

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

May 19, 2016

1:00 PM

MODIFIED AGENDA

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)

Commissioner Harvey Budd (At Large)

Mayor-Commissioner Pro Tem Helen Warren (At Large)

Commissioner Charles Goston (District 1)

Commissioner Todd Chase (District 2)

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

[150188.](#)

Alachua County Irrigation Efficiency Code (B)

Alachua County is implementing an Irrigation Efficiency Code in the unincorporated area of Alachua County. The Community Development Committee is requesting

Explanation: Alachua County staff will provide a presentation on implementation of the County's Irrigation Efficiency Code. The Code was adopted by the County Commission to help reduce high volume irrigation, improve irrigation efficiency, incentivize the Florida Water Star Program, and increase the quality and workmanship of local landscape irrigation installation contractors. The Code covers the unincorporated areas of Alachua County. Municipalities may choose to opt-in to the County Code allowing the County Code to apply in the municipality and for the County to provide enforcement. Alternatively, municipalities can choose to create and enforce their own ordinances or take no action.

City staff has discussed the County's Irrigation Efficiency Code with County staff on a number of occasions and last met with County staff on March 9, 2016 to discuss implementation of the Code in the unincorporated area of the County and the City's options based on discussionS by the Community Development Committee on February 3, 2016.

The Community Development Committee's discussions focused on the

benefits of having the same irrigation efficiency requirements apply in the City as applied in the unincorporated area. It was felt that differing requirements would be confusing to the regulated industry. The Committee asked City staff to review options that would allow the County Code to apply in the City but address any City concerns about the City's efforts to better coordinate and streamline the development review process.

During the March 9, 2016 meeting, County staff indicated that all new irrigation systems will require County approval. County staff indicated that they will approve applications for new irrigation systems but that it is not a permit and cannot be tied to the issuance of a building permit. Violations of the Code may lead to written warnings, court appearances and loss of self-inspection status.

The County's approach addressed City staff's concern about the development review process and the process of handling violations. Based on this, if the City Commission decides to opt-in to the County Irrigation Efficiency Code, City staff believes it would be best for the City to allow the County to be responsible for administration and enforcement of the Code in the City with the structure and resources they have already committed to this effort. Otherwise, the City would be responsible for establishing its own administrative and enforcement structure and currently no resources are budgeted to do so. The City Commission would also have to adopt a resolution if the Commission would like to opt into Alachua County's Landscape Irrigation Design and Maintenance Standards also known as the Irrigation Efficiency Code (Ordinance #2015-11).

Fiscal Note: If the City opts-in to the County Irrigation Efficiency Code, little financial impact on the City is expected. New irrigation systems on City property would be required to apply for and receive approval from the County and there would be new costs associated with the application/approval and inspection process that would have to be absorbed by the sponsoring department as part of their project costs.

RECOMMENDATION

The City Commission direct the City Attorney to prepare a Resolution for City Commission adoption requesting the County to amend the Irrigation Efficiency Code to provide for its applicability and enforcement by Alachua County in the City of Gainesville.

Legislative History

8/6/15	City Commission	Filed With No Action Taken
8/20/15	City Commission	Referred to the Community Development Committee
2/3/16	Community Development Committee	Discussed
4/7/16	City Commission	Postponed

[150188A Alachua County Irrigation Efficiency Code 20150806.pdf](#)
[150188B Irrigation Presentation 20150806.pdf](#)
[150188C County Irrigation AI 20150806.pdf](#)
[150188A County Ordinance 20160203.pdf](#)
[150188B Irrigation Efficiency Code presentation 20160203.pdf](#)
[150188A Irrigation Efficiency Code Presentation 20160407.pdf](#)
[150188B County Ordinance 20160407.pdf](#)
[150188C Alachua Co Irrigation Brochure 20160407.pdf](#)
[150188A Irrigation Efficiency Code Presentation 20160519.pdf](#)
[150188B County Ordinance 20160519.pdf](#)
[150188C Alachua Co Irrigation brochure 20160519.pdf](#)

[150839.](#)

Gainesville Area Rowing - Purchase of Surplus Property (B)

This item is a request to declare as surplus and approve an agreement with Gainesville Area Rowing (“GAR”) to sell a portion of the proposed surplus property.

MODIFICATION - Changed Text File Language

Explanation: On December 17, 2012, the City Of Gainesville purchased approximately 800 acres, consisting of three parcels, from Franklin Crates, Inc. Of the total acreage, 153 acres are considered upland conservation property and were combined into one parcel identified as tax parcel 17945-000-000. The total purchase price was \$612,000 which is \$4,000 per upland acre. The land is directly adjacent to Lakeshore Drive and surrounds the City’s Palm Point Nature Park on Newnan’s Lake. The property contains extensive frontage along the lake, approximately 5,500 lineal feet.

Gainesville Area Rowing, Inc. (GAR) has now purchased property lying northerly and adjacent to the property purchased by the City. The City’s property separates the rowing club and three other property owner’s access to the lake. Of the approximately 5,500 lineal feet of frontage that the City owns, the rowing club and adjacent three property owners abut approximately 600 feet. This portion of the land is difficult for the City to access and manage. Declaring this portion as surplus would not affect the remaining City-owned land. Contact has been made with each of the four adjacent property owners and they are interested in acquiring the property.

The Gainesville Area Rowing club offers recreation to young men and women in the Gainesville community. Staff believes it would be in the best interest of the City to sell the property to GAR, waiving the competitive bid process required by the City’s Real Property Policies adopted in April 2013. Because of liability issues associated with ownership of property on a lake, staff also believes it would be in the

best interest of the City to sell to the other three adjacent property owners, also waiving the competitive bid process adopted in April 2013. The total property associated with this request is approximately two-thirds of an acre.

In an effort to facilitate GAR's plans to build on their property, staff is requesting that the City enter into a license agreement with GAR that will be in effect until they complete acquisition of the property from the City. The license agreement will give GAR legal access to the lake over the (approximately) northern 265 feet of the City parcel while that portion of the City parcel is going through the surplus property process, legal descriptions are being written, and negotiations are completed with the adjoining property owners. The term of this agreement is for one year.

An alternative would be to not declare any of the City parcel as surplus; keep the entire City parcel as is and grant a permanent access easement to GAR so they can construct docks and have access to the lake.

Fiscal Note: Funds generated from the surplus property would be placed back in the Wild Spaces Public Places (WSPP) Funds.

RECOMMENDATION

The City Commission: 1) direct City staff to prepare a resolution to declare the northern approximately 600 feet of tax parcel 17945-000-000 as surplus; 2) waive the Real Property Policies competitive bid process; 3) authorize the City Manager or his designee to negotiate the sale of Real Property to the adjacent property owners; 4) authorize the City Manager to sign a license agreement, subject to approval by the City Attorney as to form and legality, to allow GAR access the lake; and 5) authorize the City Manager to sign and the Clerk to attest a Special Warranty Deed onto GAR and the adjacent property owners, subject to review by the City Attorney as to form and legality.

[150839A_Map of GAR Parcels proposed esmt_20160519.pdf](#)

[150839B_License Agreement_20160519.pdf](#)

[150839C_Map - Entire Parcel_20160519.pdf](#)

[150839D_Map showing surplus area_20160519.pdf](#)

[150913](#)

Bid Award for the Retrofit of Transit Bus Cooling Systems (B)

This item involves a request for the City Commission to authorize the bid award to Electric Service and Sales Inc. for the Retrofit of Cooling Systems in forty-four (44) Transit buses in the amount of \$1,044,673.50

MODIFICATION - Changed Text File Language

Explanation: This Project will replace the existing conventional hydraulic engine and charge air cooling system components, with a CPU controlled electric engine and charge air cooling system in forty-four (44) transit buses. This system utilizes a series of computer controlled electric fans for thermal management. The load on the engine is greatly reduced resulting in increased fuel economy while lowering Greenhouse Gas Emissions.

On February 11, 2016, the Purchasing division issued an Invitation to Bid for retrofitting a portion of the transit bus fleet with electric engine and charge air cooling system. On March 7, 2016, Purchasing received one (1) responsible and responsive bid.

The bid request was lower than expected and the vendor is agreeable to doing six additional buses for the stated bid price per bus.

Fiscal Note: Funds in the amount of \$1,037,400 are available in the Clean Fuels grant award FL 58-0002, and funds in the amount of \$7,273.50 are available in the UFAG grant award FL-90-X824.

RECOMMENDATION

The City Commission: 1) authorize the bid award to Electric Service and Sales Inc. for the Retrofit of Cooling Systems; and 2) authorize the City Manager or designee to execute a contract and any necessary documents, with Electric Service and Sales Inc. for the Retrofit of Cooling Systems, subject to approval by the City Attorney as to form and legality.

[150913A_ITB Retrofit Transit Bus Cooling Systems_20160519.pdf](#)

[150913B_Addendum #1_20160519.pdf](#)

[150913C_Electric Sales and Service Bid Response_20160519.pdf](#)

[150913D_Bid Record_20160519.pdf](#)

[150913E_Award Public Notice_20160519.pdf](#)

[150913F_Bid Tab_20160519.pdf](#)

150929.**Gainesville Police Department's (GPD) Request to Add Staff (B)**

In continuation with the plan to transform the Gainesville Police Department, this agenda item covers Phase II of the Re-organization process. This phase allows the continuation of establishing a culture of transparency and accountability that builds trust with the citizens of Gainesville. Phase II also attempts to address the City Commission's approved plan to become more Citizen Centered. This phase seeks to build trust both within the department and with the public. Toward that end, it is the intention of GPD's guiding principle for internal and external policies to embrace a culture of

guardianship.

Explanation: In Phase I, the following changes were implemented:

- *Announced and began the hiring process for adding a second Major*
- *Began consolidation of GPD's Human Resources to City HR*
- *Assigned two Captains to act as Patrol District Commanders*
- *Moved a number of personnel to different middle-management positions.*

Phase I changes have been successfully implemented and GPD is ready to implement Phase II of the reorganization.

Phase II allows the continuation of establishing a culture of transparency and accountability that builds trust with the citizens of Gainesville. Phase II also attempts to address the City Commission's approved plan to become more Citizen Centered. This phase seeks to build trust both within the department and with the public. Toward that end, it is the intention of GPD's guiding principle for internal and external policies to embrace a culture of guardian rather than warrior. Phase II will involve a number of additional changes to the supervisory chain of command affecting existing GPD areas including: GPD Administration, Operations Bureau and Professional Standards and Support Services Bureau. The proposed changes are:

Reorganizing GPD Senior Command Structure

- *Convert Captain to an Assistant Chief (currently vacant position)*
- *Convert a Major to a Bureau Chief (currently vacant position)*
- *Convert a Major to an Inspector (recently approved position)*
- *Convert two officers to two District commanders (currently vacant)*

Adding Three Civilian Positions

- *Grants Writer - Primarily responsible for researching grant funding opportunities in support of community policing initiatives; agency equipment needs; acquisition of new technology/software (freeing up current Legislative and Grants Coordinator)*
- *Police Planner - Primarily responsible for intermediate and long-term strategic planning for agency growth and community crime management issues; surveillance of new policing technologies and practices to recommend for possible implementation at GPD*
- *Disproportionate Minority Contact Coordinator - Action oriented position responsible for GPD youth outreach programs, coordination with system of care community dialogue, Department of Juvenile Justice procedures*

Internal Accountability

- *Strengthen Internal Supervisory Chain of Command*
- *Provide increased oversight of field operations*
- *Provide increased oversight of administrative standards and practice*
- *To Better Serve the Community*
- *Provide enhanced level of community policing initiatives*
- *Surveil and employ new technology (i.e. predictive analytics, body cameras, non-lethal threat suppression, etc.)*

- Provide enhanced response to public inquiries regarding police activities
- Designated Bureau Chief to increase level of agency responsiveness to the public and improve public access to senior GPD leadership.

External Accountability

- Coordinate GPD policing activities and policy development with external community advisory groups, committees, councils, and/or boards
- Develop and consistently schedule opportunities to report on community policing initiatives to various community constituencies and stakeholder groups

Fiscal Note: The fiscal impact for the remainder of the current year is approximately \$110,000 and will be absorbed in this year's budget. For future years, the impact is approximately \$450,000, and will be offset by adjusting GPD's budgeted vacancy factor from 1.5% to 3.0%.

RECOMMENDATION The City Commission approve the request to add three positions described above.

[150929_Org Chart_20160519.pdf](#)

[150806.](#)

CITY MANAGER EMPLOYMENT AGREEMENT (B)

MODIFICATION - Additional back-up

Explanation: On November 5, 2015, City Manager Russ Blackburn resigned. During the Commission Meeting on November 5, 2015, the City Commission appointed Anthony Lyons as the Interim City Manager, and authorized the Human Resources Department to engage the services of an Executive Search Firm to initiate a search to fill the vacant City Manager position.

Colin Baenziger & Associates conducted a search and provided finalist candidate materials. Candidates were selected for interviews on April 7th, and interviewed on April 19th & 20th.

The City Commission selected a City Manager and authorized the Mayor to negotiate a contract with Anthony Lyons on April 21st.

Fiscal Note: Salary of \$183,846 is included in the FY 16 budget. \$38,154 in projected savings from non-departmental expenditures in the General Fund will be transferred to the City Manager's budget for the remainder.

RECOMMENDATION The City Commission approve the employment agreement of Anthony Lyons.

Legislative History

4/7/16	City Commission	Approved, as shown above
4/19/16	City Commission	Discussed
4/21/16	City Commission	Approved, as shown above

[150806C_Cowper, Kevin - Resume_20160407.pdf](#)
[150806F_Lyons, Anthony - Resume_20160407.pdf](#)
[150806G_Murphy, J. J. - Resume_20160407.pdf](#)
[150806H_Oglesby, Rosylen - Resume_20160407pdf.pdf](#)
[150806i_O'Rourke, Tony - Resume_20160407.pdf](#)
[150806j_Salerno Pat - Resume_20160407.pdf](#)
[150806A_Interview and Events Schedule_20160419.pdf](#)
[150806B_Cowper Kevin - Candidate Report_20160419.pdf](#)
[150806C_Lyons Anthony - Candidate Report_20160419.pdf](#)
[150806D_Murphy J. J. - Candidate Report_20160419.pdf](#)
[150806E_Oglesby Rosylen - Candidate Report_20160419.pdf](#)
[150806F_O'Rourke Anthony - Candidate Report_20160419.pdf](#)
[150806G_Salerno Patrick - Candidate Report_20160419.pdf](#)
[150806_MOD_Lyons Draft Employment Agreement_20160519.docx](#)

[160019.](#)

**Promotion of Minority Owned and Minority Oriented Opportunities
Special Committee (PMOMOOC) (NB)**

MODIFICATION - Item Added to the Consent Agenda

Explanation: Discussion topics will include the Special Committee's role, committee composition, sunset date of December 31, 2016 and policy/procedure recommendations for consideration by the City Commission.

Fiscal Note: There is no fiscal impact for this item.

RECOMMENDATION

As a follow-up to the recent Commission/Charter Officer briefing, the City Commission refers a discussion item on the Promotion of Minority Owned and Minority Oriented Opportunities Special Committee to the next General Policy Committee meeting.

[150938.](#)

Interlocal Agreement with Alachua County for Local Option Fuel Tax (NB)

Section 336.025, Florida Statutes allow counties to impose a local option gas tax of one - to eleven cents on motor fuel sold in a county, with the revenue generated by such tax to be used by county and municipal governments only for transportation expenditures authorized by law. There are three interlocal agreements with Alachua County identifying the formulas for the distribution of these funds.

MODIFICATION - Added Item

Explanation: Section 336.025, Florida Statutes permits the County the authority to levy a local option gas tax upon every gallon of motor fuel and special fuel sold in the County and taxed under the provisions of Chapter 206, F.S. Alachua County first levied the 4th, 5th, and 6th cents of the gas tax in 1985, and in June 2015 extended the levy by ordinance until August 31, 2016. The gas tax proceeds are distributed in accordance with an Interlocal Agreement with the City of Gainesville, effective September 1, 2015 to December 31, 2016. The distribution of the 4th, 5th and 6th cents established in this Interlocal Agreement is Alachua County 60.36% and the City of Gainesville 33.33%, with the remainder distributed amongst the other municipalities.

The Interlocal Agreement between Alachua County and the City of Gainesville for the distribution of the 1st, 2nd, and 3rd cents is effective September 1, 1988 to August 31, 2018. This distribution is Alachua County 43.94% and the City of Gainesville 43.94%, with the remainder distributed amongst the other municipalities. There is a third Interlocal Agreement that was entered into in May 2007 and expiring August 2018 for the additional five cents of local option gas tax, which distributes 52.10% to Alachua County and 38.635% (average of the two previous distribution percentages) to the City of Gainesville.

Based on an average of mileage of roadway and population distribution, Alachua County would receive 51.884% and the City of Gainesville 37.468%. If the formula was based on percentage of road mileage the distribution would be 62.023% to Alachua County and 25.141% to the City of Gainesville. Using just population, the distribution is 41.745% Alachua County and 49.795% City of Gainesville. Using the default formula of transportation expenditures, the City of Gainesville distribution is approximately 66.67%.

After numerous attempts by City staff to initiate negotiations on the gas tax after a one year extension of the interlocal agreement for the 4th, 5th and 6th cents in June 2015, Alachua County and City of Gainesville staff met on March 28, 2016 to discuss the possibility of combining the Interlocal Agreements into one Interlocal Agreement for all eleven cents of the gas tax. The term of the tax and distribution formula were discussed as well.

Florida Statutes §336.025(1)3(d) provides for automatic reviews if there are not any provided for in the executed Interlocal Agreement. It states that, if they are not provided for in the Interlocal Agreement, the parties to the agreement shall review and hold public hearings on the terms of the agreement at least every two years.

City staff believes the City and County will continue to have long term transportation needs with inadequate funding to address them. For this reason, City staff supports a long term levy for all 11 cents of the gas tax and a single formula providing an equitable distribution of the revenue.

As mentioned, periodic reviews of the Interlocal Agreement covering distribution of the gas tax revenue can be handled through existing language in State law or through specific language incorporated into the Interlocal Agreement. If language is included in the Interlocal Agreement, it should create periodic reviews to consider a variety of changes that may have occurred potentially impacting the equitability of the formula for gas tax distribution such as population changes, annexations, etc.

A longer term gas tax levy allows the City and County to bond transportation projects while the periodic review of the Interlocal Agreement allows for review and potential changes in distribution as appropriate.

Based on City Commission discussion at the May 5, 2016 City Commission meeting and May 12, 2016 General Policy Committee, staff has updated this agenda item to authorize the Mayor to execute a one year extension of the Interlocal Agreement for the 4th, 5th and 6th cent of the Local Option Gas Tax through December 31, 2017.

Fiscal Note: The current annual distribution to the City is approximately \$4.66 million or 38.635% of overall gas tax revenues. A one year extension of the Interlocal Agreement for the 4th, 5th and 6th cent of the Local Option Gas Tax will maintain this overall distribution and specifically maintain the 33.33% distribution for the 4th, 5th and 6th cents.

RECOMMENDATION

The City Commission: 1) authorize the Mayor to execute a one year extension of the Interlocal Agreement for the 4th, 5th and 6th cents of the Local Option Gas Tax through December 31, 2017 and 2) direct City staff to negotiate a long term agreement covering all 11 cents of the Local Option Gas Tax over the next year with a single distribution formula and triggers for periodic review and potential modification to the distribution formula.

Legislative History

5/5/16 City Commission Discussed

[150938A Gas Tax Graph 20160505.pdf](#)

[150938B Gas Tax Estimates under Different Agreement Options 20160505.pdf](#)

[150938-MOD Gas Tax Powerpoint 20160505.pdf](#)

160003.

Bus Pass Program for the Homeless (B)

This item is a request for the City Commission to consider and approve the proposed financial plan to provide a bus pass program for the residents of GRACE Marketplace and Dignity Village. This would include authorizing staff to participate with the Alachua

County Community Transportation Coordinator in a State grant program to provide transportation services for the homeless at the same location.

MODIFICATION - Item Added to the Consent Agenda

Explanation: At Citizen's Comment on May 5, 2016, the City Commission received a comment from Theresa Lowe, Alachua County Coalition for the Homeless and Hungry (ACCHH) Executive Director, regarding the need for interim bus services for the homeless at GRACE Marketplace and Dignity Village. The City has determined that the current Homeless Bus Pass Program is unsustainable and that the program needs to be restructured to comply with state and federal rules and regulations.

City staff had meetings with Theresa Lowe on April 18th and April 25th to discuss the restructuring of the Homeless Bus Pass Program and to seek input and feedback from ACCHH, allowing ACCHH the opportunity to develop a program to fit their needs as the primary homeless service provider. However, ACCHH did not provide any suggestions on how to restructure the program or identify priorities for a new program. As such, City staff proposed a plan to partner with the Alachua County Community Transportation Coordinator (CTC), MV Transportation, to apply for a Florida Commission for the Transportation Disadvantaged (CTD) Mobility Enhancement Grant. If awarded, this grant can provide transportation assistance for homeless individuals starting on July 1, 2016. In the interim, City staff would continue to work to identify a stop-gap measure to ensure that transportation services for the homeless would continue during the application and implementation period.

The Homeless Bus Pass Program was modeled after the current Employee Bus Pass Program, but homeless ridership has been much greater than anticipated and therefore unsustainable at the current rates. The City Commission requested staff look at an alternative approach to providing interim bus services for homeless persons between May 18th and June 30th, while the City, the CTC, and ACCHH partner to apply for the CTD Mobility Enhancement Grant. City staff recommends that the Homeless Bus Pass Program be restructured not only to comply with state and federal rules and regulations, but also to be a better fit with a new paradigm in our community that is being proposed by the local Continuum of Care (CoC) to address Rapid Rehousing and the Housing First Model.

If awarded, the grant can provide up to \$55,350 (including the required 10% local match) to allow the City provide transportation services for the homeless beginning on July 1, 2016. City staff is proposing the use of \$3,485 from the remaining General Fund dollars allocated to the Cold Night Shelter Program for FY 2016 and \$2,050 from the Gain Settlement to provide the \$5,535 in matching funds for the grant. The grant would provide funding for up to 225 monthly passes each month for ACCHH to distribute to homeless. In order to make this program viable, an agreement will need to be drafted between the CTC, ACCHH, and the

City stating what each party will be responsible for in order to meet the grant requirements. The CTC has been in contact with State officials about the grant and is confident that they will receive this funding. The grant awards are scheduled to be announced in late May or early June.

As part of the interim plan, City staff is also suggesting that the \$15,000 allocated for the Homeless Bus Pass Program be used to purchase monthly passes for ACCHH to provide bus services during the time period between the end of the current program until the implementation of the grant. Staff is estimating that approximately \$8,750 is needed to provide interim bus services for approximately 2 months beginning on May 18th. RTS will work with ACCHH to determine how the monthly bus passes will be distributed and managed. This will also provide a good opportunity to establish a new process and work out issues before the grant is implemented. The remaining fund of \$6,250 will be placed in a contingency fund to cover any potential gap if there is a delay in the awarding of the grant to the CTC.

At this time, there is no fiscal impact to the budget since these funds have already been approved by the City Commission to be used for homeless services. Staff is asking the City Commission to authorize the use \$15,000 of the Bus Pass Program fund to cover the interim period and authorize the use of surplus funding in the amount of \$3,485 from the Cold Night Shelter Program and \$2,050 from the Gain Settlement to be provided as the local matching funds for the State Mobility Enhancement grant. If there is a change to the Homeless Bus Pass Program, staff will immediately notify the City Commission of any potential impact to the budget.

Fiscal Note: At this time, there is no impact to the FY 2016 Budget. There is a surplus in the Cold Night Shelter fund in the amount of \$3,485 that could be re-allocated to the Bus Pass Program and \$2,050 is available in the Gain Settlement for homeless services, which could be used as matching funds for the grant. The City Commission had previously allocated \$15,000 for the Homeless Bus Pass Program for FY 2016.

RECOMMENDATION

The City Commission 1) authorize staff to use \$3,485 of surplus funds from the Cold Night Shelter Program and \$2,050 from the Gain Settlement Funds as matching funds to partner with the Alachua County Community Transportation Coordinator for the Florida Commission for the Transportation Disadvantaged Mobility Enhancement Grant; 2) authorize staff to use the previously-approved FY 2016 Bus Pass Program funding of \$15,000 to fund homeless transportation services during the interim period between the end of the current program on May 18 and the beginning of the grant period on July 1, with any remaining monies to be allocated to a Bus Pass Contingency Fund if there is a need during the fiscal year; and 3) authorize the City Manager or designee to enter into an agreement

for the CTD Grant Program.

Alternative Recommendation: Direct staff to return to the City Commission with other approaches for interim bus services at the next City Commission meeting of May 19, 2016.

[160003A_Bus Pass Program Restructuring Memo_20160512.doc.pdf](#)

[160003B_Mobility Enhancement Grant manual_20160512.pdf](#)

[160003A-MOD_Bus Pass Program Restructuring Memo_20160519.pdf](#)

[160003B-MOD_Mobility Enhancement Grant Manual_20160519.pdf](#)

[150782.](#)

Fire Station Alerting System Replacement Update (B)

This item requests that the City Commission authorize the Mayor to send a letter to the Chair of the Alachua County Board of County Commissioners supporting the County's participation in the Fire Station Alerting Project.

MODIFICATION - Moved Item from the Regular Agenda to the Consent Agenda.

Explanation: At the May 12th, 2016 meeting of the City's General Policy Committee, the staff recommendation for the City Commission to invite Alachua County to join the Fire Station Alerting project at substantial initial savings to the County and to jointly fund the system thereafter was supported.

The City Commission has approved expenditures of \$488,160 on a base Fire Station Alerting system. Previous grant requests and capital improvement study anticipated a single system to be shared by Gainesville Fire Rescue (GFR) and Alachua County Fire Rescue (ACFR). The grant requests were for substantially higher amounts for more capable systems; however, the project is now a scaled-down first phase design. This base-system includes the minimum equipment (re-using most existing GFR Fire Station equipment), first-year software license, and warranties with remote support.

There is an opportunity for ACFR to connect to this base-system purchased by the City. There would still be costs for the County to buy equipment for each Fire Station brought online with the new system.

Not taking advantage of a single or compatible Fire Station Alerting System will, over time, result in increasing failure of the County's older system and station components until the platform is unsustainable with limited support options. The lack of compatibility with ACFR and Computer Aided Dispatch (CAD) will prevent efficiencies and interoperability gains that reduce emergency response time for County units (including ambulances) responding to City incidents.

History/Background Information

The Fire Station Alerting System is used to notify first responders of calls for service. A dispatcher at the Combined Communication Center (CCC) receives the incident information from the CAD system and sends an alert to the required station/units. The current City system was installed nearly a decade ago as a requirement to maintain GFR's Public Protection Classification by the Insurance Services Office (ISO). ACFR's system dates to the early 1980s technology, and relies on antiquated analog radio "beeper" equipment.

The City Commission has authorized the City Manager or designee to negotiate a contract to replace GFR's Fire Station Alerting System; however, to reduce response times and function most efficiently, GFR and ACFR must use modern and compatible systems or preferably the same platform for effective Fire Station Alerting.

GFR and ACFR agree and continue to advocate for a stable and effective fire station alerting system. The use of the same platform and the economy of sharing system maintenance for non-station expenses seems the most efficient approach. Another advantage to a single system is that later phases of the project and improvements can be more easily addressed and less costly to deliver than what two stand-alone or incompatible systems can achieve independently.

In anticipation of technological improvements and limited service life for the electronic equipment and software, GFR and ACFR jointly began submitting applications in 2013 for Federal grant funding for replacement of the aging system; however, none of the applications were funded. With the number of outages rising and the increased need to lower response time the City has agreed to fund a phase I system that will meet our minimum needs and is preparing to move forward. It is optimal in planning the implementation to address the County's participation.

Options

A. Encourage the County to join the Fire Station Alerting project by bringing all County Stations online and jointly sharing the on-going expenses of the base system.

Pros - Provides optimal integration and maximum effectiveness of the system, lowering response time county-wide.

Cons - Expense for County Fire Station equipment.

B. Encourage the County to join the Fire Station Alerting project by bringing Urban Stations online and jointly sharing the on-going expenses of the base system.

Pros - Those stations with the most impact on City responses and with highest incidents will benefit from improved response time. Provides the opportunity for a phased approach and reduced County expense for a new system.

Cons - Partial implementation will require maintenance of two systems and not resolve suburban or rural response delays.

C. City continues on course and implements a new Fire Station Alerting project for GFR only;

Pros - City will replace its system as planned to provide improved reliability to maintain low dispatch time for City Stations.

Cons - City incidents that require automatic aid from ACFR units will experience exposure to slower, less reliable alerting system.

Staff recommends the options in successive order as listed; however, Option B provides for those units most often called to city incidents.

Based on General Policy Committee discussion on May 12, 2016, the request is for the Mayor to send a letter to the Chair of the Board of County Commissioners supporting the County's participation in the fire station alerting project.

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

RECOMMENDATION

The City Commission authorize the Mayor to send a letter to the Chair of the County Commission supporting the County's participation in the Fire Station Alerting Project.

Legislative History

3/17/16 City Commission Approved as Recommended

[150782A-MOD Draft Letter Mayor Poe to Chair Hutchinson 20160519.pdf](#)

[150782B-MOD Fire Station Alerting Staff Analysis 20160519.pdf](#)

ADOPTION OF REGULAR AGENDA

GENERAL CITIZEN 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.

[100607.](#)

Request for Proposal - For Reuse/Development of Former U.S. Army

Reserve Property (B)

This item involves a request for the City Commission to approve staff's ranking of proposals for the reuse/development of the former U.S. Army Reserve Property. **ESTIMATED STAFF PRESENTATION 10 MINUTES**

Explanation: A Request for Proposals (RFP) for the former U.S. Army Reserve Property was released on March 3, 2016 and proposals were received from two entities. Staff evaluated the two proposals and is recommending the following ranking:

- 1) Phalanx Defense Systems
- 2) Alachua County Housing Authority

Summary of Phalanx Defense Systems Proposal

Proposed Uses

- Corporate Headquarters and Light Manufacturing in the Personal Protective and Armor Industry

Use of Existing Building

- Same as Above

Proposed New Buildings & Facilities

- No New Buildings or Facilities Proposed
- Fence Building and Parking for Security

Property Proposed for Purchase

- 3.4 Acres or Less; 3.4 Acres or More Remaining for Reserve Park

Projected Project Costs

- Phase 1 - \$500,000 to Prepare Building for Occupancy
- Phase 2 - \$520,000 for Roof Replacement
- Phase 3 - \$ TBD

Fiscal Impact

- Phalanx Estimates the Creation of 39 New Jobs Within Two Years; Phalanx Estimates the Current Average Wage of an Employee at \$41,000 Per Year

- Proposal to Pay City \$2 for Property
- Request Five Year Abatement of City Property Taxes

Summary of Alachua County Housing Authority Proposal

Proposed Uses

- Senior Subsidized Housing (56 - 58 one and two Bedroom Units)
- Alachua County Housing Authority Headquarters/Offices
- Boys and Girls Club Annex
- Public Meeting Space
- Industrial Kitchen (for clients, staff and community events)

Use of Existing Building

- 8 - 10 one and two bedroom units (5,349 Sq. Ft.)
- Alachua County Housing Authority Headquarters/Offices
- Public Meeting Space in Center Atrium (4,000 Sq. Ft.)
- Industrial Kitchen (4,000 Sq. Ft.)
- Community Bathrooms (1,000 Sq. Ft.)

Proposed New Buildings & Facilities

- Senior Housing - New 4 Story, 36,000 Sq. Ft. Living Facility with 48,

one and two bedroom units

- Boys and Girls Club - New 3,000 Sq. Ft. Building, Field/Playground (Fenced)

- Maintenance Facility - New 2,000 Sq. Ft. Building

- Driveways, Parking, Stormwater Facility

Property Proposed for Purchase

- 4.8 Acres; 2 Acres Remaining for Reserve Park

Projected Project Costs

- \$9,596,584

Fiscal Impact

- \$48,000 Paid to City for Property; \$50,000 From Future Development Fees Over Time Towards Reserve Park

- Property Would Most Likely Be Tax Exempt

As is typical of an RFP process, proposals are a starting point for City negotiations with an entity. Based on City Commission direction, staff will negotiate with the top ranked proposer and bring an agreement to the City Commission for approval.

Fiscal Note: An appraisal of the property conducted in February 2016 indicated an appraised market value of \$635,000 for the northern portion of the property with building and \$85,100 for the southern portion of the property (less mitigation costs). The Property Appraiser recently adjusted their value for the property to \$749,000 which included a reduction of 20% based on the observed condition of the building.

RECOMMENDATION

The City Commission: 1) approve staff's recommended ranking of the proposals; 2) authorize the City Manager or designee to negotiate a Contract for Sale and Purchase, a Disposition and Development Agreement, and any related documents with Phalanx Defense Systems subject to approval by the City Attorney as to form and legality; and 3) return to the City Commission with said documents for review and approval.

Legislative History

12/16/10	City Commission	Referred to the Recreation, Cultural Affairs and Public Works Committee
2/24/11	Recreation, Cultural Affairs and Public Works Committee	Discussed
7/7/11	City Commission	Approved as Recommended
9/24/12	Recreation, Cultural Affairs and Public Works Committee	Discussed
9/24/12	Recreation, Cultural Affairs and Public Works Committee	Discussed
11/13/14	Recreation, Cultural Affairs and Public Works Committee	Approved, as shown above - See Motion(s)

12/18/14	City Commission	Approved as Recommended
5/14/15	Recreation, Cultural Affairs and Public Works Committee	Approved by Consensus
8/13/15	Recreation, Cultural Affairs and Public Works Committee	Approved as Recommended
8/20/15	City Commission	Approved as Recommended
12/10/15	Recreation, Cultural Affairs and Public Works Committee	Discussed
12/17/15	City Commission	Approved as Amended
2/1/16	Recreation, Cultural Affairs and Public Works Committee	Discussed
2/4/16	City Commission	Approved as Recommended

[100607_Draft Letter_20110224.pdf](#)
[100607A_Letter to Stearns-Brown NE Veterans Park_20110707.pdf](#)
[100607B_Letter to Secretary of Defense_20110707.pdf](#)
[100607C_Photo W Parking looking SE 9_20110707.pdf](#)
[100607D_Photo SW Portion looking SE 9_20110707.pdf](#)
[100607A_Site Map_20120924.pdf](#)
[100607B_ECP Report_20120924.pdf](#)
[100607C_Estimated Operation Costs Report_20120924.pdf](#)
[100607A_Army Reserve Property Action Plan_20141113.pdf](#)
[100607B_Oct 2012 Army Reserve PPT_20141113.pdf](#)
[100607C_Nov 2012 CHW Draft Report_20141113.pdf](#)
[100607A_Army Reserve Property Action Plan_20141218.pdf](#)
[100607B_Draft Nov 13 2014 RCAPW Minutes_20141218.pdf](#)
[100607C_USAR Action Plan PPT_20141218.pdf](#)
[100607_Army Reserve Property Action Plan_20150514.pdf](#)
[100607_Reserve Park Presentation_20150813.pdf](#)
[100607_Reserve Park Presentation_20150820.pdf](#)
[100607A_Real Property Policies_20151210.pdf](#)
[100607B_Visioning Session Report_20151210.pdf](#)
[100607C_Draft RFP Parameters_20151210.pdf](#)
[100607A_Real Property Policies_20151217.pdf](#)
[100607B_Visioning Session Report_20151217.pdf](#)
[100607C_Draft RFP Parameters_20151217.pdf](#)
[100607A_Boundaries of Reserve Park_20160201.pdf](#)
[100607B_Reserve Property RFP Evaluative Criteria_20160201.pdf](#)
[100607_Boundaries of Reserve Park_20160204.pdf](#)
[100607_MOD_Reserve Property RFP Evaluative Criteria_20160204.pdf](#)
[100607A_US Army Reserve Property-BID TAB_20160519.pdf](#)
[100607B_RFP for U.S. Army Reserve Property_20160519.pdf](#)
[100607C_RFP for U.S. Army Reserve Property-Add#1, 2_20160519.pdf](#)
[100607D_Alachua County Housing Authority proposal_20160519.pdf](#)
[100607E_Phalanx proposal_20160519.pdf](#)
[100607F_Written Evaluations_20160519.pdf](#)
[100607G_ACHA Presentation_20160519.pdf](#)
[100607H_Presentation-Phalanx_20160519.pdf](#)
[100607I_Oral Evaluations_20160519.pdf](#)
[100607J_RFP Memo re Audio from evaluation proceedings_20160519.pdf](#)

[150568.](#)**Citizen Centered Gainesville Quarterly Update (B)**

This item is a request that the City Commission receive a presentation on implementation efforts related to Citizen Centered Gainesville.

****ESTIMATED STAFF PRESENTATION 20 MINUTES****

Explanation: On February 18, 2016 the Commission received a presentation from staff on the implementation of Citizen Centered Gainesville and approved funding for the initiative in the current fiscal year. As a proposal for accountability regarding the initiative, it was suggested that staff bring the Commission a quarterly update on the progress citizen centered efforts.

Currently there are six projects underway related to Citizen Centered Gainesville with several more identified. The six projects include: creating the talent to win, redesigning the Thomas Center facilities and experience, connecting citizens during events and emergencies, developing the Gainesville Business Portal, creating organizational Action Officers, and initiating the "Get It Done" plan. A brief update regarding each project follows.

· *The Talent to Win*

The capacity to achieve a citizen centered city is dependent upon the culture and people who support and carry out city services. To this end, in April the city partnered with IDEO's training partner, Experience Point, to facilitate a hands-on workshop for organizational leadership to understand and practice how to incorporate citizen's perspectives (i.e., design thinking) in the delivery of city services. Experience Point also delivered a day and a half train the trainer session to three Human Resource employees so that the city has the capacity to deliver design thinking to our staff in-house. Since the workshop, we have followed up with participants in a focus group setting to share ideas of how to use design thinking within the organization and we are already beginning to see areas come forward with new citizen centered projects. For instance, a team in Fire & Rescue identified a program in which to use design thinking and a citizen centered approach, which is being supported by the training capabilities of the Human Resources team. As information about design thinking is rolled out across the organization, we anticipate additional projects will be identified within functional areas to scale our citizen centered efforts.

In addition to design thinking activities, city job advertisements have been updated to include citizen centered language. Next steps under this initiative include building an informational repository and common base of information to extend citizen centered training opportunities for all city employees.

· *Thomas Center B Experience and Facility Redesign*

The citizen experience at the Thomas Center B and with Planning and

Development Services were identified early on as ripe for citizen centered redesign. Related to the Thomas Center B facility, we have a cross functional city team that is planning physical and informational improvements to the entry and lobby experience. To gain an understanding of the improvements to be made we have conducted focus groups with employees and have had meetings/individualized tours with the Thomas Center Associates and Duckpond Neighborhood groups. In order to better connect with the community and surrounding neighborhood, a series of Food Truck events have also been offered at the Thomas Center where citizen surveys have been conducted.

To date we have incorporated that feedback into the solicitation for proposals from construction firms to begin construction on the Thomas Center B entry and lobby. In the near term, we expect to begin construction and we are also seeking additional funds to expand the scope of the physical improvements through a historic preservation grant from the state of Florida.

In terms of the user experience in Planning and Development Services, the implementation of electronic plans submission and review is in process, which will alleviate the need for costly and time consuming delivery of hard copy plans. The First Step process is also being assessed to provide for a better experience and information for individuals who are looking to develop a property in Gainesville. Some improvements, such as the ability to schedule a First Step meeting online, have already occurred. We are also identifying ways to revise the roles of current and future staff to become more citizen-centered.

- *Connecting Citizens in Crisis*

Currently there is not a centralized source of information for citizens to receive accurate information about important occurrences in the community. In order to fill the informational gap, staff has been working to develop an emergency and events website that will house an interactive mapping feature showing real time information related to traffic, weather, wildfires, free Wi-Fi, shelter locations, a customizable incident layer and other pertinent details to connect citizens with important information in the community.

The site will also house a live Twitter feed from official partners to circulate accurate information regarding events and emergencies as they occur in Gainesville. The website is in progress and will be ready to launch on the first day of hurricane season, June 1, 2016.

- *Gainesville Business Portal*

The process of starting and managing a business is often characterized as confusing and bureaucratic, yet local businesses are a significant source of local jobs and prosperity. In order to streamline this process and provide better information surrounding local business development we are creating the Gainesville Business Portal. As previously

demonstrated, this portal will provide permitting information by business type, zoning and other useful information pertaining to starting, managing or growing a local business in Gainesville.

This initiative seeks to build an open source website through public-private collaboration that will reap long term benefits for the Gainesville community. In conjunction with private sector partners, the city is supporting the effort to bring a Code for America brigade to Gainesville as a result of this initiative. We are currently in the technical planning and information gathering phases of translating paper-based permitting information into a digital format. As part of this initiative the project team plans to participate in Code for America's National Civic Day of Hacking on June 4 and will host a community hackathon event in mid-July to engage community coders in the co-design the Gainesville Business Portal.

- *Action Officers*

As good as technology can be, we understand that there is a need and a desire to assist citizens in conducting business with the city by proactively facilitating a satisfying experience. To better understand the needs of our citizens, we have developed a cross departmental team that is in the process of using design thinking to collect observations of how our citizens currently interact with various city services.

Functional areas that have been identified to conduct observations include Public Works, Parks, Recreation, & Cultural Affairs, Economic Development & Innovation, Planning & Development Services, Gainesville Regional Utility, among others. We expect that the outcome of this initiative will be a set of recommendations on how the city can utilize and deploy Action Officers across the organization.

- *The Get It Done Plan*

The previous processes for strategic planning and budget were disconnected in both their timing and conceptualization, which led to the uneven achievement of community priorities. To address this, the Commission, Charter Officers, Department & Division Directors, Strategic Planning and Budget staff and citizens have begun to work collaboratively to revise how the strategic plan and budget support one another. To date this has involved interviews with the Commission and city staff, collaborative city leadership team sessions, and a six week citizen outreach effort that targeted multiple platforms and community events to receive input on the city's programs and services in preparation for strategic planning and budget discussions.

Specifically, the outreach effort included conducting citizen surveys at Kanapaha Spring Garden Festival, Cone Park Wellness Walks, Downtown Farmer's Markets, Active Streets, the 5th Street Arts festival, GPD neighborhood meetings and more. In addition, the effort included piloting a "text to engage" platform and an online survey hosted through

engageGNV. The result of the outreach has been to elicit more than 25 times the citizen participation in the budget and strategic planning process (from approximately 20 citizens to more than 570 citizens). There was also a Telephone Town Hall on the subject. This initiative will continue to develop through the ongoing strategic plan and budget workshops scheduled in May and June.

This is a summary of the progress of current citizen centered initiatives.

Fiscal Note: None

RECOMMENDATION The City Commission hear a presentation from staff.

Legislative History

12/3/15	City Commission	Approved, as shown above
12/17/15	City Commission	Heard
2/18/16	City Commission	Approved as Recommended

[150568A-MOD_Memo_20151203.pdf](#)

[150568B-MOD_Draft Report_20151203.pdf](#)

[150568-MOD_Citizen Centered Gainesville Roadmap PPT_20151217.pdf](#)

[150568-MOD_PPT_20160218.pdf](#)

[150568_Presentation_20160519.pdf](#)

[150968.](#)

Gainesville's Historic Depot Building Letter of Intent to Lease (B)

This is a request for City Commission approval to execute a Letter of Intent to lease the Historic Depot Building.

MODIFICATION - Revised Power Point

Explanation: The Historic Depot Building is located on the north side of the Depot Park site. Situated on Depot Avenue, the Depot Building serves as one of the main gateways into the park. In October 2014, the City Manager requested that the CRA act as an agent on behalf of the City for the lease of the Depot Building and to solicit proposals for lease of the building in accordance with City property disposition policies. In addition, the CRA was requested to devise appropriate selection criteria and begin negotiations for a lease for full programming of the building between qualified tenant(s) and the City of Gainesville. In Fall 2014, the CRA posted a 'For Lease' sign on the Depot Building and placed an ad in the Gainesville Sun. CRA staff also drafted a solicitation document and distributed it to local restaurateurs and business owners. In addition, CRA staff conducted tours to those who were interested in viewing the building. Although interest was high, negotiations waned due to delayed timelines and uncertain start dates for construction of Depot Park and the Cade Museum. In late 2015, as Depot Park project timelines gained clarity, past tenant

interests gained momentum. As a result, CRA staff revised and redistributed the solicitation document.

Today's presentation will review the steps taken by staff to develop the direction for attracting an appropriate tenant to occupy the Depot Building, the community engagement that has taken place over the years, the vision of the potential tenant, and the proposed lease details as outlined in a letter of intent.

City Commission approval is needed for execution of the letter of intent. If approved, CRA staff will complete lease negotiations and bring back a lease for City Commission approval.

Fiscal Note: None at this time.

RECOMMENDATION

CRA Executive Director to the City Commission:
1) approve the Letter of Intent for the proposed lessee, Double 18, Inc.; 2) authorize the City Manager to execute the Letter of Intent subject to approval by the City Attorney as to form and legality; and 3) authorize CRA Executive Director, or his designee, to complete lease negotiations and bring back a lease for City Commission approval.

[150968A_PRESENTATION_20160519.pdf](#)

[150968B_LOI_20160519.pdf](#)

[150968-MOD_PRESENTATION_20160519.pdf](#)

[160010](#)

Mayor Lauren Poe - Committee Assignments (B)

RECOMMENDATION

The City Commission confirm the Mayor's appointments.

[160010 CommitteeAssignments_20160519.pdf](#)

COMMITTEE DISCUSSION ITEMS - Items placed on the agenda by the Audit & Finance Committee or General Policy Committee or moved from Consent

OTHER POLICY DISCUSSION ITEMS - If the Commission does not get to these items, they are continued to the next regular Commission meeting or such other regular or special meeting or workshop, as the Commission directs

INFORMATIONAL PRESENTATIONS - Items that do not request or require any Commission action. If the Commission does not get to these items, they are continued to the next regular Commission meeting or such other regular or special meeting or workshop, as the Commission directs.

4:30 - 5:30pm Dinner Break

5:30 - Call to order Evening Session**PLEDGE OF ALLEGIANCE****PROCLAMATIONS/SPECIAL RECOGNITIONS**[160008.](#)**Memorial Day - May 30, 2016 (B)****RECOMMENDATION**

Gator Detachment of the Marine Corp League Mr. Bob Gasche to accept the proclamation.

[160008_MemorialDay_20160519.pdf](#)

[160009.](#)**Mental Health Month - May 2016 (B)****RECOMMENDATION**

Mental Health Coalition of North Central Florida President Dr. Sherry Conner to accept the proclamation.

[160009_MentalHealth_20160519.pdf](#)

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

PUBLIC HEARINGS**RESOLUTIONS - ROLL CALL REQUIRED****ORDINANCES, 1ST READING - ROLL CALL REQUIRED****ORDINANCES, 2ND READING - ROLL CALL REQUIRED**[150418.](#)**QUASI-JUDICIAL - REZONING TO PLANNED DEVELOPMENT DISTRICT (PD) - 1206 W UNIVERSITY AVENUE (B)**

ORDINANCE NO. 150418, PETITION NO. PB-15-69PDV

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 0.64 acres of property that is generally located at 1206 W University Avenue, as more specifically described in this ordinance, from Urban Mixed-Use District 2 (UMU-2) to Planned Development District (PD); adopting a PD report with land development regulations; providing directions to the City Manager;

providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: **PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT**

This ordinance will rezone approximately 0.64 acres of land that is generally located at 1206 W University Avenue from Urban Mixed-Use District 2 (UMU-2) to Planned Development District (PD). PD zoning is an entirely voluntary method for landowners or developers to submit unique proposals that are not provided for or otherwise achievable in the zoning districts established by the City of Gainesville Land Development Code. The property owner has proposed to construct a restaurant with a drive-through facility on the subject property; however, a drive-through facility is prohibited in the UMU-2 zoning district. This PD rezoning will allow eating places with or without a drive-through facility on the subject property, as well as other uses appropriate for the surrounding area. It will also allow the applicant to use flexible design standards that are unique to the subject property and consistent with the City's Comprehensive Plan.

The property is located on the north side of West University Avenue (SR 26), between NW 12th Street and NW 12th Terrace, and is the location of a Texaco gas station that was demolished in 2004. A single-story, residential structure abuts on the north along with the University Heights - North Historic District, West University Avenue (SR 26) to the south, NW 12th Street to the east, and NW 12th Terrace to the west.

This PD rezoning is consistent with the City's Comprehensive Plan because it will allow a mixture of retail, service, research and office uses, which the property's underlying UMU-2 land use category supports. According to Future Land Use Element, Policy 4.1.1, one of the essential components of the UMU-2 land use district is the multi-modal character of the area. Therefore, by allowing multi-modal transportation facilities (i.e., sidewalks, bike racks, parking spaces and drive-throughs) the proposed PD rezoning is also consistent with the intended character of the UMU-2 land use district.

The City Plan Board on September 24, 2015, voted to recommend approval of this rezoning, and on December 3, 2015, the City Commission approved the associated petition (Petition No. PB-15-69 PDV).

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

11/5/15 City Commission Continued (Petition)
 12/3/15 City Commission Approved (Petition), as amended
 5/5/16 City Commission Adopted on First Reading (Ordinance)

[150418A_staff_report_20151105.pdf](#)

[150418B_Append_A_Comp_Plan_Exh_A-1_Exh_A-2_20151105.pdf](#)

[150418C_Append_B_LDC_Exh_B-1_Exh_B-2_20151105.pdf](#)

[150418D_Append_C_Supplemental_Docs_20151105.pdf](#)

[150418E_Append_D_Application_Neighborhood_Workshop_20151105.pdf](#)

[150418F_Append_E_TRC_Conditions_20151105.pdf](#)

[150418G_CPB_minutes_draft_20151105.pdf](#)

[150418H_staff_ppt_20151105.pdf](#)

[150418_PB-15-69_PDV_MOD_City_Commission_Presentation_11-5-15.pdf](#)

[150418A_staff_report_20151203.pdf](#)

[150418B_Append_A_Comp_Plan_Exh_A-1_Exh_A-2_20151203.pdf](#)

[150418C_Append_B_LDC_Exh_B-1_Exh_B-2_20151203.pdf](#)

[150418D_Append_C_Supplemental_Docs_20151203.pdf](#)

[150418E_Append_D_Application_Neighborhood_Workshop_20151203.pdf](#)

[150418F_Append_E_TRC_Conditions_20151203.pdf](#)

[150418G_CPB_minutes_draft_20151203.pdf](#)

[150418H_staff_ppt_20151105.pdf](#)

[150418_MOD_PB-15-69_PDV_City_Commission_Presentation_20151203.pdf](#)

[150418_draft_ordinance_20160505](#)

[150418_draft_ordinance_with_revised_attachments_20160505](#)

[150418_MOD_applicant_presentation_20160505.pdf](#)

PLANNING PETITIONS

[150694.](#)

Amend the Blues Creek Planned Development zoning (B)

Petition PB-15-115 PDA. eda engineers-surveyors-planners, inc., agent for New Generation Home Builders, Inc. Amend the Blues Creek Planned Development (single - family subdivision) as it relates to Unit 5 to modify development standards. Located in the 7000-7800 block of NW 58th Street. *Estimated Presentation Time is 20 minutes*.

MODIFICATION - Additional Back-up

Explanation: This petition proposes to amend the existing Blues Creek Planned Development (PD) and modify the PD Layout Plan to reflect a new Unit

5, Phase 2 subdivision of 44 single-family detached lots. The PD Report, applicant's justification materials, and the Natural Areas Resource Assessment report are contained in the backup. A separate design plat to implement the proposed PD Layout Plan is currently under review and is included for informational purposes only with this petition.

The amendments to the text of the PD include the following:

- Reduction of the residential units depicted in Unit 5
- Addition of new development standards for Unit 5, Phase 2
- Amendment / update of some existing development standards
- Addition of text stating the annexation and zoning history
- Addition of a trip generation note for Unit 5, Phase 2
- Revisions to text to reflect being under the City's jurisdiction
- Setbacks for the proposed Unit 5, Phase 2 subdivision
- Allowance for a lift station as an alternative to the proposed underground sewer crossing to serve Unit 5, Phase 2.
- Addition of a standard concerning encroachment into wetland buffer areas in Unit 5, Phase 2

Amendments to the PD Layout Plan include the following:

- Illustration of 44 new lots proposed as Unit 5, Phase 2 (reduced from the 72 lots currently shown on the PD Layout plan)
- Illustration of conservation areas for Unit 5, Phase 2 (primarily for environmental set-asides)
- Illustration of a proposed 40 foot wide perpetual ingress/egress and public utilities easement to provide private drive access to Lots 37-44 to minimize impervious area and incorporated Low Impact Development (LID) design elements.
- Minor adjustment to the city limits line to correctly reflect the City of Gainesville city limits.
- Addition of the conceptual location of 3 underground utility crossings between Units 2 and 5 that cross the area labeled "drainage easement, developed recreation, & conservation area."
- Annotation of the location of Unit 7 as approved by final plat on 6/11/07 by City Resolution 060095

The Blues Creek subdivision is generally located west of NW 43rd Street, south of NW 81st Avenue, and north of NW 69th Lane. The development's western boundary is contiguous with the City of Gainesville city limits in this area. The Unit 5, Phase 2 subdivision comprises an approximately 36.7-acre portion of the entire approximately 300-acre Blues Creek development. The lots within this portion of Blues Creek wrap along the western boundary of the 90.29-acre drainage easement, recreation, and conservation area as shown on the PD Layout Plan included in the backup.

Background

The development of Blues Creek was originally approved as an Alachua

County Planned Unit Development (PUD) by Zoning Resolution Z-81-68 that was adopted on July 21, 1981. The County PUD was further amended by a revised Master Plan for Blues Creek adopted and approved by Alachua County dated November 1999. Portions of the overall Blues Creek PUD were annexed by the City of Gainesville by Ordinances 001161, 001162, 001163, 002393, and 040290. These annexations occurred in 2001, 2002, and 2005.

Subsequent to the annexations, the City of Gainesville applied City future land use and zoning designations to the property. The City applied Planned Development (PD) zoning to the property via Ordinances 030472 (adopted 10/27/03) and 041187 (adopted 11/28/05). The Alachua County development regulations and conditions approved by Alachua County through Resolution Z-81-68 and the revised Master Plan for Blues Creek (dated November 1999) were adopted by the City as the regulating documents for the City PD. The various amendments to the overall Blues Creek development are contained in the backup. The Blues Creek PD is mostly built out with the exception of 16 lots within Unit 7 and the remaining portion of Unit 5. Unit 5 is partially completed with 10 single-family detached units (this is Phase 1 of Unit 5); the 1999 Master Plan depicted 82 single-family detached units in Unit 5.

Key Issues

- The applicant is requesting to amend the PD zoning to reduce the number of lots listed in the PD report for Unit 5 from 82 to 54 (10 lots have been previously developed) and revise the approved PD Layout Plan to depict a new layout for a Phase 2, of Unit 5 showing 44 lots.
- The proposed PD Layout Plan and PD report propose 3 conceptual utility crossings of Blues Creek via jack and bore below the creek bed. This connection would provide water, sewer, and electric service to Unit 5, Phase 2 from existing utilities within Unit 2 further south. As an alternative, the applicant is requesting the ability to provide sewer service to Unit 5, Phase 2 via a lift station.
- The proposed Planned Development Amendment and proposed PD Layout Plan complies with the land use policies and requirements of the environmental regulations found in the City's Land Development Code under Sections 30-300 and 30-310.
- In order to minimize any disturbance to existing wetlands, a narrower 14' paved drive (40' ingress/egress easement) will provide access to lots within the southern portion of Unit 5, Phase 2.
- All of the buildings within Unit 5, Phase 2 will be equipped with residential sprinkler systems in accordance with Gainesville Fire Rescue requirements.

Fiscal Note: None.

RECOMMENDATION

City Plan Board to City Commission - The City Commission approve Petition PB-15-115 PDA and strike the proposed development standard allowing a lift station to service Unit 5, Phase 2 as an alternative to a sewer line crossing the drainage easement, developed recreation & conservation area.

The Plan Board voted 3-1.

Staff to City Commission - The City Commission approve Petition PB-15-115 PDA.

Staff to City Plan Board - Staff recommends approval of Petition PB-15-115 PDA.

Legislative History

1/28/16 City Plan Board Postponed (Petition) to the City Plan Board

[150694 Staff report 20160128.pdf](#)
[150694A Exh A-1 Proposed PD Report Application Neighborhood Worksh](#)
[150694B ExA-2 Proposed PD Layout Plan 20160128.pdf](#)
[150694C Exh A-3 Natural Areas Resource Assessment 20160128.pdf](#)
[150694D ExA-4 Design Plant 20160128.pdf](#)
[150694E ExB-1 thru Exh B-5 Supplemntal Documents 20160128.pdf](#)
[150694F ExhC-1 Citizen letters regarding Blues Creek PD Amendment 2016](#)
[150694G Exh D eda Blues Creek memo 20160225.pdf](#)
[150694H Exh E GSE Memo 12680 Final Report SS 20160225.pdf](#)
[150694I Exh F Citizen Comments 2-17-16 Blues Crk 20160225.pdf](#)
[150694A Staff report 20160519 .pdf](#)
[150694B Exh A-1 Proposed PD Report Application Neighborhood Worksh](#)
[150694C ExA-2 Proposed PD Layout Plan 20160519.pdf](#)
[150694D Exh A-3 Natural Areas Resource Assessment 20160519.pdf](#)
[150694E ExA-4 Design Plant 20160519.pdf](#)
[150694F ExB-1 thru Exh B-5 Supplemntal Documents 20160519.pdf](#)
[150694G ExhC-1 Citizen letters regarding Blues Creek PD Amendment 2016](#)
[150694H Exh D eda Blues Creek memo 20160519.pdf](#)
[150694I Exh E GSE Memo 12680 Final Report SS 20160519.pdf](#)
[150694J Exh F Citizen Comments 2-17-16 Blues Crk 20160519.pdf](#)
[150694K 160128 and 160228 CPB minutes 20160519 .pdf](#)
[150694L Staff ppt 20160519.pdf](#)
[150694 Blues Creek Letters 1 20160519.pdf](#)
[150694 Blues Creek Letters 2 20160519.pdf](#)
[150694 Blues Creek Letters 3 20160519.pdf](#)
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CITIZEN 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