

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

October 3, 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)
Mayor-Commissioner Pro Tem 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.

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**[190374.](#)**City Commission Minutes (B)****RECOMMENDATION**

The City Commission approve the minutes of September 5, September 12, September 16, September 23, and September 26 (2), 2019. The City Commission approve the CRA minutes of September 16, 2019.

[190374_September 5 Minutes 20191003.pdf](#)[190374_September 12 Minutes_20191003.pdf](#)[190374_September 16, 2019 Minutes_20911003.pdf](#)[190374_September 16, 2019 CRA Minutes_20911003.pdf](#)[190374_September 23 Minutes_20191003.pdf](#)[190374_September 26 Minutes_20191003.pdf](#)[190374_September 26 Minutes_20191003.pdf](#)[190225.](#)**GRU Operational Update for the Month of July 2019 (B)**

Explanation: Staff has prepared an informational report of GRU's operations for the month of July 2019.

Fiscal Note: None.

RECOMMENDATION *Receive report.*

[190225 Ops Update July 2019 All Depts 20190808](#)

[190282.](#)

Adoption of the Ten-Year Regional Transit System Transit Development Plan (TDP) for FY20-FY29 (B)

The item involves a request for the City Commission to adopt the Regional Transit System (RTS) Transit Development Plan (TDP) for FY20-FY29.

Explanation: To maintain eligibility for Florida Department of Transportation (FDOT) transit block grant funding, RTS must develop and maintain a Transit Development Plan (TDP). The TDP outlines the development of transit in a community over a ten-year period with major updates of the plan occurring every five (5) years. This is a major update. The City Commission approved the last major update to the RTS TDP on August 21, 2014.

The governing board of a transit system must adopt the major update to maintain eligibility for FDOT transit block grant funding. The City Commission acts as the governing board for public transit in Gainesville urban area. A draft copy of the ten-year RTS TDP for FY20-FY29 is attached as back-up.

Fiscal Note: During FY19, RTS received \$1,956,645 in FDOT transit block grant funds.

RECOMMENDATION *The City Commission adopt the Regional Transit System Transit Development Plan for FY20-FY29.*

Legislative History

9/5/19	City Commission	Withdrawn
9/12/19	General Policy Committee	Heard

[190282A Draft 2020-2029 TDP Plan 20190905](#)

[190282B TDP Plan PPT 20190912](#)

[190282C Mobility Workshop PPT 20190912.pdf](#)

[190282D ARCADIS Mobility Hubs 20190912.pdf](#)

[190419.](#)

Voluntary Annexation Petitions for 81.45+/- Acre Parcel on SW Williston Road (B)

This is the Submission of Petitions for the Voluntary Annexation of Parcels

07176-007-000, 07176-010-000, 07176-011-000, 07240-037-000, 07176-016-000, 07176-012-000, 7240-000-000 (a portion of), and 07176-000-000 (a portion of), Which Are Owned by James R. Hodge And Barbara C. Hodge; Rollins Continental, Inc.; George M. Saunders Revocable Trust, One-Putt Enterprises, Inc.; Shands Teaching Hospital & Clinics, Inc.; and Prairie View Trust Respectively. These Parcels Are Located On The South Side of SW Williston Rd At The Intersection of SW Williston Rd. And SW 34th St. South of the City of Gainesville Boundary and West of the City of Gainesville Boundary.

Explanation: The total annexation area is approximately 81.45 +/- acres and is located on SW Williston Rd and SW 34th Street.

James R. Hodge and Barbara C. Hodge, Co-owners, have submitted a petition to the City of Gainesville for voluntary annexation of parcel 07176-007-000 which contains an existing warehouse/storage unit.

Christopher Gorecki, VP, Operational Support, Rollins, Inc. has submitted a petition to the City of Gainesville for voluntary annexation of parcel 07176-010-000 which contains a one story office building.

Mank Saunders, Trustee of the George M. Saunders Revocable Trust has submitted a petition to the City of Gainesville for voluntary annexation of parcel 07176-011-000 which contains an existing warehouse.

David R. Saliwanchik, President of One-Put Enterprises, Inc. has submitted a petition to the City of Gainesville for voluntary annexation of parcel 07240-037-000 which has an existing multi-story building.

Bradley Politt, Vice President, Facilities, UF Health at Shands Teaching Hospital & Clinics, Inc. has submitted a petition to the City of Gainesville for voluntary annexation of parcels 07176-016-000 and 07176-012-000 which have existing multi-story office buildings.

James D. Henderson II and Frederick L. Henderson, Co-Trustees of Prairie View Trust have submitted a petition to the City of Gainesville for voluntary annexation of parcels 7240-000-000 (a portion of) and 7176-000-000 (a portion of) which are currently vacant.

In order to annex these parcels into the City limits, the owner must submit a petition to the City of Gainesville for voluntary annexation. Staff has reviewed the requirements of the the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes). This area meets the requirements of the Act and is appropriate for annexation.

Fiscal Note: Based on the existing use of the property, staff estimates an increase in ad valorem revenue to the City of approximately \$20,000.

RECOMMENDATION

The City Commission: 1) receive the petitions for

annexation and make findings that it contains the signature of the property owners or authorized agents; 2) authorize the Mayor to provide notice to the Board of County Commissioners; and 3) authorize the City Attorney to prepare and the Clerk of the Commission to advertise ordinances relating to the annexation of the area, if appropriate.

[190419A Rocky Point Voluntary Annexation Petition 20191003](#)

[190419B rocky point rd annex overview map 20191003](#)

[190420.](#)

Voluntary Annexation Petition for Oak Hall School on Tower Road (B)

This is the submission of a petition for voluntary annexation of parcels 06668-002-005 and 06668-002-003 which is owned by Oak Hall Private School Inc. There are multiple educational buildings on the parcels. The total annexation area is approximately 43.56+/- acres and is located on Tower Road between SW 13th Road and SW 17th Road.

Explanation: James Hutchins, Ed.D., Headmaster of Oak Hall Private School Inc., has submitted a petition to the City of Gainesville for voluntary annexation of parcels 06668-002-005 and 06668-002-003.

This parcel is located west of Tower Road and the City of Gainesville boundary, south of SW 13th Road, north of Sunrise Subdivision (platbook 1, page 23) and east of SW 83rd Street.

In order to annex these parcels into the City limits, the owner must submit a petition to the City of Gainesville for voluntary annexation. Staff has reviewed the requirements of the the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes). This area meets the requirements of the Act and is appropriate for annexation.

Fiscal Note: Due to the educational use of the property, it is exempt from property taxes.

RECOMMENDATION

The City Commission: 1) receive the petition for annexation and make findings that it contains the signature of the property owner or authorized agents; 2) authorize the Mayor to provide notice to the Board of County Commissioners; and 3) authorize the City Attorney to prepare and the Clerk of the Commission to advertise ordinances relating to the annexation of the area, if appropriate.

[190420A oakhall Application 20191003](#)

[190420B oakhall annex overview map 20191003](#)

[190366.](#)**Appointments to City Commission Advisory Boards and Committees
(B)**

AGENDA UPDATE - REVISED TEXT FILE AND BACK-UP

RECOMMENDATION

*The City Commission appoint:
James Tyger and Harrison Scoville to the Regional
Transit System Advisory Board for terms to expire
9/30/2022.*

*Omari Naif and Kevin Trejos as Voting Student
Members to the Student Community Relations
Advisory Board for a term to expire 9/30/2020.*

*Dierdre Houchen as a Non Voting Alternate and
David Ruiz to the Wild Spaces Public Places
Citizen Oversight Committee for full terms to
expire 9/30/2023.*

[190306_RTS Ballot & Applications_20191003.pdf](#)[190366_SCRAB Ballot & Applications_20191003.pdf](#)[190366_WSPP Ballot & Applications_20191003.pdf](#)[190371.](#)**Resignation of Devin Downs from the City Beautification Board (B)****RECOMMENDATION**

*The City Commission accepts the resignation of
Devin Downs, effective immediately.*

[190371_CBB Resignation_20191003.pdf](#)[190398.](#)**City of Gainesville Fiscal Year 2018 Individual Annual Audited
Financial Statements and Independent Auditors' Reports for the Wild
Spaces Public Places Funds, Community Redevelopment Agency
Funds, Employees' Pension Fund, Police Officers and Firefighters
Retirement Plan and the Other Postemployment Benefits Fund (B)**

*Explanation: In accordance with the City's contracts for external auditing services with
Purvis Gray & Company, LLC the following reports are presented for
review by the Audit and Finance Committee:*

*A. The Financial Statements and Independent Auditors' Report on the
Wild Spaces and Public Places (WSPP) Funds of the City of Gainesville,
Florida as of and for the fiscal year then ended September 30, 2018;*

*B. The Financial Statements and Independent Auditors' Report on the
Community Redevelopment Agency (CRA) Funds of the City of
Gainesville, Florida as of and for the fiscal year then ended September
30, 2018;*

C. The Financial Statements and Independent Auditors' Report on the

Employees' Pension Fund of the City of Gainesville, Florida as of and for the fiscal year then ended September 30, 2018;

D. The Financial Statements and Independent Auditors' Report on the Consolidated Police Officers and Firefighters Retirement Plan of the City of Gainesville, Florida as of and for the fiscal year then ended September 30, 2018; and

E. The Financial Statements and Independent Auditors' Report on the Other Postemployment Benefits Fund of the City of Gainesville, Florida as of and for the fiscal year then ended September 30, 2018.

F. The Auditor's Communication With Those Charged With Governance

In the opinion of the independent auditors, the financial statements referred to in items A through E above present fairly, in all material respects, the net position of Plan assets restricted or held in trust for benefits, and the respective changes in fiduciary net position restricted or held in trust, for the year ended September 30, 2018, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP)

In accordance with Section 8(B)(10) of Resolution 150127, City Auditor Responsibilities and Administrative Procedures, the City Auditor has reviewed the attached statements and reports to ensure that contractual terms have been fulfilled and transmits these reports with a recommendation for City Commission acceptance.

RECOMMENDATION

The Audit & Finance Committee recommends that the City Commission accept the subject financial reports, financial statements, auditors' reports, single audit reports, auditor's communication to those charged with governance and management, and management's representations.

Legislative History

9/17/19 Audit and Finance Approved as Recommended
 Committee

[190398A Wild Spaces Public Places Funds 20190917](#)

[190398B Community Redevelopment Agency Funds 20190917](#)

[190398C Employees' Pension Funds 20190917](#)

[190398D Consolidated Police Officers and Firefighters Retirement Funds 20190917](#)

[190398E Other Postemployment Benefits Funds 20190917](#)

[190398F Communication With Those Charged With Governance 20190917](#)

[190384.](#)

Gainesville Regional Utilities Unaudited Internally Prepared Financial Statements for the Period Ended June 30, 2019 (B)

Explanation: The following item is presented for review:

Unaudited Internally Prepared Financial Statements for the period ended June 30, 2019, including management's discussion and analysis

*Fiscal Note: Unaudited Internally Prepared Financial Statements***RECOMMENDATION**

The Audit and Finance Committee recommends the City Commission accept the GRU Unaudited Internally Prepared Financial Statements for the period ended June 30, 2019.

Legislative History

9/17/19 Audit and Finance Approved as Recommended
 Committee

[190384 Interim Fin Statements Unaudited PE201930June 20190917](#)

[190385.](#)

Gainesville Regional Utilities Internally Prepared Budget to Actuals for the Period Ended June 30, 2019 (B)

*Explanation: The following item is presented for review:
Budget to Actuals for the period ended June 30, 2019, internally prepared*

Fiscal Note: Internally prepared Budget to Actuals

RECOMMENDATION

The Audit and Finance Committee recommends the City Commission accept the GRU Internally Prepared Budget to Actuals for the period ended June 30, 2019.

Legislative History

9/17/19 Audit and Finance Approved as Recommended
 Committee

[190385 GRU Budget-Actuals PE201930June 20190917](#)

[190386.](#)

Gainesville Regional Utilities Internally Prepared Supplementary Data for the Period Ended June 30, 2019 (B)

*Explanation: The following item is presented for review:
Supplementary Data for the period ended June 30, 2019, internally prepared*

Fiscal Note: Internally prepared Supplementary Data

RECOMMENDATION

The Audit and Finance Committee recommends the City Commission accept the GRU Internally Prepared Supplementary Data for the period ended June 30, 2019.

Legislative History

9/17/19 Audit and Finance Approved as Recommended
 Committee

[190386 Supplementary Data 201930June 20190917](#)

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.

[190306.](#)

Appointments to the Gainesville Community Reinvestment Area Advisory Board, Gainesville Cultural Affairs Board, Historic Preservation Board, Pension Review Commission and the Public Recreation and Parks Board (B)

AGENDA UPDATE - REVISED TEXT FILE AND BACK-UP

RECOMMENDATION

The City Commission discuss appointments to the Gainesville Community Reinvestment Area Advisory Board, Gainesville Cultural Affairs Board, Historic Preservation Board, Pension Review Commission and the Public Recreation and Parks Board and take appropriate action.

[190306_GCRAAB Ballot & Applications_20191003.pdf](#)

[190306_GCAB Ballot & Applications_20191003.pdf](#)

[190306_HPBBallot & Application_20191003.pdf](#)

[190306_PRC Ballot & Applications_20191003.pdf](#)

[190306_PRPB Ballot & Applications_20191003.pdf](#)

[180555.](#)

Wild Spaces & Public Places: Clarence R. Kelly Community Center 60% Construction Documents Update (B)

Explanation: The City Commission approved the Parks, Recreation and Cultural Affairs Vision 2020 Master Plan in November 2012. During 2013 to 2015, citizens and staff worked together on the development of a specific list of projects referenced in the Master Plan. On February 18, 2016, the City Commission approved a list of 99 potential projects and the prioritized list of projects with cost estimates. The Voter Referendum on the WSPP passed on November 8, 2016 and the collection of the ½ cent sales tax began on January 1, 2017 continuing through December 31, 2024. It is expected to generate \$46,551,152 in revenue to the City.

On April 11, the General Policy Committee (GPC) directed staff to proceed with design for the construction of a new community center and site amenities to replace the existing Clarence R. Kelly Community

Center, located at 1701 NE 8th Ave. The approved project budget for design, permitting, and construction is \$1,750,000. Staff hired Wannemacher Jensen Architects, Inc. to lead the design process, and One Day Came, Inc. to provide pre-construction services. On July 8, the project team held a neighborhood workshop to gather stakeholder preferences for the project's design. On August 22, staff presented a project progress update to the GPC. On September 10, a follow-up community meeting was held to share the design development with the community, and gather further stakeholder input. Per the City Commission's request to review WSPP projects at the 60% design milestones, the 60% Construction Documents as well as the September 10 Community Meeting presentation are provided.

Fiscal Note: None.

RECOMMENDATION *Approve the Clarence R. Kelly Community Center 60% Construction Documents as provided.*

Legislative History

11/15/18	City Commission	Referred to the General Policy Committee
1/10/19	General Policy Committee	Approved, as shown above
4/11/19	General Policy Committee	Approved, as shown above
5/16/19	City Commission	Approved, as shown above
6/6/19	City Commission	Approved as Recommended
7/18/19	City Commission	Approved as Recommended
8/22/19	General Policy Committee	Approved, as shown above

[180555P Engagement Note for CRK 20190718](#)

[180555FF CRK Community Meeting Presentation 20190822](#)

[180555GG CRK 190708 Community Meeting Results 20190822](#)

[180555HH CRK 190708 Meeting Voting Board Results 20190822](#)

[180555FF 1912 CRKelly 60%CD Set 20191003](#)

[180555GG 190910 Meeting Presentation Revised02 20191003](#)

[180555HH WSPP Update to City Commission 20191003](#)

[180504.](#)

City of Gainesville 150th Anniversary Project Update (B)

Explanation: On April 14, 1869 the City of Gainesville was officially incorporated. For 150 years, people have come together to create the unique city we call home. Beginning in April 2019 and continuing through April 2020, the City will mark this moment in time and milestone in our history. Gainesville150! is bringing interactive, engaging and inclusive programs and exhibits - leveraging education, technology, personal experiences and family lore that define our City's shared heritage. Events throughout

the anniversary year include concerts, performing arts, history projects, public art exhibits, dance, and community discussions and will conclude with a community-wide celebration to launch us into the next 150 years. Gainesville150! encourages an understanding of the City's past and paves the way for a future built on innovation, inclusiveness, excellence, economic vitality and community pride.

On November 15, 2018 staff provided an update to the City Commission on programming and events to be considered throughout the next year that are developed on citizen engagement. On February 7, 2019 the new Gainesville150! consulting project coordinator was introduced to the City Commission and briefly discussed plans to engage the community. We are now well underway in providing a wide range of programs and events. We would like to update the City Commission on the upcoming programs, partnerships and events we are planning throughout the remaining anniversary year.

Fiscal Note: \$150,000 was budgeted for this yearlong event.

RECOMMENDATION

The City Commission receive an update on the 150th Anniversary Project and provide feedback to staff.

Legislative History

11/15/18	City Commission	Heard
2/7/19	City Commission	Heard

[180504A Presentation 20191003](#)

[180504B Events and Programming Matrix 20191003](#)

[190077.](#)

City Auditor Executive Search Plan (B)

AGENDA UPDATE - ADDED BACK-UP

Explanation: Carlos Holt, City Auditor, was terminated effective June 6, 2019. Eileen Marzak was named Interim City Auditor effective June 7, 2019. Qian Yuan was named Interim City Auditor effective June 24, 2019. In order to hire a new City Auditor, it is necessary to initiate a search to find suitable candidates to fill this position.

Per the direction of the City Commission, a discussion with Human Resources regarding the engagement of an executive search firm to initiate the search for the full-time, permanent City Auditor position is necessary.

The City Commission has requested that the Human Resources Department provide an update on the City Auditor search process and to discuss the criteria to be used for the City Auditor search at the September 5th City Commission meeting. Further updates including a specific timeline for hiring was requested for the October 3rd City

Commission meeting.

Fiscal Note: The anticipated fiscal impact of the proposed recommendation is \$30,000. This amount includes \$24,000 in search fees and \$6,000 allocated for candidate travel and other expenses. This will be funded through unallocated general fund balance.

RECOMMENDATION

The City Commission requests the Human Resources Department review search criteria and provide an update on the City Auditor search process.

Legislative History

7/18/19	City Commission	Continued
8/1/19	City Commission	Approved as Recommended

[190077A_City Auditor Job Description_20190620.pdf](#)

[190077B_City Auditor Selection Timeline_20191003.pdf](#)

[190043.](#)

Approve FY 20-25 Strategic Framework (B)

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, 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 seven priority projects and began budgeting for these priorities in FY2019 - Wages, Affordable Housing, Youth Programming, Vision Zero, Zero Waste, Broadband, and the UF Partnership.

Beginning in January 2019, the Commission participated in several workshops to identify focus areas, prioritize desired outcomes, and establish financial planning guidelines for the FY2020+ budget cycle.

Staff requests the Commission hear a briefing on the final Strategic Framework that covers FY 20-25.

Fiscal Note: None

RECOMMENDATION

Staff requests the Commission hear a briefing and approve the FY 20-25 Strategic Framework.

Legislative History

6/20/19 City Commission Approved as Recommended

[190043_Agenda_20190722.pdf](#)

[190043A_Strategic_Framework_KPIs_20190722.pdf](#)

[190043A_Strategic_Framework_Presentation_20191003](#)

[190043B_Strategic_Roadmap_20191003](#)

[190411.](#)

Power District (B)

Explanation: The Power District is a unique redevelopment opportunity of GRU and City facilities located in Southeast Gainesville between Downtown and Depot Park. The CRA on behalf of GRU and the City has been acting as an agent for redevelopment. To date, significant pre-development due diligence work such as community engagement, crafting the 2013 Redevelopment Plan, rezoning, technical studies, special events, environmental analysis, and real estate development solicitations have been completed.

Following the termination of the previous developer negotiations, Staff provided a presentation on the current status of the Power District initiative at the July 15, 2019 CRA Board meeting. One of the primary discussion topics of the presentation was the importance of defining the project limits and boundary prior to advertising another redevelopment solicitation. Subsequently, the CRA Board passed the following motion: 1) Bring item to the first Commission meeting in October; 2) Bring pros and cons of expanded boundaries, list of properties available for redevelopment and cost to GRU of moving operations, and to include RTS bus station in the developed boundary.

As a result of the motion, CRA/GRU/City Staff have been collaborating to address the various requested items as well as tour interested City Commissioners around the project. Staff will provide a presentation outlining the existing project boundary versus the expanded boundary, the pros and cons of the additional areas, and cost estimates of relocating GRU from the Administration building.

Fiscal Note: None

RECOMMENDATION *The City Commission provide feedback and direction on project boundary*

[190411A Power District MOU 20111220.pdf](#)

[190411B July 15, 2019 CRA Board Power District Presentation.pdf](#)

[190411C Power District CCOM Presentation 20191003.pdf](#)

[190416.](#)

Ratification of Amendment to the Agreement Between the Amalgamated Transit Union (ATU) Bargaining Unit and the City of Gainesville for October 1, 2018 through September 30, 2021 (B)

Summary

This item is to ratify an amendment to the three year successor agreement between the City and the ATU Bargaining Unit.

Explanation: This amendment has been reached through negotiations between the ATU Bargaining Unit and the City of Gainesville, and was ratified by the ATU Bargaining Unit on September 19, 2019. This amendment updates the overtime drafting process, extends the Paid Parental Leave benefit to members, implements the cash compensation portion of the Total Rewards study, and adds income deduction order language.

A copy of the amendment is on file in the Office of the Clerk of the Commission. After September 19, 2019, the Agreement will be on file in the Human Resources Department.

Fiscal Note: Funding for initial raises will be derived from the adopted FY20 budgeted payroll for RTS in the amount of \$160,000, and the remainder will be funded out of the General Fund adopted budget in the amount of \$295,000.

Funding for FY 21 raises will be derived from the proposed FY21 budgeted payroll for RTS in the amount of \$160,000, and the remainder will be funded out of the General Fund proposed budget in the amount of \$300,000.

RECOMMENDATION *The City Commission ratify the amendment to the Agreement between the ATU Bargaining Unit and the City of Gainesville through September 30, 2021.*

[190416A Amendment to ATU 2018-2021 Clean 20191003.pdf](#)

[190416B Amendment to ATU 2018-2021 Strikethrough 20191003.pdf](#)

[190425.](#)

Ratification of Agreement Between the Fraternal Order of Police (FOP) Gator Lodge 67, Inc. Bargaining Unit and the City of Gainesville for October 1, 2019 through September 30, 2022 (B)

Explanation: This Agreement has been reached through negotiations between the Fraternal Order of Police Gator Lodge 67, Inc. and the City of Gainesville, and was ratified by the Fraternal Order of Police Gator Lodge 67, Inc. Bargaining Unit on September 26, 2019. This Agreement extends the current Collective Bargaining Agreement through September 30, 2022.

A number of changes to the 2016-2019 contract were negotiated. Where necessary, dates, policy references, and article reference numbers changed throughout the Agreement. In addition, several substantive changes were agreed to, including the following:

Article 11 - Hours of Work: The parties agreed to continue 12-hour Patrol shifts, with a transition to 10-hour shifts once staffing is sufficient to support such a schedule.

Article 18 - Tuition Reimbursement: Increased book stipend and instituted repayment provision.

Article 19 - Miscellaneous Employee Benefits: Reinstating the Dry Cleaning, Clothing and Leather allowances, for the duration of the Agreement. In addition, the parties agreed to retroactive allowances for that which would've been paid in FY17 and FY18. The total cost of payments for retroactive allowances will be \$255,000; and the cost of payments for allowances in FY20 will be \$155,000.

Article 23 - Job Vacancy-Probation-Promotion: Instituting ranking of candidates based on score, and filling of vacancies based on Rule of 10 (selection from the top 10 scores).

Article 29 - Wages:

1. One-time lump sum payment of \$5,423 for all members hired on/before September 7, 2018. There are 196 such members. The total associated with this one-time payment is \$1,063,000.

2. 'Catch-up Raises' for what would have been provided from FY17-FY19.

3. Implementation of cash compensation portion of Total Rewards study.

4. Instituting income deduction fee for court ordered deductions.

5. The total annualized cost associated with base rate increases in FY 20 will be \$1,301,000.

6. Payments under the Wages article are separate from payments as allowances under Article 19 - Miscellaneous Employee Benefits.

A copy of the Agreement is on file in the office of the Clerk of Commission. After October 3, 2019, the Agreement will be on file in the Human Resources Department.

Fiscal Note: The FY20 cost of the contract is \$2,774,000 inclusive of the one-time payments and recurring base rate increases. Of this \$1,301,000 is budgeted in the FY20 General Fund budget and \$1,439,000 was

assigned in the FY19 General Fund budget and will be re-appropriated from Fund Balance for the purpose of funding the one-time payment and past allowances.

RECOMMENDATION

The City Commission ratify the Agreement between the City of Gainesville and the Fraternal Order of Police Gator Lodge 67, Inc., extending the Agreement through September 30, 2022; and that the Commission authorize the appropriation of \$1,439,000 from General Fund fund balance.

[190425A Summary of Changes to FOP Agreement \(2019-2022\) 20191003.pdf](#)

[190425B T.A. - FOP Contract 2019-2022 \(Final\) CLEAN 20191003.pdf](#)

[190425C T.A. - FOP Contract 2019-2022 \(Final\) STRIKETHROUGH 2019100](#)

[190360.](#)

Interlocal Agreement Between the City of Gainesville and Alachua County Sheriff for Direct Radio Communication Between 911 Public Safety Answering Points and First Responders (B)

AGENDA UPDATE - ADDED ITEM

Explanation: Currently, The City of Gainesville receives all 911 and radio dispatch services through the Combined Communications Center which is currently managed by the Alachua County Sheriff. Per Florida Statue 365.179, requires each sheriff, in collaboration with all first responder agency heads in his or her county, to facilitate the development and execution of written inter-local agreements between all primary first responder agencies within the county.

Fiscal Note: The City of Gainesville has an existing inter-local agreement with Alachua County and the Sheriff for communication services. Any cost would be encumbered through the CCC inter-local agreement

RECOMMENDATION

The City Commission and the Alachua County Board of County Commissioners (BOCC) authorizes the Mayor and BOCC Chair to enter into the proposed Inter-local agreement between the City of Gainesville and Alachua County Sheriff for Direct radio communication between 911 public safety answering points and first responders.

Legislative History

9/5/19	City Commission	Approved as Recommended
9/26/19	City Commission	Continued

[190360 PSAP FS 365.179 20190926](#)

[190360B Alachua County First Responders FINAL 20190926.pdf](#)

[180612](#)

City Manager Employment Agreement (B)

AGENDA UPDATE - ADDED ITEM

Explanation: In order to hire a City Manager, the City Commission authorized the Human Resources Department to engage the services of an Executive Search Firm to initiate a search to fill the vacant position. Colin Baenziger & Associates was selected to conduct the search and to present qualified candidates to the Commission for consideration.

Prior to today's meeting, Colin Baenziger & Associates presented each Commissioner with a full candidate report, including resumes and other supporting documentation, of the top recommended semi-finalist candidates for consideration.

During the September 5th City Commission Meeting, the executive search firm recommended 13 semi-finalist candidates to the City Commission. During the September 5th City Commission Meeting, the Commission requested additional time to review the background information material before selecting 3-5 finalists to be invited for in-person interviews with the Commission.

During the the September 16th City Commission Special Meeting, the Commission selected the following candidates for in-person interviews:

Janice Allen Jackson

Howard S. Lazarus

Anne A. Fritz

Lee R. Feldman

Harry E. Black

Candidate interviews were conducted by the City Commission on September 25th and 26th. Candidates' cover letters and resumes are included in the backup.

The in-person interviews took place over two days; the schedule included a panel-style interview with the full City Commission, a Community Reception which citizens and Commissioners were invited to, and finally, one-on-one interviews with each Commissioner.

Following the interview process, during the September 27th City Commission Special Meeting, the City Commission selected a City Manager and authorized the Mayor to negotiate a contract with Lee Feldman.

Fiscal Note: Salary of \$200,000 to \$250,000 for the City Manager is approved in the FY20 budget.

RECOMMENDATION

The City Commission approve the employment

*agreement of Lee Feldman.*Legislative History

12/13/18	General Policy Committee	No Action Taken
1/3/19	City Commission	Approved, as shown above
1/17/19	City Commission	Approved, as shown above
2/7/19	City Commission	Approved, as shown above
5/2/19	City Commission	Discussed
5/23/19	General Policy Committee	Approved as Modified
6/6/19	City Commission	Approved as Recommended
9/5/19	City Commission	Approved, as shown above
9/16/19	City Commission	Approved, as shown above
9/26/19	City Commission	Discussed

[180612C RFQ-GD-Executive Search Services 20190523.pdf](#)
[180612D RFQ Addendum 1 Executive Search Services 20190523.pdf](#)
[180612E Submittal-Baker Tilly Virchow Krause, LLP 20190523.pdf](#)
[180612F Submittal-Colin Baenziger & Associates 20190523.pdf](#)
[180612G-Submittal Appendices-Colin Baenziger & Associates 20190523.pdf](#)
[180612H Submittal-CPS HR Consulting 20190523.pdf](#)
[180612I Submittal-GovHR Proposal 20190523.pdf](#)
[180612J Submittal-MGT Consulting Group 20190523.pdf](#)
[180612K Submittal-Renee Narloch & Associates 20190523.pdf](#)
[180612L Submittal-SGR Executive Recruitment Services 20190523.pdf](#)
[180612M Submittal-Sunshine Enterprise USA 20190523.pdf](#)
[180612N Submittal-Vinali LLC 20190523.pdf](#)
[180612O RFQ 190032 Evaluator 1 Notes and Ranking.pdf](#)
[180612P RFQ 190032 Evaluator 2 Notes and Ranking 20190523.pdf](#)
[180612Q RFQ 190032 Evaluator 3 Notes and Ranking 20190523.pdf](#)
[180612R RFQ #190032 Evaluation Form Summary 20190523.pdf](#)
[180612S RFQ Executive Search Services Bid Record 20190523.pdf](#)
[180612T RFQ CC Bid Tab Executive Search Services 20190523.pdf](#)
[180612U Award recommendation transmittal 20190523.pdf](#)
[180612V Executive Search Services Award Public Notice 20190523.pdf](#)
[180612X City Manager Search Criteria Survey 20190523.pdf](#)
[180612W City Manager 1019 Draft With Commission Feedback 20190523.pdf](#)
[180612Y City Manager Candidate Resumes A-E 20190905.pdf](#)
[180612Z City Manager Candidate Resumes F-M 20190905.pdf](#)
[180612AA City Manager Candidate Resumes O-Z 20190905.pdf](#)
[180612BB City Manager Selection Timeline 20190905.pdf](#)
[180612CC Contract Final 20190905.pdf](#)
[180612DD - Cover Memo for Recommended Candidates Gainesville 20190905.pdf](#)
[180612EE City Manager Search Criteria Survey Results 20190916.pdf](#)
[180612FF Cover Memo for Recommended Candidates Gainesville 20190916.pdf](#)
[180612GG Black, Harry - Gainesville City Manager Candidate Report 20190916.pdf](#)
[180612HH Burtch, Patrick - Gainesville City Manager Candidate Report 20190916.pdf](#)
[180612II Coffey, Craig - Gainesville City Manager Candidate Report 20190916.pdf](#)
[180612JJ Feldman, Lee - Gainesville City Manager Candidate Report 20190916.pdf](#)
[180612KK Fritz, Anne - Gainesville City Manager Candidate Report 20190916.pdf](#)
[180612LL Jackson, Janice - Gainesville City Manager Candidate Report 20190916.pdf](#)
[180612MM Jones, Odis - Gainesville City Manager Candidate Report 20190916.pdf](#)
[180612NN Lazarus, Howard - Gainesville City Manager Candidate Report 20190916.pdf](#)

[180612OO_Murphy, JJ - Gainesville City Manager Candidate Report_20190916.pdf](#)
[180612PP_Murry, Frederick - Gainesville City Manager Candidate Report_20190916.pdf](#)
[180612QQ_O'Rourke, Anthony - Gainesville City Manager Candidate Report_20190916.pdf](#)
[180612RR_Shanahan, William - Gainesville City Manager Candidate Report_20190916.pdf](#)
[180612SS_Sossamon, Leonard - Gainesville City Manager Candidate Report_20190916.pdf](#)
[180612TT_Cover Memo for Additional Candidates Gainesville_20190916.pdf](#)
[180612UU_Edwards, Reginald - Gainesville City Manager Candidate Report_20190916.pdf](#)
[180612VV_Falgout, Beau - Gainesville City Manager Candidate Report_20190916.pdf](#)
[180612WW_C-Ward Letter_20190916.pdf](#)
[180612XX_City Manager Employment Agreement - Lee Feldman_20191003.pdf](#)

COMMISSION COMMENT

4:30 - 5:30pm DINNER BREAK

5:30 - CALL TO ORDER - Evening Session

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/SPECIAL RECOGNITIONS

[190392.](#)

National PA Week - October 6-12, 2019 (B)

RECOMMENDATION

University of Florida Associate Dean and Randolph B. Mahoney Director Nina Multak to accept the proclamation.

[190392_NationalPAWeek_20191003.pdf](#)

[190393.](#)

Vascular Access Specialist's Day - October 5, 2019 (B)

RECOMMENDATION

FLAVAN President Diana Melton to accept the proclamation.

[190393_VascularAccessSpecialistsDay_20191003.pdf](#)

[190394.](#)

Fire Prevention Week - October 6-12, 2019 (B)

RECOMMENDATION

Gainesville Fire Rescue Fire Chief Jeff Lane, Assistant Fire Chief Sephen Hesson, Deputy Fire Chief JoAnne Rice and Fire and Safety Educator Krista Ott to accept the proclamation.

[190394_FirePreventionWeek_20191003.pdf](#)

[190395.](#)

International Independence Day - September 21, 2019 (B)

RECOMMENDATION *City Commission to accept the proclamation.*

[190395_InternationalDayofPeace_20191003.pdf](#)

[190396.](#)

Cybersecurity Awareness Month - October 2019 (B)

RECOMMENDATION *GRU and City of Gainesville Chief Information Officer Walter Banks to accept the proclamation.*

[190396_CybersecurityAwarenessMonth_20191003.pdf](#)

[190451.](#)

Indigenous People's Day - October 14, 2019 (B)

RECOMMENDATION *City Commission to accept the proclamation.*

[190451_Indigenous People's Day_20191003.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

[190382.](#)

Third Quarter Amendment through June 30, 2019 to the FY 2019 General Government Financial and Operating Plan Budget (B)

Resolution No. 190382

A Resolution of the City Commission of the City of Gainesville, Florida; relating to its general government budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019; amending Resolution No. 180364, as amended by resolution No. 180771 and Resolution No. 190034, by making certain adjustments to the General Government Financial and Operating Plan Budget; and providing an immediate effective date.

Explanation: The purpose of this amendment is to accurately reflect and incorporate into the City's FY 2019 General Government budget those transactions and activities that were not anticipated during the budget process.

Fiscal Note: All of the recommended changes are funded either by increases in revenue budgets, decreases in expenditure budgets, or decreases in appropriate fund balances.

RECOMMENDATION City Commission adopt the proposed resolution.

Legislative History

9/17/19 Audit and Finance Committee Adopted (Resolution)

[190382 3rd Budget Amendment Resolution 20190917.pdf](#)

[190382B_FY2019 3rd QTR Amendatory and Summary,20190917.pdf](#)

[190424.](#)

Resolution Related to the City of Gainesville’s Capital Improvement Revenue Note, Series 2019 (B)

Resolution No. 190424

A Resolution of the City of Gainesville, Florida authorizing a loan in a principal amount of up to \$8,500,000 to finance the costs of certain capital improvements and other items described herein and to pay the costs of such loan; approving the form of a capital improvement revenue note, series 2019, and a loan agreement; providing other details with respect thereto; and providing an effective date.

Explanation: During the 2020 budget process, the City Commission approved the issuance of debt to fund various capital projects including the acquisition of a Fire Ladder Truck, Body Worn Cameras for Gainesville Police Department, Equipment Replacement for Gainesville Fire Rescue, Radios for various departments and land for a new Fire Station, including the cost of the evaluation before purchase. Additional projects to be funded with this debt are the City Hall Roof Replacement, LED Streetlights and various ADA Compliance Projects. Given the relatively small size of the borrowing, Finance Department staff and the City's Financial Advisor determined that the most efficient form of obtaining capital for the projects would be to solicit competitively for a bank loan. Staff distributed a request for proposals on August 16, 2019 and nine responses were received. The responses were evaluated by the City's Financial Advisor and Finance Department staff and the response from STI Institutional & Government, Inc. (an affiliate of SunTrust Bank, N.A.) was selected as the best evaluated proposal.

Fiscal Note: Funding was appropriated to cover debt service costs as part of the FY20 budget. The Note is payable from Non-Ad Valorem Revenues budgeted and appropriated on an annual and certain funds on deposit in the Debt Service Account and Project Account as described in Sections 6 and 7 of the Resolution. The interest rate on the note is fixed at 1.97% for the 15 year term, and the right to prepay at par on or after October 1,

2026 without premium.

RECOMMENDATION

The City Commission: 1) adopt the Resolution authorizing the Loan from STI Institutional & Government, Inc., including without limitation, entering into a loan agreement and delivering the Capital Improvement Revenue Note, Series 2019, and 2) authorize the Mayor (or Mayor Pro-Tempore), Clerk of the Commission, City Attorney, City Manager, and Finance Director to execute documents and take all other actions necessary to close the Loan.

[190424. Gainesville Capital Improvment Resolution \(with Exhibits\) 20191003.r](#)

PUBLIC HEARINGS

ORDINANCES, 2ND READING - ROLL CALL REQUIRED

ORDINANCES, 1ST READING - ROLL CALL REQUIRED

[190201.](#)

Amending the Code of Ordinances Relating to the Board of Adjustment, Variances, Nuisance Abatement and Appeals Procedures (B)

Ordinance No. 190201

An ordinance of the City of Gainesville, Florida, amending the Code of Ordinances to replace procedures currently in the code related to the Board of Adjustment, variances, nuisance abatement, and appeals procedures by amending Sections 2-213, 2-377, 16-22, 16-27, 16-28, 16-93; 16-95 through 16-99.2, 23-102, and 26-141; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: The City of Gainesville Board of Adjustment (which also served as the Nuisance Abatement Board) is no longer in service, and its functions need to be reassigned to other boards or offices. This ordinance updates the City's Code of Ordinances to reassign those functions and to update outdated language in regard to variances, nuisance abatement, and appeals procedures.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

[190201A_draft ordinance_20191003.pdf](#)

[180861.](#)**Vacation of Public Right-of-Way - Portion of NW 8TH Place Located in Kiwanis' Girl Scout Park (B)**

Ordinance No. 180861

An ordinance of the City of Gainesville, Florida, to vacate, abandon, and close a public right-of-way that is a portion of NW 8th Place located in the Kiwanis' Girl Scout Park in the vicinity of the northwest corner of NW 8th Avenue and NW 8th Street, as more specifically described in this ordinance; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance vacates a public right-of-way that is a portion of NW 8th Place located in the Kiwanis' Girl Scout Park in the vicinity of the northwest corner of NW 8th Avenue and NW 8th Street. The subject right-of-way is not constructed, and is approximately 40 feet wide by 349 feet long and located between lots 27-32 and lots 40-44 within the plat of the Spring Park Subdivision Unit Number Two.

Pursuant to Policy 10.2.1 of the Transportation Mobility Element of the Comprehensive Plan and Section 30-3.41 of the Land Development Code, the City Commission may vacate a public right-of-way only upon its finding that the criteria in both 1 and 2 as provided below have been met:

- 1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:*
 - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;*
 - b. Whether the proposed action is consistent with the Comprehensive Plan;*
 - c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;*
 - d. Whether the proposed action would deny access to private property;*
 - e. The effect of the proposed action upon public safety;*
 - f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;*
 - g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;*
 - h. The necessity to relocate utilities both public and private; and*
 - i. The effect of the proposed action on the design and character of the area.*

- 2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:*
 - a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;*

- b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;*
- c. The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses;*
and
- d. There is no reasonably foreseeable need for any type of transportation corridor for the area.*

The platted right-of-way (ROW) is unimproved and located in the middle of the Kiwanis Girl Scout Park along Rattlesnake Creek. The vacation of this public right-of-way will facilitate improvements to Kiwanis Girl Scout Park and the enforcement of park ordinances throughout Kiwanis Girl Scout Park. The ROW is unimproved and does not provide access as a functioning right-of-way and the proposed vacation will not negatively affect this part of the City and will help with the preservation of the daylight portion of Rattlesnake Creek. The closure of the ROW will not foreclose reasonably foreseeable future bicycle or pedestrian use or other transportation corridor in the area, and it will not foreclose non-motorized access to adjacent land uses or transit stops. The ROW vacation will not affect municipal services, since the right-of-way is not utilized by these services today. The vacation will improve access for emergency services with the construction of a pedestrian connection across Rattlesnake Creek and will not impact utilities. Any proposed utilities for a development will need to be approved under the development review process. Typically, the City proposes that an existing public utility easement be retained as a condition of approval for a street vacation request, or a new easement be created to provide access to existing or proposed utilities. Utility relocation and upgrades will be coordinated with the overall park improvement process. The vacation should have no negative effect on the property values in the surrounding area. While this vacation does not meet the additional criteria for the construction of high density, mixed use development, the vacation will not negatively affect the surrounding neighborhood and the vacation of the right-of-way will allow for the redevelopment of the park and in turn have a positive effect on the design and character of the neighborhood.

Staff recommends approval of this vacation of public right-of-way based on the criteria. The City Plan Board, on March 28, 2019, held a public hearing and voted to recommend that the City Commission approve this public right-of-way vacation.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

3/28/19 City Plan Board Approved

[180861A_draft ordinance_20191003.pdf](#)

[180861B_PB-19-015 SVStaffReportandExhibits_20191003](#)

[180861C_CPB_190328 Minutes draft_20191003](#)

[180861D_Staff PPT_20191003](#)

[190082.](#)

Text Change - Amending the Land Development Code to Allow Mini-Warehouses, Self- Storage in the Automotive-Oriented Business Zoning District (B)

Ordinance No. 190082

An ordinance of the City of Gainesville, Florida, amending Section 30-4.19 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to add mini-warehouses, self-storage as a permitted use by right in the Automotive-Oriented Business (BA) zoning district; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance will add "mini-warehouses, self-storage" as a permitted use by right in the Automotive-Oriented Business (BA) zoning district. Mini-warehouses/self-storage facilities are characterized by onsite storage units where the principal use is the storage of goods and materials. Currently, mini-warehouses/self-storage is permitted within enclosed buildings in the following zoning districts: U8; U9; B1; W; I-1; I-2; and AF.

The City Plan Board held a public hearing on June 27, 2019, where it voted to recommend approval of this amendment to the Land Development Code.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

6/27/19 City Plan Board Approved

[190082A_draft ordinance_20191003.pdf](#)

[190082B_Staff Report_20191003](#)

[190082C_Staff PPT_20191003](#)

[190082D_Additional Back Up_20191003](#)

[190086.](#)**Land Use Change - 38.95 Acres of Property Known as Sterling Place (B)**

Ordinance No. 190086

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 38.95 acres of property known as Sterling Place generally located south of NW 73rd Avenue, west of NW 43rd Street, north of NW 64th Boulevard, and east of NW 52nd Terrace, as more specifically described in this ordinance, from Alachua County Low-Density Residential to City of Gainesville Single-Family (SF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance amends the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 38.95 acres property known as Sterling Place, located north of Millhopper Road and west of NW 43rd Street, from Alachua County Low-Density Residential to City of Gainesville Single-Family (SF). This property is a residential subdivision and was annexed by referendum into the city on April 19, 2018. As a result of annexation, the city must now assign appropriate land use and zoning designations.

The City Plan Board held a public hearing on June 27, 2019, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.

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

Within 30 days following the City's adoption of the amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely

challenged, this amendment shall become effective 31 days after the state land planning agency notifies the City that the amendment package is complete. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

6/27/19 City Plan Board Approved

[190086A_draft ordinance_20191003.pdf](#)

[190086B_Staff Report_20191003](#)

[190086C_Staff PPT_20191003](#)

[190086D_Public Notice_20191003](#)

[190086E_Engagement Note_20191003](#)

[190087.](#)

Quasi-Judicial - Rezoning 38.95 Acres of Property Known as Sterling Place (B)

Ordinance No. 190087

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 38.95 acres of property known as Sterling Place generally located south of NW 73rd Avenue, west of NW 43rd Street, north of NW 64th Boulevard, and east of NW 52nd Terrace, as more specifically described in this ordinance, from Alachua County Single-Family Low-Density (R-1a) district to City of Gainesville Single-Family Residential (RSF-1) district; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 38.95 acres of property known as Sterling Place, located north of Millhopper Road and west of NW 43rd Street, from Alachua County Single-Family Low-Density (R-1a) district to City of Gainesville Single-Family Residential (RSF-1) district. This property is a residential subdivision and was annexed by referendum into the city on April 19, 2018. As a result of annexation, the city must now assign appropriate land use and zoning designations. The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria.

The City Plan Board held a public hearing on June 27, 2019, where it voted to recommend approval of this rezoning.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 190086 becomes effective as provided therein.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

6/27/19 City Plan Board Approved

[190087A_draft ordinance_20191003.pdf](#)

[190087B_Staff Report_20191003](#)

[190087C_Staff PPT_20191003](#)

[190087D_Public Notice_20191003](#)

[190087E_Engagement Note_20191003](#)

[190169.](#)

Land Use Change - 11.18 Acres of Property Located Southwest of East University Avenue and SE 38th Street (B)

Ordinance No. 190169

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 11.18 acres of property known as East Lake Forest generally located southwest of the intersection of East University Avenue and SE 38th Street, as more specifically described in this ordinance, from Alachua County Institutional and Alachua County Medium Density to City of Gainesville Residential Low-Density (RL); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance amends the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 11.18 acres of property known as East Lake Forest generally located southwest of the intersection of East University Avenue and SE 38th Street from Alachua County Institutional and Alachua County Medium Density to City of Gainesville Residential Low-Density (RL). This property is a residential subdivision and was voluntarily annexed into the city on August 15, 2019 (Ordinance No. 181064). As a result of annexation, the city must now assign appropriate land use and zoning designations.

The City Plan Board held a public hearing on July 25, 2019, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.

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

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

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

[190169A_draft ordinance_20191003.pdf](#)

[190169B_Staff Report w Exhibits A-F_20191003](#)

[190169C_Staff PPT_20191003](#)

[190170.](#)

Quasi-Judicial - Rezoning 11.18 Acres of Property Located Southwest of East University Avenue and SE 38th Street (B)

Ordinance No. 190170

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 11.18 acres of property known as East Lake Forest generally located southwest of the intersection of East University Avenue and SE 38th Street, as more specifically described in this ordinance, from Alachua County Single-Family Medium Density (R-1b) district to City of Gainesville Single/Multi-Family Residential (RMF-5) district; providing

directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 11.18 acres of property known as East Lake Forest generally located southwest of the intersection of East University Avenue and SE 38th Street from Alachua County Single-Family Medium Density (R-1b) district to City of Gainesville Single/Multi-Family Residential (RMF-5) district. This property is in the Lake Forest Farms subdivision and was voluntarily annexed into the city on August 15, 2019 (Ordinance No. 181064). As a result of annexation, the city must now assign appropriate land use and zoning designations. The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria.

The City Plan Board held a public hearing on July 25, 2019, where it voted to recommend approval of this rezoning.

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 190169 becomes effective as provided therein.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

[190170A_draft_ordinance_20191003.pdf](#)

[190170B_Staff_Report_w_Exhibits_A-E_20191003](#)

[190170C_Staff_PPT_20191003](#)

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