

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final**

**September 17, 2020**

**1:00 PM**

**REVISED UPDATED AGENDA**

**Virtual Teleconference Meeting**

## **City Commission**

**Mayor Lauren Poe (At Large)**  
**Commissioner Reina Saco (At Large)**  
**Commissioner Gail Johnson (At Large)**  
**Commissioner Gigi Simmons (District 1)**  
**Commissioner Harvey Ward (District 2)**  
**Mayor-Commissioner Pro Tem 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.***

## Welcome to the City Commission meeting!

We're glad you're here. Please review the meeting process and how you can participate.

**What is the Meeting Agenda?** The City Commission makes policies and conducts the city's business in an open and transparent forum. The agenda is an outline of what will happen during the meeting. It includes the following sections:

**Adoption of Consent Agenda (CA):** The Consent Agenda is a group of business items that are voted on together in one motion. These items are not discussed separately. The Commission may remove an item to discuss it during the meeting or at a later meeting.. This process saves time for the Commission to discuss items on the Regular Agenda.

**Adoption of Regular Agenda:** The Commission must approve the order of items on the Regular Agenda, which is the list of items set for discussion. The Commission can also re-order or remove items.

The **(B)** after an item's title means that there are materials, called Backup, in support of the item. Click the links on the agenda to view the documents. An **(NB)** after an item's title means there are no Backup materials for the item.

**How to Share Your Opinion.** Your opinion is important to the City Commission. There are multiple ways to add a comment to the official record.

**Submit Written Public Comment:** You may write a public comment on any City Commission Meeting agenda item. Visit our website, [www.cityofgainesville.org](http://www.cityofgainesville.org), and go to the "Agendas & Minutes" tab. Click on the "eComment" link in the right-hand column. Written comment opens when the agenda is published the Friday before the meeting and closes one (1) hour before the start of the meeting. Your comments will be sent to the City Commissioners and added to the official record.

**Speak at a Public Meeting:** Any member of the public may sign up to speak at a City Commission meeting. Visit our website, [www.cityofgainesville.org](http://www.cityofgainesville.org), and go to the "Agendas & Minutes" tab on our website. Click on the "eComment" link in the right-hand column and register to speak on a specific agenda item. Online registration closes one (1) hour before the meeting is called to order. You may also register on the sign-up sheet in the Auditorium before the meeting begins. Speakers will be called to the podium by name and should address their comments to the Chair of the meeting, usually the Mayor. There are two types of public comment during Commission Meetings:

**General Public Comment:** The public is invited to speak to the Commission for three (3) minutes about any topic, as long as it is not on the Agenda. This is an opportunity to bring up new ideas or issues to the Commission. Each person may speak during one comment period: at the start of the 1pm session, at the start of the 5:30pm session, or at the end of the meeting. The Commission will not discuss or make decisions on ideas presented during this time. Comments may be referred to City staff for follow up.

**Public Comment on Agenda Items:** The Commission may request public comment on specific agenda items during discussion. Speakers may have three (3) minutes and comments must stay focused on the agenda topic at hand.

**Early Public Comment:** The Commission has created Early Public Comment to allow community members to speak on agenda items without waiting for the item to be called during the meeting. Speaking at Early Public Comment waives the right to speak later during the meeting. Members of the public may speak for three (3) minutes on one agenda item or five (5) minutes on two or more items. Speakers should begin their comments by announcing which items they are addressing so the timeclock can be set properly.

The City of Gainesville encourages civil public speech. Disruptive behavior is not permitted during City Commission meetings. Please do not bring food, drinks, props, signs, posters, or similar materials into the Auditorium. Cheering and applause are only permitted during the Proclamations/Special Recognitions portion of the meeting.

**We look forward to a productive meeting and are glad you have joined us.**

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

*"Individuals are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 minutes for general public comment once during the meeting. Speakers who wish to participate in early public comment will be limited to 3 minutes to speak on one agenda item or 5 minutes if they wish to speak on several agenda items. If speakers do not participate in early public comment, speakers will be limited to 3 minutes per agenda item. The City of Gainesville encourages civility in public discourse and requests that speakers direct their comments to the Chair. Signs, props and posters are not permitted in the meeting room."*

**ROLL CALL****CA ADOPTION OF CONSENT AGENDA (CA) - GRU, General Government, Audit & Finance Committee and General Policy Committee Items****CA-1 [200285.](#) Approval of Minutes from the August 31, and September 3, 2020 City Commission Meetings (B)**

**RECOMMENDATION** *The City Commission approve the August 31, and September 3, 2020 minutes.*

[200285\\_August 31, 2020 Minutes\\_20200917.pdf](#)

[200285\\_September 3, 2020 Minutes.pdf](#)

**CA-2 [200312.](#) Appointments to City Commission Advisory Boards and Committees (B)**

**AGENDA UPDATE - CHANGED TEXT FILE AND REVISED BACK-UP**

**RECOMMENDATION** *The City Commission appoint:  
Jyotir Kulmacz to the Citizens' Advisory  
Committee for Community Development whose  
term will expire on 11/1/2022..*

*Arthur Stockwell and Angela Tharpe to the  
Gainesville Housing Authority for terms to expire  
on 8/1/2024.*

*David Gold, Tamar Jones, Stan Kiser, Phimetto  
Lewis and Robin Politowicz to the Public  
Recreation and Parks Board for terms to expire  
6/1/2023.*

*Russel Adams to the Tree Advisory Board for a*

term to expire 1/1/2021.

[200312\\_CACCD Applications\\_20200917.pdf](#)

[200312\\_GHA Applications\\_20200917.pdf](#)

[200312\\_PRPB Applications\\_20200917.pdf](#)

[200312\\_TAB Application\\_20200917.pdf](#)

[200312\\_Advisory Board and Commission Ballot Form\\_20200917.pdf](#)

CA-3      [200329.](#)

**Appointment to the Zero Waste Subcommittee (NB)**

**RECOMMENDATION**

*The City Commission appoint Commissioner David Arreola to the Zero Waste Subcommittee.*

CA-4      [200274.](#)

**FY21 Cultural Affairs Outside Agency Funding (B)**

This item requests that the City Commission approve the funding recommendation of the Gainesville Cultural Affairs Board for the Outside Agency cultural grants program.

*Explanation: The Gainesville Cultural Affairs Board evaluates Outside Agency grant applications, assessing each application for its ability to meet criteria specified in the City's Cultural Master Plan, including arts and cultural accessibility, education, and audience development.*

*A public scoring workshop was conducted on July 22, 2020, to review applications and score agencies for funding. Applications were received from fourteen agencies this year and all were recommended for funding for the two-year grant cycle. Evaluation of applicants takes into consideration the City's Cultural Master Plan, the applicants' fiscal and artistic history, verification of 501(c)(3) status as a not-for-profit agency, and how well the agency's application meets specific criteria outlined in the grant guidelines, such as audience development, project management and program merit. Prior to submitting their applications, all applicants are provided with a complete copy of evaluative criteria. Applicants must score 75 points or better to be eligible for funding.*

*Grant award amounts are calculated utilizing a formula that incorporates the applicants score and available funds, similar to granting procedures of the State's Division of Cultural Affairs. Applicants' requests and award amounts are based on a tiered funding system for small, medium and large agencies, with request caps based on agencies' last closed fiscal year expenditures budget. This results in awards more closely aligned with each agency's operational needs.*

*The recommended agency awards are specified in the attachment entitled, "Gainesville Cultural Affairs Board Funding Recommendations*

for FY21 Outside Agency Grants”.

The attachment includes two scenarios for FY21 funding. The first includes the recommended increment doubling the historical funding of \$56,979 to \$113,958 in FY21. The second scenario awards the historical amount of \$56,979 for FY21.

*Fiscal Note:* The historic funding level for the Outside Agency grant program is \$56,979 per year for each year of the two-year grant cycle. It has been recommended this amount double in the first year of the two-year cycle. Award recommendation options are based on historic funding level, subject to final budget deliberations and allocations in the budget process; should the funding level increase in the first year of the two-year cycle, agency grant awards will be increased proportionately to ensure the total award amounts meets the total amount available for the Outside Agency grant program.

**RECOMMENDATION** The City Commission approve the FY21 Outside Agency cultural grant awards as recommended by the Gainesville Cultural Affairs Board, contingent upon adoption of the final FY21 City of Gainesville budget.

[200274C\\_352ArtsRoadmap Summary\\_20200917.pdf](#)

[200274A\\_FY21\\_CAB\\_OA\\_Funding\\_Recommendations\\_20200917.pdf](#)

[200274B\\_FY21\\_CAB\\_PAPI\\_Funding\\_Recommendations\\_20200917.pdf](#)

CA-5      [200283.](#)

**Public Financial Management (PFM) Financial Advisor Fee Adjustment for Services Related to the Issuance of Gainesville Special Obligation Revenue Bonds, Series 2020 (B)**

A request from Public Financial Management to adjust their Financial Advisor fee related to the issuance of City of Gainesville, Florida, Special Obligation Revenue Bonds, Series 2020 for the purpose of funding a portion of the unfunded pension obligations of the City with respect to the General Employees' Pension Plan and the Consolidated Police Officers' and Firefighters' Pension Plan.

*Explanation:* The existing contract between the City and PFM specifies a maximum Financial Advisor fee per bond series of \$60,000. The \$60,000 maximum fee was calculated with the expectation of two bond series being issued separately for the General Employees' Pension Plan and the Consolidated Police Officers' and Firefighters' Pension Plan, rather than a single combined bond series for both Plans. Given the size and complexity of the City of Gainesville, Florida, Special Obligation Revenue Bonds, Series 2020, PFM is requesting an adjustment to their fee from \$60,000 to \$97,500. PFM's adjusted Financial Advisor fee would still be less than their maximum fee of \$120,000 for two bond series. PFM's

*adjusted fee would also be less than Bond Counsel and Disclosure Counsel fees which are approximately \$157,000 and \$120,000 respectively.*

*Fiscal Note: Adjusting the Financial Advisor fee from \$60,000 to \$97,000 would increase the estimated bond issuance costs from approximately \$593,000 to approximately \$630,500. The bond issuance costs are incorporated in the bond issuance amount and will not have a direct fiscal impact on City budgets, or the amount of bond proceeds deposited into the pension plans.*

**RECOMMENDATION**

*Recommended Motion: The City Commission: 1) approve PFM's request to adjust their Financial Advisor fee related to the issuance of City of Gainesville, Florida, Special Obligation Revenue Bonds, Series 2020 from \$60,000 to approximately \$97,500.*

[200283A\\_PFM\\_Fee\\_Letter\\_20200917.pdf](#)

[200283B\\_POB\\_Estimated\\_Costs\\_of\\_Issuance\\_20200917.pdf](#)

[200283C\\_Proposal\\_of\\_PFM\\_Financial\\_Advisors\\_LLC\\_20200917.pdf](#)

CA-6      [200288.](#)

**Request to Purchase Fire Protection Equipment for Gainesville Fire Rescue (NB)**

This item requests City Commission approval for the issuance of a purchase order to Municipal Equipment Company not to exceed \$150,000 for firefighter bunker gear during FY21.

*Explanation: Gainesville Fire Rescue provides fire protection equipment, including bunker gear, for over 170 full-time firefighting positions. The maximum useful life for bunker gear is 10 years. GFR distributes the replacement costs for bunker gear over multiple years. A new purchase order is required for bunker gear purchases from Municipal Equipment Company during FY21 in an amount not to exceed \$150,000.*

*Fiscal Note: Funds for the purchase are identified in GFR's uniform account 001-820-8220-5220-3040-01.*

**RECOMMENDATION**

*The City Commission authorize the City Manager to execute the purchase order not to exceed \$150,000 to Municipal Equipment Company for fire protection equipment.*

CA-7      [200290.](#)

**Request for Proposal (RFP) Staff Ranking City of Gainesville, FL - Downtown Gainesville Strategic Master Plan (B)**

This item is a request for the City Commission to approve the staff ranking for

proposals associated with the City of Gainesville, FL - Downtown Gainesville Strategic Master Plan RFP.

*Explanation: A Request for Proposal (RFP) was released by the City's Purchasing Division on May 25, 2020 with the intent to select an experienced, nationally recognized and dynamic planning consultant team to develop a Downtown Gainesville Strategic Master Plan.*

*The selected firm will be responsible for assisting the City and its neighbors in establishing a plan that address the retention and attraction of businesses, residents and visitors to downtown while ensuring that the uniqueness and authenticity of Downtown Gainesville is maintained.*

*The Downtown Gainesville Strategic Master Plan is intended to be a guiding document for strengthening the connection between Downtown, midtown, and east Gainesville through the development of a list of actionable strategies and projects that the City and other stakeholders (UF, downtown businesses, neighborhoods, Santa Fe, Alachua County) will use for implementation efforts over the next decade.*

*Since release of the RFP, a staff evaluation team inclusive of the Office of CAPER, Transportation and Mobility, GCRA and Sustainable Development reviewed submissions from ten (10) entities whose proposals are consistent with the City's procurement regimen.*

*Importantly, during oral presentations, in addition to technical questions, the evaluation team provided the respondents with the COG Community Engagement Toolkit and then a series of questions based upon the GARE Racial Equity Toolkit to gauge the proposed approaches to the project as follows:*

- What conditions of well-being are you trying to get the downtown neighbors to experience?*
- Who will experience benefits?*
- Who will experience burdens?*
- What are the unintended consequences of this action or strategy?*
- How will you mitigate risk and address any unintended consequences that have resulted from the very difficult decisions you have had to make at lightning speed?*

*The number one ranked firm, MKSK impressed the evaluation team particularly as regards it overall proposed project approach (Build on Local Strengths, Build for People and Build Long Term Value) and level of experience as well as specifically its focus on: neighbor input/inclusion, concern for equity issues, a vital engagement strategy, economic development, transportation and mobility and the ability to work with internal team member and community stakeholders.*

*As a result of the RFP evaluation process, staff is recommending the following ranking:*

1. MKSK
2. HR&A Advisors
3. Goody Clancy
4. (tie) EDSA and Asakura Robinson

*Fiscal Note:* The price proposal from MKSK is \$250,000 with \$150,000 currently budgeted through the GCRA and the remainder to be provided by City partners.

**RECOMMENDATION**

*The City Commission: 1) approve staff's recommended ranking of the firms; 2) authorize the City Manager or designee to negotiate and execute a contract and any related documents with MKSK subject to approval from the City Attorney as to form and legality. Should the City Manager be unable to negotiate a satisfactory contract with the top ranked proposer, negotiations will be terminated with that proposer and negotiations will be initiated with the second most qualified proposer, and so on until a satisfactory contract is negotiated and executed.*

[200290A Project Manager Recommendation for Bid Award 20200917](#)

[200290B DOSD-RFP-Downtown Gainesville Strategic Master Plan-FINAL\\_202](#)

[200290C Addendum 1-Downtown Strategic Master Plan 20200917](#)

[200290D Addendum 2-Downtown Strategic Master Plan 20200917](#)

[200290E Addendum 3-Downtown Strategic Master Plan 20200917](#)

[200290F Addendum 4 -Downtown Strategic Master Plan 20200917](#)

[200290G Addendum1-CoG Community Engagement Toolkit 20200917](#)

[200290H Bid Distribution Information 20200917](#)

[200290I Bid Record 20200917](#)

[200290J Evaluator Ranking Summary 20200917](#)

[200290K Submittal-Asakura Robinson 20200917](#)

[200290L Submittal-Dover Kohl Partners 20200917](#)

[200290M Submittal-Ecosistema Urbano LLC 20200917](#)

[200290N Submittal-EDSA 20200917](#)

[200290O Submittal-Goody Clancy 20200917](#)

[200290P Submittal-HOK 20200917](#)

[200290Q Submittal-HRA 20200917](#)

[200290R Submittal-Le-Huu Partners 20200917](#)

[200290S Submittal-MKSK 20200917](#)

[200290T Submittal-Zyscovich Architects 20200917](#)

[200290U Bid Tab Procurement 20200917](#)

[200290V 200903 MKSK Amendment 20200917](#)



**CA-8**      [200292.](#)      **Renaming City Park on 5th Avenue to Carolyn Beatrice Parker Park (B)**

Request to update the Interlocal Agreement with the School Board of Alachua County to rename the school park at Carolyn Beatrice Parker Elementary, which was recently renamed.

*Explanation: In January 2019, the School Board of Alachua County and the City of Gainesville executed an Interlocal Agreement for Joint Use of the Elementary School Recreation Facilities to create the Neighborhood Park, as recommended in the Parks, Recreation and Cultural Affairs Vision 2020 Master Plan and approved by the City Commission as a project to be undertaken by Wild Spaces and Public Places..*

*Since that time, there has been a desire by neighbors in Gainesville to have the school renamed, and the School Board recently approved to change the school to Carolyn Beatrice Parker Elementary School. It logically follows that the park name would change accordingly, to now be called the Carolyn Beatrice Parker Park.*

*Fiscal Note: The only expense associated with this change is the cost of creating and installing a new signage at the park. This is estimated to cost less than \$500.00 and will be paid with Wild Spaces & Public Places funds.*

**RECOMMENDATION**      *The City Commission approve and the Mayor sign the First Amendment to the Interlocal Agreement with the School Board of Alachua County for Joint Use of the Carolyn Beatrice Parker Park.*

[200292A\\_1st Am Thru Interlocal Joint Use of City Park\\_20200917.pdf](#)

**CA-9**      [200326.](#)      **Firearms Preemption Lawsuit - City of Weston, Florida, et al v. State of Florida, et al (B)**

*Explanation: At the September 3rd City Commission Meeting, the Commission requested an update on the status of this litigation. As the Commission will recall, in April 2018, the Commission adopted Resolution No. 171005 directing that the City join the City of Weston, Florida, et al v. State of Florida, et al. lawsuit. This lawsuit was filed by twenty-six municipalities, one individual, and numerous elected officials from those municipalities, and seeks to invalidate the penalties imposed on local elected officials and municipalities for violating the preemption against local regulation of firearms and ammunition contained in Section 790.33, Florida Statutes. Two other similar cases, one filed by four other cities and one filed by Broward, Miami-Dade and Leon Counties, were consolidated into the Weston Case. The City is represented by outside counsel, the Weiss Serota Helfman (WSH) firm, in this case.*

*On July 26, 2019, Judge Dodson, Circuit Court Judge in Leon County, invalidated the penalty provisions and entered Final Judgment in favor of Plaintiffs (the cities) and against Defendants (State government officials), a copy of which is attached in the back-up to this agenda item.*

*This ruling was appealed by the Defendants and is now pending before the First District Court of Appeals. The Initial Brief was filed November 22, 2019 by the Defendants. On December 23, 2019, the cities filed an answer brief in support of the trial court's ruling. Subsequently, the Commissioner of Agriculture (a defendant in the Circuit Court proceeding), and several other individuals and entities including the League of Women Voters, Giffords Law Center to Prevent Gun Violence, Brady, Equality Florida Institute, Florida League of Cities, Florida Association of Counties, and certain local government law professors filed an amicus brief in support of the trial court's ruling as well.*

*On July 14, 2020, a three-judge panel of Florida's First District Court of Appeal heard oral argument from the parties. The oral argument can be watched on YouTube at [https://youtu.be/FiAiQ\\_H3yAs](https://youtu.be/FiAiQ_H3yAs) . The oral argument took place via Zoom and lasted approximately one hour. The Appellants (state defendants, except Nikki Fried) were represented by James H. Percival, Chief Deputy Solicitor General. The Appellees (local governments and officials) were represented by Edward G. Guedes from the WSH firm. We are currently waiting for the First District Court of Appeal to render its opinion.*

**RECOMMENDATION**      *Receive this written update on the firearms preemption lawsuit.*

[200326\\_City of Weston trial court order\\_20200917.pdf](#)

**CA-10**      [200335.](#)

**Approval of a Construction Agreement for Roofing Materials and Services for the Re-Roofing of Gainesville City Hall (B).**

This item is a request for City Commission to approve the Guaranteed Maximum Price Construction Agreement for Roofing Materials and Services with Garland/DBS, Inc. in the amount of \$830,887.00 for the Re-Roofing of Gainesville City Hall. This item is also requesting approval of project funding of \$37,333 for plumbing line replacement under a separate contract, and \$32,000 for project contingency for a total of \$900,220.

**AGENDA UPDATE - ADDED ITEM**

*Explanation: The area of the existing City Hall roof is approximately 12,000 square feet and had been installed when the building was constructed in 1964. It is the original tar and gravel membrane on a structural concrete flat roof deck with roof drains and minimal thermal insulation. The roof has 41 roof penetrations, including roof drains, on 11 different roof levels. The new*

roof will consist of modified bitumen base and cap sheets over rigid tapered thermal insulation which will achieve an insulation value of R-20 and provide positive drainage slope to the new roof drains placed in the existing drain locations. Exposed masonry walls above the roof plane will be repointed and waterproofed. The agreement provides a 5-year Workmanship Warranty and a 25-year Labor and Material Warranty. The anticipated on-site project duration is 6 months. The pricing for the Work of this City Agreement is established under national purchasing agreements that Garland/DBS, Inc. has under a Master Intergovernmental Cooperative Purchasing Agreement (MICPA) and a U.S. Communities Public Sector Pricing Agreement.

*Fiscal Note:* The total cost of the re-roofing agreement is a guaranteed maximum price of \$830,887; the total cost of the replacement of the roof drainage piping below the roof slab, to be performed under a separate contract by a local plumbing contractor, is \$37,333; and a \$32,000 contingency is included to address unforeseen conditions or additional scope of work. The total project funding request is therefore \$900,220. These costs will be funded by: \$606,000 from CIRN (FY20) capital; \$207,000 from Equipment Replacement Fund (FY20) capital; and \$87,220 from Facilities Management Division (FY20) operating.

**RECOMMENDATION**

The City Commission: 1) approve this Construction Agreement for the Re-Roofing of Gainesville City Hall; and 2) authorize the City Manager to execute all documents subject to approval by the City Attorney as to form and legality.

[200335A GARLAND Roof Proposal 20200917](#)

[200335B City Agreement for Roof Services 20200917](#)

## ADOPTION OF REGULAR AGENDA

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

**BD-1**      [200318.](#)

**Appointments to the Citizens' Advisory Committee for Community Development, Gainesville Alachua County Regional Airport Authority, Gainesville Human Rights Board, Historic Preservation Board and the Utility Advisory Board (B)**

AGENDA UPDATE - REVISED BACK-UP

**RECOMMENDATION**

The City Commission discuss appointments to the Citizens' Advisory Committee for Community Development, Gainesville Alachua County Regional Airport Authority, Gainesville Human Rights Board, Historic Preservation Board and the Utility Advisory Board and take appropriate action.

[200318\\_CACCD Ballot & Applications\\_20200917.pdf](#)

[200318\\_GACRAA Ballot and Applications\\_20200917.pdf](#)

[200318\\_GHRB Ballot and Applications\\_20200917.pdf](#)

[200318\\_HP B Ballot and Applications\\_20200917.pdf](#)

[200318\\_UAB Ballot and Applications\\_20200917.pdf](#)

**BD-2**      [200319.](#)

**Appoint a City Commissioner to the Affordable Housing Advisory Committee (B)**

To be consistent with recent change to State Law, this item requests the City Commission appoint one of its members to the Affordable Housing Advisory Committee (AHAC).

*AGENDA UPDATE - ADDITIONAL BACK-UP*

*Explanation: Since 1992, the City of Gainesville has participated in the State Housing Initiatives Partnership (SHIP) Program which provides Florida cities and counties with funds to promote and preserve affordable housing and homeownership. The SHIP Program is governed by Chapter 420, Part VII, of the Florida Statutes and is administered locally by the City's Office of Housing and Community Development.*

*During the last legislative session, the State Legislature made several changes to the SHIP Program, including one that involves the composition of the AHAC. The City Commission is now required to appoint one of its members to the AHAC, by October 1, 2020. In addition to regular AHAC membership duties, the Commissioner Committee Member must attend regional training workshops two times per year. The workshops are convened and administered under the State's Affordable Housing Catalyst Program.*

*According to State statutes, the AHAC shall consist of 8 to 11 members. The AHAC must include one member of the City Commission and a citizen from at least six of the following categories: 1) home building industry; 2) banking or mortgage banking industry; 3) representative of labor in the home building industry; 4) an advocate for low-income persons; 5) a for-profit provider of affordable housing; 6) a not-for-profit provider of affordable housing; 7) a real estate professional; 8) a City plan board member; 9) a City resident; 10) a representative of employers; and 11) a representative of essential service personnel as defined in the City's Local Housing Assistance Plan (LHAP).*

*The AHAC's primary purpose is to review all the City's plans, policies, codes, regulations and procedures that impact the costs of housing, including the costs of developing and preserving housing. Based on that review, the AHAC is to develop and submit an Incentives and Recommendations Report (IRR, also referred to as the AHAC Report or*

the Incentives Report). The IRR recommends specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The City Commission then considers adopting the IRR strategy recommendations to include in the City's LHAP, which is required to be eligible for SHIP funds.

Furthermore, the AHAC may perform other duties at the request of the City Commission, including a) the provision of

mentoring services to affordable housing partners including developers, banking institutions, employers, and others to identify available incentives, assist with applications for funding requests, and develop partnerships between various parties; and (b) the creation of best practices for the development of affordable housing in the community.

The Office of Housing and Community Development will provide staff support to the AHAC. To ensure an integrated approach to affordable housing, the AHAC shall also work cooperatively with other City departments as needed.

*Fiscal Note:* None.

**RECOMMENDATION**

The City Commission appoint a City Commissioner to the State Housing Initiatives Partnership Program Affordable Housing Advisory Committee.

[200319\\_HB1339-Excerpt\\_20200917.pdf](#)

[200319\\_Simmons Memo\\_20200917.pdf](#)

**BD-3**      [200327.](#)

**Discussion of Alachua County Charter Questions and Sales Tax Referendum (B)**

*Explanation:* On the November 3, 2020 ballot there will be three (3) Alachua County matters that relate to the City of Gainesville. Specifically, the County has two (2) charter amendments; one (1) relating to governance of land management in growth management areas and one (1) relating to natural resource protection. Additionally, the County will be seeking approval of a ½ penny local government sales tax for public safety radio infrastructure.

*Fiscal Note:* If adopted by a majority of voters in Alachua County, the sales tax referendum would generate approximately \$7,000,000 for the City of Gainesville to utilize to improve the public safety radio trucking system.

**RECOMMENDATION**

The City Commission discuss their position on these matters and take appropriate action.

[200327A Alachua County Performance Audit – Public Safety Radio Trunking S](#)

[200327C Natural Resource Charter Amendment 20200917.pdf](#)

[200327B Growth Management Area Charter Amendment 20200917.pdf](#)

[200327 Memo to City Commission Re Proposed Alachua County Charter Amer](#)

**BD-4**      [200338.](#)

**Commissioner Harvey Ward - Clarence Kelly Center (NB)**

RECOMMENDATION

*The City Commission hear a report on progress at the Clarence R. Kelly center.*

**BD-5**      [200343.](#)

**Commissioner Adrian Hayes-Santos - Alachua County Request For Proposal for Indoor Event Venue (B)**

AGENDA UPDATE - ADDED ITEM

RECOMMENDATION

*The City Commission discuss and take action deemed necessary.*

[200343\\_RPF 21-971 Alachua County Sports Venue 2\\_20200917.pdf](#)

**CC COMMISSION COMMENT**

**PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)**

**PR-1**      [200294.](#)

**Fire Prevention Week October 4 through October 9, 2020 (B)**

RECOMMENDATION

*Gainesville Fire Rescue Acting Fire Chief JoAnne Rice to accept proclamation.*

[200294 Proclamation Fire Prevetion week 20200902](#)

**RE RESOLUTIONS - ROLL CALL REQUIRED (RE)**

**PUBLIC HEARINGS (PH)**

**SR ORDINANCES, 2ND READING - ROLL CALL REQUIRED (SR)**

**SR-1**      [200247.](#)

**Ordinance Repealing the Housing and Commercial Building Codes and Adopting the International Property Maintenance Code (B)**

ORDINANCE NO. 200247

An ordinance of the City of Gainesville, Florida, related to property maintenance standards for existing residential and non-residential properties; repealing the existing Division 1. titled "General Requirements for Fences and Walls" within Article I of Chapter 13 and renumbering the existing Division 2.; repealing the existing Article II titled "Housing Code" of Chapter 13; repealing the existing Article III titled "Commercial Building Code" of Chapter 13; and creating a new Article II titled "Property Maintenance Code" within Chapter 13 to adopt by reference the International Property Maintenance Code (IPMC) with local revisions; amending Sec. 2-339 titled "Applicable codes and ordinances" within Division 6, Article V of Chapter 2; amending Sec. 2-377 titled "Applicability; jurisdiction" within Division 8, Article V of Chapter 2; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing effective dates.

**AGENDA UPDATE - ADDITIONAL BACK-UP**

*Explanation: One of the recommendations of the Rental Housing Subcommittee was to create a rental housing ordinance that would require an annual permit, inspections and minimum energy efficiency, life safety and property maintenance standards be met with respect to residential rental units within the City (excluding Public Lodging Establishments as defined by and regulated under State law.) During the deliberations of the Rental Housing Subcommittee, staff focused on using certain of the minimum standards from the City's existing Housing Code as the rental unit standards; however, upon new staff and management review, it was determined that a better approach would be to replace the outdated and Gainesville-specific Housing Code and Commercial Building Code with an industry standard code, the "International Property Maintenance Code" (IPMC), with local revisions as the City's new Property Maintenance Code.*

*This new Property Maintenance Code applies to all existing residential and commercial structures and properties (not just residential rental properties) and will become effective at 12:01am on January 1, 2021. This will allow time for City staff to disseminate educational information about this Code change and encourage voluntary compliance.*

*Fiscal Note: Staff anticipates minimal fiscal impact on the General Government budget resulting from adoption of this ordinance.*

**RECOMMENDATION**

*The City Commission adopt the proposed ordinance.*

**Legislative History**

9/3/20 City Commission Adopted on First Reading (Ordinance)

[200247\\_draft ordinance\\_20200903.pdf](#)

[200247\\_Public Comment\\_Gainesville Fiscal Analysis \(Legistar 180958\) \(8.12.20\)](#)

[200247\\_Simmons Memo\\_20200917.pdf](#)

SR-2      [200249](#).**Ordinance Repealing the Landlord Permit Program and Creating the Residential Rental Unit Permit and Inspection Program (B)**

ORDINANCE NO. 200249

An ordinance of the City of Gainesville, Florida, related to the regulation of residential rental units; amending Chapter 14.5 titled "Miscellaneous Business Regulations" of the City Code of Ordinances by repealing the existing Article I titled "Landlord Permits" and creating a new Article I titled "Residential Rental Unit Permits"; amending Appendix A. titled "Schedule of Fees, Rates and Charges" by repealing the existing Landlord Permit fees and creating new Residential Rental Unit Permit fees; amending Sec. 2-339 titled "Applicable codes and ordinances" within Division 6, Article V of Chapter 2; amending Sec. 2-377 titled "Applicability; jurisdiction" within Division 8, Article V of Chapter 2; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing effective dates.

AGENDA UPDATE - ADDITIONAL BACK-UP

*Explanation: One of the recommendations of the Rental Housing Subcommittee was to create a rental housing code that would require an annual permit, inspections and minimum energy efficiency, life safety and property maintenance standards be met with respect to residential rental units within the City (excluding Public Lodging Establishments as defined by and regulated under State law.) On July 25, 2019, the General Policy Committee moved all recommendations of the Rental Housing Subcommittee to the City Commission and directed the City Attorney to draft an ordinance to be brought to the Commission for discussion. The City Manager, City Attorney, Code Enforcement (now Sustainable Development) and GRU Energy Efficiency staff worked together to draft an ordinance that was discussed by the Commission at its Regular Meeting on July 16, 2020. At that meeting, the Commission directed the ordinance be scheduled for first reading on August 20th, with the following revisions:*

*Add that the City shall conduct an Energy Efficiency rating system of each unit every 8 years. That the rating system shall be HES system or equivalent rating system with duct testing.*

*Change Page 14, section a, landlords have to give an energy efficiency rating sheet and other required materials available to tenants either electronically or in print before the signing of the lease*

*Change Page 15 and Page 16 - under Energy Efficiency section c, under 14.5-4 Living Standards: (a) R-19 by October 2021 and R-30 in 5 years (2026), (m) Programmable thermostat connected to HVAC within 5 years, and (h) toilets 1.6 gal/flush in 5 years(2026), volume reduction devices can be used to bring down to 3 gals.*

*Change Page 15 (Living Standards) living standards start October 1, 2020 for section a and b, energy efficiency section c October 2021.*

*Add City shall create a mediation program to deal with rental property issues by October 1, 2021.*



*Add the City Commission shall review the standards every 4 years starting in 2025.*

*Section 14.5-5 Inspections Page 17 add more wording to (b) the city may conduct inspections outside the required 4 year cycle.*

*The draft ordinance includes the Commission requested revisions, with the following exceptions:*

- 1) The owner is required to obtain an Energy Efficiency Rating Report (at least every 8 years) and provide it to the City with the permit application.*
- 2) The life safety requirements (fire extinguisher and carbon monoxide alarm) have been deleted, as those were incorporated into the International Property Maintenance Code requirements (which is proposed for adoption by separate Ordinance No. 200247, as it applies to more than just residential rental units) and will become effective on January 1, 2021 to allow staff time to disseminate educational information and encourage voluntary compliance.*
- 3) A mediation program is not appropriate for inclusion in a regulatory ordinance. The Commission will need to provide more direction regarding what they desire to accomplish with a mediation program and staff can report back on resources that might already be available in the community or what city department might be most appropriate to manage such a program and provide a budget estimate for same.*
- 4) It is not appropriate to include in a regulatory ordinance a requirement that binds future Commissions to review the Rental Housing requirements every four years.*

*Fiscal Note: Staff estimates this new regulatory program will require 11 new FTEs with an annual budget of \$1,813,369. Based on the estimated number of regulated rental units, staff has set the permit fee at \$170 per unit to cover the budget for this program.*

**RECOMMENDATION**            *The City Commission discuss the draft ordinance and take action deemed appropriate.*

**Legislative History**

9/3/20            City Commission            Adopted on First Reading, as amended (Ordinance)

[200249\\_draft ordinance\\_20200903.pdf](#)

[200247\\_Public Comment\\_Gainesville Fiscal Analysis \(Legistar 180958\) \(8.12.20\)](#)

[200249\\_revised draft ordinance\\_20200917.pdf](#)

[200249\\_Simmons Memo\\_20200916.pdf](#)

**SR-3**            [190982.](#)

**Land Use Change - 86.64 Acres of Property Located near SW Williston Road & SW 34th Street (B)**

Ordinance No. 190982

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use categories of

approximately 86.64 acres of property generally located south of SW Williston Road, west of SW 29th Drive, north of SW 56th Avenue, and east of SW 34th Street, as more specifically described in this ordinance, from Alachua County Commercial, Alachua County Office/Residential, and Alachua County Residential to City of Gainesville Office (O) and City of Gainesville Urban Mixed-Use (UMU); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*Update since first reading: On June 18, 2020, the City Commission approved this ordinance with amendments (all property to have a Land Use category of Urban Mixed-Use) on first reading. After discussing concerns with the applicant, City staff revised the ordinance to reflect a portion of the property with a Land Use category of Office and the remainder of Urban Mixed-use. City staff then transmitted the ordinance to the state reviewing agencies in accordance with the statutory expedited review process for comprehensive plan amendments. During the 30-day comment period, the City received letters from the Florida Department of Economic Opportunity, Florida Department of Environmental Protection, and St. Johns River Water Management District. The comments received did not identify any adverse impacts to important state resources and facilities within the scope of review of the respective state agencies.*

*This ordinance amends the Future Land Use Map of the City of Gainesville by changing the land use categories of approximately 86.64 acres of property generally located at south of SW Williston Road, west of SW 29th Drive, north of SW 56th Avenue, and east of SW 34th Street from Alachua County Commercial, Alachua County Office/Residential, and Alachua County Residential to City of Gainesville Office (O) and City of Gainesville Urban Mixed-Use (UMU). This property was voluntarily annexed into the city on February 6, 2020 (Ordinance No. 190419). 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 February 27, 2020, 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.*

**Legislative History**

6/18/20            City Commission            Adopted on First Reading, as modified (Ordinance)

[190982\\_PB\\_19\\_175\\_Rocky\\_Point\\_20200227](#)

[190982A\\_draft ordinance\\_20200618.pdf](#)

[190982B\\_StaffPPT\\_CPB20200227](#)

[190982C\\_CPB2020227\\_MinutesDraft](#)

[190082D\\_PB-19-175LUC\\_StaffPPT\\_20200618](#)

[190982\\_Dear Commissioners-2\\_20200618.pdf](#)

[190982\\_I\\_project\\_sur\\_19010301GS\\_TREES-LOTS-WETLAND\\_20200618.pdf](#)

[190982\\_Mental Health\\_Primary Care Clinicx \(2\) \(002\)\\_20200618.pdf](#)

[190982\\_PVT Set Aside\\_JC\\_20200618.pdf](#)

[190982\\_19010500GS-ZONING\\_R7 1 \(1\)\\_20200618.pdf](#)

[190982\\_revised draft ordinance\\_20200903.pdf](#)

**SR-4**            [190983.](#)

**Quasi-Judicial - Rezoning 86.64 Acres of Property Located near SW Williston Road & SW 34th Street (B)**

Ordinance No. 190983

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 86.64 acres of property generally located south of SW Williston Road, west of SW 29th Drive, north of SW 56th Avenue, and east of SW 34th Street, as more specifically described in this ordinance, from Alachua County Business Highway (BH) district, Alachua County Residential Professional (RP) district, and Alachua County Single Family Estate Residential (RE) district to City of Gainesville General Office

(OF) district and City of Gainesville Urban 7 (U7) district; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*Update since first reading: On June 18, 2020, the City Commission approved this ordinance with amendments (all property to be rezoned to Urban 6 district) on first reading. After discussing concerns with the applicant, City staff revised the ordinance to rezone a portion of the property to General Office district and the remainder to Urban 7 district.*

*This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 86.64 acres of property generally located south of SW Williston Road, west of SW 29th Drive, north of SW 56th Avenue, and east of SW 34th Street from Alachua County Business Highway (BH) district, Alachua County Residential Professional (RP) district, and Alachua County Single Family Estate Residential (RE) district to City of Gainesville General Office (OF) district and City of Gainesville Urban 7 (U7) district. This property was voluntarily annexed into the city on February 6, 2020. 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 February 27, 2020, 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. 190982 becomes effective as provided therein.*

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

**Legislative History**

6/18/20      City Commission      Adopted on First Reading, as modified (Ordinance)

[190983\\_BP-19-176\\_Rocky\\_Point\\_20200227](#)

[190983A\\_draft\\_ordinance\\_20200618.pdf](#)

[190983B\\_PB-19-176\\_ZON\\_StaffPPT\\_CPB20200227](#)

[190983C\\_CPB20200227\\_MinutesDraft](#)

[190983D\\_PB-19-176ZON\\_StaffPPT\\_20200618](#)

[190983\\_Dear\\_Commissioners-2\\_20200618.pdf](#)

[190983\\_I\\_project\\_sur\\_19010301GS\\_TREES-LOTS-WETLAND\\_20200618.pdf](#)

[190983\\_Mental\\_Health\\_Primary\\_Care\\_Clinicx\\_\(2\)\\_002\\_20200618.pdf](#)

[190983\\_PVT\\_Set\\_Aside\\_JC\\_20200618.pdf](#)

[190983\\_19010500GS-ZONING\\_R7\\_1\\_\(1\)\\_20200618.pdf](#)

[190983\\_revised\\_draft\\_ordinance\\_20200903.pdf](#)

**SR-5      [191128.](#)      **Text Change - Amending the Land Development Code to provide for Single Room Occupancy (SRO) Residences (B)****

Ordinance No. 191128

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by adding single room occupancy (SRO) residences as a permitted use in certain zoning districts with associated regulations; by amending Section 30-2.1 Definitions; by amending Section 30-4.12 Permitted Uses in Transects; by amending Section 30-4.16 Permitted Uses in Residential Districts; by amending Section 30-4.19 Permitted Uses in Mixed-Use and Nonresidential Districts; by amending Section 30-4.23 Permitted Uses in Special Districts; by amending Section 30-5.8 Dormitories, small and large; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

**AGENDA UPDATE - ADDITIONAL BACK-UP**

*Explanation:* **STAFF REPORT**

*NOTE: This ordinance was amended by the City Commission at first reading on 8/20/20. A tracked-changes version of the ordinance showing the amendments made by the City Commission in double strike-through and double underline is provided in the backup.*

*This ordinance will add Single Room Occupancy (SRO) residences as a permitted use in certain zoning districts with associated regulations. The City Plan Board held a public hearing on June 25, 2020, where it voted to recommend approval of this amendment to the Land Development Code. 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**

8/20/20      City Commission      Adopted on First Reading, as amended (Ordinance)

[191128\\_StaffReport\\_Petition PB-19-132 TCh\\_20200625](#)

[191128A\\_draft ordinance\\_20200820.pdf](#)

[191128B\\_Staff PPT\\_20200820](#)

[191128\\_draft ordinance\\_20200917.pdf](#)

[191128\\_Simmons Memo\\_20200917.pdf](#)

**FR      ORDINANCES, 1ST READING - ROLL CALL REQUIRED (FR)**

**FR-1      [190293.](#)      **Text Change - Amending the Land Development Code for Tree Mitigation (B)****

Ordinance No. 190293

An ordinance of the City of Gainesville, Florida, amending Section 30-8.7. Permits for Tree Removal; Mitigation of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to tree mitigation requirements for subdivisions and affordable housing developments; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*This ordinance will amend the Land Development Code (LDC) regarding certain tree mitigation regulations. Specifically, this ordinance will provide reduced tree mitigation requirements for the development of affordable housing for low-income households, and will provide design requirements for subdivisions to maximize the preservation of high-quality heritage trees.*

*The City Plan Board held a public hearing on December 10, 2019, where it voted to recommend approval of this amendment to the Land Development Code. 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**

8/20/20      City Commission      Continued (1st Reading)

[190293\\_Staff Report\\_Single-Family Tree Mitigation\\_20191210](#)

[190293\\_StaffPPT\\_20200820](#)

[190293A\\_draft ordinance\\_20200820.pdf](#)

[190293\\_revised draft ordinance\\_20200903.pdf](#)

[190293\\_revised draft ordinance\\_20200917.pdf](#)

**FR-2      [190986.](#)      **Land Use Change - North of SW Archer Road between SW 50th Street and SW 47th Street (B)****

Ordinance No. 190986

An ordinance of the City of Gainesville, Florida, amending the Future Land

Use Map of the Comprehensive Plan by changing the land use categories of certain property from Alachua County Low-Density to City of Gainesville Residential Low-Density with an overlay of Planned Use District (PUD), which property is specifically described in this ordinance and is generally located north of SW Archer Road between SW 50th Street and SW 47th Street; amending Ordinance No. 090741 to include the subject property within that existing PUD and to increase the allowance for assisted living facility beds; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use categories of certain recently annexed property from Alachua County Low-Density to City of Gainesville Residential Low-Density with an overlay of Planned Use District (PUD). The total land area for the subject property is 27.7 acres and is located north of SW Archer Road, east of SW 50th Street and west of SW 47th Street. The proposed large-scale land use amendment would allow the redevelopment of the property as part of the existing Council on Aging assisted living medical facility, and will allow an additional 105 Assisted Living Facility (ALF) beds for a new allowed total of 415 beds.*

*The City Plan Board held a public hearing on February 27, 2020, 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 comments to the City. The City must consider any written comments received during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.*

*Within 30 days following the City's adoption of this amendment to the Comprehensive Plan, 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.*

[190986A\\_draft ordinance\\_20200903.pdf](#)

[190986C\\_CPB200227MinutesDraft\\_20200903](#)

[190986D\\_StaffPPT\\_20200903](#)

**FR-3**            [190987.](#)

**Quasi-Judicial - Rezoning North of SW Archer Road between SW 50th Street and SW 47th Street (B)**

Ordinance No. 190987

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning certain property from Alachua County R-1A Single-Family Residential district, Alachua County R-1C Single-Family Residential district, and Alachua County Agricultural district to City of Gainesville Planned Development (PD) district, which property is specifically described in this ordinance and is generally located north of SW Archer Road between SW 50th Street and SW 47th Street; amending Ordinance No. 100604 to include the subject property within that existing PD and to increase the allowance for assisted living facility beds and to amend existing PD conditions; 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 27.7 acres. On February 21, 2019 (Ordinance No. 180538) and September 5, 2019 (Ordinance No. 181065), the city voluntarily annexed the subject land. This PD amendment will allow redevelopment of the property as part of the existing Council on Aging assisted living medical facility, and will allow an additional 105 Assisted Living Facility (AL) beds for a new allowed total of 415 beds.*

*The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on February 27, 2020, where it voted to recommend approval of this rezoning.*

*This ordinance requires two hearings and will become effective when the*



*amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 190986 becomes effective as provided therein.*

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

[190987A\\_draft ordinance\\_20200903.pdf](#)

[190987B\\_BP-19-151\\_ZON\\_ArcherHealth\\_20200227](#)

[190987C\\_CPB200227MinutesDraft\\_20200903](#)

[190987D\\_StaffPPT\\_20200903](#)

FR-4            [200067.](#)

**Text Change - Amending the Land Development Code Regulations for Wellfield Protection Special Use Permits (B)**

Ordinance No. 200067

An ordinance of the City of Gainesville, Florida, amending Section 30-3.30. Review Criteria of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to Wellfield Protection Special Use Permits; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*This ordinance will amend the Land Development Code (LDC) Wellfield Special Use Permit issuance criteria to allow the underground storage of petroleum within the tertiary Murphree Wellfield Zone. The affected area is primarily located in the northeast quadrant of the City of Gainesville and extends past the city boundaries. The tertiary Murphree Wellfield Zone is the least restrictive out of the three Murphree Wellfield zones and has historically allowed for underground storage of petroleum via Special Use Permit. After the 2017 Land Development Code update, language that previously allowed the underground storage of petroleum in the tertiary wellfield zone was eliminated. Staff was not able to find any record that this omission was intentional.*

*The City Plan Board held a public hearing on June 25, 2020, where it voted to recommend approval of this amendment to the Land Development Code. This ordinance requires two hearings and will become effective immediately upon adoption at second reading.*

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

[200067\\_StaffReport\\_PB-20-00057\\_20200625.pdf](#)  
[Exhibit A Proposed Amendment WPSUP.pdf](#)  
[Exhibit B Gasoline Station Regulation Section 30.15.pdf](#)  
[Exhibit C Wellfield Zones Location Map.pdf](#)  
[Exhibit D Map Of Existing Gas Stations.pdf](#)  
[Exhibit E Letter Of Support GRU.pdf](#)  
[Exhibit F Letter Of Support Alachua County.pdf](#)  
[Exhibit G Application.pdf](#)  
[Exhibit H Letter Of Intent CHW.pdf](#)  
[Exhibit I Analysis GRU.pdf](#)  
[200067\\_draft ordinance\\_20200903.pdf](#)

FR-5      [200056.](#)

**Ordinance Creating a Police Advisory Council (B)**

Ordinance No. 200056

An ordinance of the City of Gainesville, Florida, creating a new Division 4. titled "Police Advisory Council" within Article V. of Chapter 2 of the City Code of Ordinances; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: The City has long had a police advisory council (created and appointed by City management) that received feed-back from the community concerning public safety issues and law enforcement needs and actions, provided advice to the City Manager and Chief of Police on the provision of public safety services and facilitated the flow of ideas and information relative to public safety services for the continued improvement of the quality of life of Gainesville ..role of the existing police advisory council and to have it appointed by and report directly to the City Commission. This ordinance creates the Police Advisory Council within the City Code of Ordinances as an advisory body that is appointed by and reports to the City Commission.*

*Fiscal Note: There will be staff time and expenses associated with staffing and holding council trainings and meetings.*

**RECOMMENDATION**

*The City Commission discuss the draft ordinance and take action deemed appropriate.*

**Legislative History**

6/18/20	City Commission	Continued
6/22/20	City Commission	Approved, as shown above

[200056\\_draft ordinance\\_20200903.pdf](#)

**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**