with citizens and community stakeholders while leading efforts to gather data and information, build systems to support implementation, define desired goals and action plans, and align financial planning with strategic priorities.*

*During 2018, the Commission identified 7 priority projects to further implementation and began budgeting for these priorities in FY2019 - Wages, Affordable Housing, Youth Programming, Vision Zero, Zero Waste, Broadband, and the UF Partnership.*

*In 2019, The Commission participated in a strategy workshop on January 28th, continued the conversation at the February 14th General Policy Committee meeting, and discussed financial planning during a February 28th workshop.*

*Staff requests the Commission participate in another workshop to continue discussions prior to the upcoming budget cycle.*

*Fiscal Note: None*

**RECOMMENDATION**

*The City Commission 1) participate in a workshop to continue discussing strategic and financial planning priorities on March 20th from 2:30-4:30pm.*

**Legislative History**

1/17/19	City Commission	Approved as Recommended
2/14/19	General Policy Committee	Approved, as shown above - See Motion(s)

[180651A\\_Workshop\\_Presentation\\_01282019\\_GPC\\_20190214\\_20190307.pdf](#)

[180651B\\_GPC\\_Request\\_for\\_Info\\_2-14-2019\\_Item\\_180683\\_20190214\\_20190307.](#)

[180746.](#)

**Allocate Capital Improvement Plan (CIP) funds to cover additional costs to complete the renovations of 211 N.E. 1st Street for the office**

**of the Communications Department (B)**

**This is a request for the City Commission to authorize the City Manager to allocate funds from the Capital Improvement Plan (CIP) to cover additional costs to complete the renovations of 211 N.E. 1st Street.**

*Explanation: Additional Capital Funds in the amount of \$18,762.49 are requested to cover additional costs to complete the renovation work at 211 N.E. 1st Street. This work includes the unforeseen replacement and/or repair of existing items in the 1950's era building that were severely deteriorated and not useable in the renovation. These include ductwork/insulation, suspended ceilings, lighting fixtures, portions of the brick/stone exterior veneer, thermal roof insulation, electrical breakers, and the complete replacement of the existing main underground sanitary sewer line from the new handicapped accessible restroom at the rear of the building west to the main utility line under N.E. 1st Street. This additional work was approved in the field and additional funds are requested after the fact in order to minimize the cost impact to this renovation project. If the additional work had been delayed during the ongoing construction process the additional cost is estimated to have exceeded \$30,000 and delayed timely completion of the project.*

*Fiscal Note: The original Construction Management GMP Contract amount for this project was \$298,053.00 and therefore, as a construction project less than \$300,000, did not require Commission approval (City Procurement Policy 41-570). A net savings of \$1,514.74 was realized through the Owner Direct Purchase program. The total cost of the additional renovation/replacement work outlined above was \$22,224.23. These additional expenses bring the total cost of the renovation to \$318,762.49, which is \$18,762.49 over the construction project purchasing limit. Staff is requesting City Commission approval for the City Manager to reallocate Capital Improvement Plan funds in the amount of \$18,762.49 in order to execute the appropriate Construction Contract Change Order to the Construction Manager in the amount of \$22,224.23 to cover additional project costs. Sufficient funds are available to be reallocated from Capital Projects Funds, Recurring Maintenance Funds, and Misc. Special Revenue Funds.*

**RECOMMENDATION**

*The City Commission authorize the City Manager to execute the appropriate Change Order and allocate Capital Improvement Plan (CIP) funds to complete the renovation project at 211 N.E. 1st Street.*

[180746A\\_2-CHANGE ORDER NO 02-doc 211 Comm 20190221.pdf](#)

[180746B\\_3-FMGT-211 Change Order 02 Overview\\_20190221.pdf](#)

[180746C\\_Change Order Proposal 02-10242018\\_20190221.pdf](#)

[180809.](#)**Plastic Ban Ordinance Hardship and Education Campaign (NB)**

AGENDA UPDATE - ADDED ITEM

**RECOMMENDATION***The City Commission discuss and take action deemed necessary.*[170487\\_Ordinance\\_20190117.pdf](#)[180809\\_Bag\\_Ban\\_ST3.7.19\\_20190307.pdf](#)**COMMISSION COMMENT****4:30 - 5:30pm DINNER BREAK****5:30 - CALL TO ORDER - Evening Session****PLEDGE OF ALLEGIANCE****PROCLAMATIONS/SPECIAL RECOGNITIONS**[180796.](#)**Florida Bike Month- March 2019 (B)****RECOMMENDATION***Bicycle/Pedestrian Advisory Board Member Luke Jolly and Active Streets Alliance Joseph Floyd to accept the proclamation.*[180796\\_FloridaBikeMonth\\_20190307.pdf](#)[180808.](#)**Women's History Month - March 2019 and International Women's Day - March 8, 2019 (B)**

AGENDA UPDATE - ADDED ITEM

**RECOMMENDATION***Office of Equal Opportunity Teneeshia Marshall to accept the proclamation.*[180808\\_WomensHistoryMonthandIntWomensDay\\_20190307.pdf](#)**GENERAL PUBLIC COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total****RESOLUTIONS - ROLL CALL REQUIRED**[180730.](#)**Resolution for Section 5311 Grant Application (B)**

This item is a request for the City Commission to adopt a Resolution to allow

the Regional Transit System (RTS) to apply for a Section 5311 grant to provide rural transportation services to the citizens of Gainesville and Alachua County, and for the City Manager or designee to execute related Public Transportation Grant Agreement(s) with the Florida Department of Transportation.

*Explanation: Federal funds are available from the Federal Transit Administration (FTA) through the Florida Department of Transportation (FDOT) to provide rural transportation services. The funding is set up on a 5-year cycle and is issued either yearly or every 3 years.*

*If awarded, RTS will use the funds to provide service in the surrounding rural areas. RTS is requesting that the City Commission adopt the Resolution allowing the application to go forward to apply for much-needed rural transportation services.*

*Fiscal Note: The Section 5311 grant program is administered by FDOT through a competitive process. Funds are allocated in the RTS FY19 budget to provide the required match. RTS anticipates submitting a grant application in the amount of \$50,000 (project total) for rural service, and is required to provide a 50/50 match for the grant.*

**RECOMMENDATION**

*The City Commission: 1) adopt the Resolution to allow the Regional Transit System (RTS) to apply for a 5311 Grant; 2) allow RTS to continue to provide rural transportation services to the citizens of Gainesville; and 3) authorize the Interim City Manager to execute related Public Transportation Grant Agreement(s) with the Florida Department of Transportation, subject to approval by the City Attorney as to form and legality.*

[180730A Draft Resolution 20190307.pdf](#)

[180797.](#)

**Resolution Opposing Arming Teachers in Local Schools (B)**

*Explanation: At the February 21st City Commission meeting, staff received direction to draft a resolution taking an official stand against arming teachers in schools.*

**RECOMMENDATION**

*The City Commission adopt the resolution.*

[180797 Resolution - to Strike Any Bills Arming Guardians 20180307.pdf](#)

[180797A Bill 20190307.pdf](#)

[180804.](#)

**Resolution Encouraging Gainesville Residents and Businesses to Support Farmworkers (B)**

A resolution encouraging Gainesville residents and businesses to support farmworkers' rights and urging Wendy's and other food service providers to support the Fair Food Program.

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

[180804\\_Farmworkers Resolution\\_20190307.pdf](#)

[180465.](#)

**Resolution to the Department of Transportation for a Temporary Easement Construction - Newberry Road from NW 44th Street to NW 62nd Terrace (B)**

This item involves a request to adopt a Resolution to grant land rights to the Florida Department of Transportation (FDOT) for an upcoming project located on Newberry Road from NW 44th Street to NW 62nd Terrace.

*Explanation: The Florida Department of Transportation (FDOT) has an upcoming project that is due for upgrades and renovations to various intersections on Newberry Road from Northwest 44th Street to Northwest 62nd Terrace. This Resolution is for Temporary Construction Easements at nine (9) intersection locations for the installation of ADA and signal improvements. These improvements are identified in the areas 755 "A" through "I" on the attached maps.*

*Fiscal Note: There is no fiscal impact with this request.*

**RECOMMENDATION**            *The City Commission: 1) adopt a Resolution; and 2) authorize the Mayor to execute the Temporary Easement to the Florida Department of Transportation, subject to the approval of the City Attorney as to form and legality.*

[180465A\\_Maps\\_20181206.pdf](#)

[180465B\\_FDOT Resolution TCE\\_20181206.pdf](#)

[180465C\\_TCE\\_20190307.pdf](#)

[180304.](#)

**Final Plat - Grand Oaks at Tower - Phase 1 (B)**

Resolution No. 180304

A resolution of the City of Gainesville, Florida, approving the final plat named "GRAND OAKS AT TOWER - PHASE 1" located in the vicinity of Tower Road and SW 20th Avenue, Gainesville, Florida, as more specifically described in this resolution; accepting the dedication of the public

rights-of-way, easements, and other dedicated portions as shown on the plat; authorizing the City Manager to execute security agreements to secure the construction of improvements; 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.*

*On August 28, 2018, 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 Grand Oaks at Tower Road - Phase 1 (f/k/a Tanglewood a Cluster Subdivision) with conditions, and on October 18, 2018, the City Commission approved the design plat with conditions. The owner has now submitted a final plat in accordance with and as meeting the conditions of the approved design plat, together with a security agreement to secure the construction of the required subdivision public improvements. Therefore, this resolution will approve a Final Plat for Grand Oaks at Tower - Phase 1 Subdivision (f/k/a Tanglewood A Cluster Subdivision).*

*Fiscal Note: None.*

**RECOMMENDATION**

*The City Commission adopt the proposed resolution.*

**Legislative History**

10/4/18	City Commission	Withdrawn
10/18/18	City Commission	Approved (Petition), as amended

[180304 Tanglewood staff report w Appendices A-C 20180828.pdf](#)

[180304A staff report w Appendices A-C 20181018.pdf](#)

[180304B 180828 DRB Minutes draft 20181018.pdf](#)

[180304C Staff PPT 20181018.pdf](#)

[180304B plat 20190307.pdf](#)

[180304A draft resolution 20190307.pdf](#)

[180807.](#)**Resolution to Declare Certain City-owned Property as Surplus - SW 24th Avenue and SW 38th Terrace (B)**

**This item involves a request to adopt a Resolution to declare certain City-owned property as Surplus and approve the sale to the adjacent property owner with associated easements.**

*AGENDA UPDATE - ADDED ITEM*

*Explanation: In 2018, the Department of Doing approved a site plan for the development of a parcel of land located on the northwest corner of SW 24th Avenue and SW 38th Terrace. Adjacent to this development, the City owns Tax Parcel 06727-001-000 which includes a stormwater retention basin and the driveway access to it from SW 38th Terrace. As part of the approved site plan, the developer included an improved pedestrian trail along a portion of the stormwater retention basin parcel. In addition, access to the private development's parking was approved over the City's driveway access to the basin. Staff believes it would be in the best interest of the City and the adjacent development to: 1) grant to the development an easement for the installation and use of a pedestrian trail on the City's stormwater retention basin; and 2) convey to the adjacent development by deed that portion of the driveway access to the stormwater retention basin, retaining access and utility rights. The proposed sale of the access area has been negotiated to \$40,000 considering the retainage of easement rights.*

*Fiscal Note: There is no impact with this request.*

**RECOMMENDATION**

*The City Commission: 1) adopt the Resolution to declare the retention basin driveway access from SW 38th Terrace as surplus and waive the competitive disposition requirement in order to convey the property to the adjacent property owner; 2) approve the Purchase and Sale Agreement to sell the driveway access property to the adjacent property owner, retaining access and utility rights, and authorize the Mayor to execute a Special Warranty Deed subject to the approval of the City Attorney as to form and legality; and 3) approve the granting of a permanent access easement to the adjacent property owner for use of the pedestrian trail to be constructed by the adjacent property owner along the subject portion of the stormwater retention basin.*

[180807A\\_Purchase Sale Agreement\\_20190307.pdf](#)

[180807B\\_Resolution to Surplus Property\\_20190307.pdf](#)

[180807C\\_Retention Basin Permanent Access Easement\\_20190307.pdf](#)

**PUBLIC HEARINGS**

**ORDINANCES, 2ND READING - ROLL CALL REQUIRED**[180102.](#)**Update of the 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan (B)**

Ordinance No. 180102

An ordinance of the City of Gainesville, Florida, updating Table 14: 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation:* STAFF REPORT

*This ordinance is the state-required annual update of the City's 5-Year Schedule of Capital Improvements, which is found in the Capital Improvements Element of the Comprehensive Plan. This update will reflect the City's capital improvements projects that are scheduled from FY 19-23. Capital improvements are defined as: land, non-structural improvements to land, and structures (including the costs for design, permitting, construction, furnishings and equipment) with a unit cost of \$25,000 or more and that have an expected life of at least two years. The capital improvements in the 5-Year Schedule are primarily related to levels of service (LOS) adopted in the Comprehensive Plan and are needed to: correct existing deficiencies in LOS; maintain existing LOS; or deal with projected LOS deficiencies that will occur during the 5-year planning period.*

*In addition, beginning in calendar year 2019, the required 5-Year Schedule will be incorporated into the capital planning process of the City of Gainesville. That broader capital planning process will include a 5-Year Capital Improvements Plan (CIP) and a 6-10 year CIP. The purpose of the broader capital planning process is to provide the City Commission, citizens, and staff (General Government and GRU) with an integrated capital plan with coordinated planning, funding, timing, and implementation. The 6-10 year component (unlike the 5-Year Schedule) is not a statutory requirement, but it is being added for consistency with the revised capital planning process that was approved by the City Commission at the April 24, 2018 budget workshop. Staff finds that this proposed update to the Schedule of Capital Improvements is consistent with the various elements of the Comprehensive Plan. The City Plan Board held a public hearing on June 28, 2018, where it voted to recommend approval of this update to the Schedule of Capital Improvements.*

**CITY ATTORNEY MEMORANDUM**



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

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

**Legislative History**

2/21/19            City Commission            Adopted on First Reading (Ordinance)

[180102\\_Staff Report w Appendices A-C\\_20180628.pdf](#)

[180102A\\_draft ordinance\\_20190221.pdf](#)

[180102B\\_Staff Report w Appendices A-C\\_20190221.pdf](#)

[180102C\\_180628 CPB minutes\\_20190221.pdf](#)

[180102D\\_Staff PPT\\_20190221.pdf](#)

[180559.](#)

**Quasi-Judicial - Rezoning 20 Acres Located at 4500 NW 27th Avenue (B)**

Ordinance No. 180559

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 20 acres of property generally located at 4500 NW 27th Avenue, as more specifically described in this ordinance, from Planned Development District (PD) to General Office District (OF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

***Explanation: STAFF REPORT***

*This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning from Planned Development District (PD) to General Office District (OF) approximately 20 acres of property located in the vicinity of 4500 NW 27th Avenue. The subject property does not front any streets and is accessible by NW 27th Avenue, which terminates at the parcel. The proposed OF zoning for the property is consistent with the parcel's Office future land use category. The proposed Office zoning would allow the redevelopment of the property with a density that allows up to 20 units per acre as compared to the existing PD's square footage restriction of 160,000 square feet of development.*

*The PD (Z-95-1) was adopted by Alachua County in 1995. The subject property was then annexed into the City of Gainesville in 2002 and the City adopted the County's PD ordinance as the appropriate zoning for the property at that time. This PD was never updated to City of Gainesville terminology or regulations and still references Alachua County's Land Development Code and the Board of County Commissioners. The PD was created with the development of a master plan for the parcel. The master plan was designed for the original occupant of the site, Barr Systems. The master plan allowed up to 160,000 sq. ft of development*

*and intended to build the campus in two phases; the first phase of the campus was constructed between 1997 and 1999.*

*The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on November 29, 2018, where it voted to recommend approval of this rezoning.*

**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**

2/21/19            City Commission            Adopted on First Reading (Ordinance)

[180559B\\_Staff Report w Appendices A - D\\_20190221.pdf](#)

[180559C\\_Staff PPT\\_20190221.pdf](#)

[180559A\\_draft ordinance\\_20190221.pdf](#)

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

**GENERAL PUBLIC COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total**

**COMMISSION COMMENT**

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