

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final-Revised

November 18, 2021

1:00 PM

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)
Commissioner Reina Saco (At Large, Seat A)
Commissioner Desmon Duncan-Walker (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!

Learn about the meeting process and how to participate.

The City Commission makes policies and conducts City business in an open forum. The **agenda** outlines what will happen during the meeting. It includes the following sections:

Consent Agenda (CA): Business items that the Commission approves together in one motion to save time. The Commission may remove an item to discuss separately.

Regular Agenda: Includes Business Discussion (**BD**) items considered by the Commission for action during the meeting. The Commission may re-order or remove discussion items.

Note: The **(B)** after an agenda item's title means that Backup materials are included. Click the links on the agenda to view the documents. An **(NB)** after the title means there are no Backup materials for the item.

Public Comment. Share your opinion with the Commission for the official record. The following public comment options may be available for this meeting.

Find specific public comment details for each meeting on the [Public Meeting Calendar](#) or the Notice of Meetings on the City's website. Verbal comments are usually limited to three (3) minutes.

General Public Comment: Share a comment about a topic or issue *not* on the Meeting Agenda. There is one 30-minute General Public Comment period at the beginning of the meeting.

- **Pre-recorded comment:** Call to record a voice comment *before* the meeting. Visit the [Public Meeting Calendar](#) for details. Comments received by the deadline will be played at the meeting.
- **In-person comment:** Neighbors present in the meeting chambers may comment at the designated time. Safety protocols will be observed.
- **Comment by phone:** Neighbors may call by phone to share a comment during the meeting. Dial toll-free: 1-800-742-1099. A moderator will call on you to speak. Mute the sound on your computer/device if you are watching the meeting online. State your name clearly for the record.

Public Comment on Agenda Items

- **In-person comment:** Neighbors present in the meeting chambers may comment at the designated times. Safety protocols will be observed.
- **Comment by phone:** Neighbors may call by phone to share a comment during the meeting. Dial toll-free: 1-800-742-1099. A moderator will call on you to speak. Mute the sound on your computer/device if you are watching the meeting online. State your name clearly for the record.

Written Public Comment: Submit a general comment or a comment on the meeting agenda. Your comments will be shared with the City Commissioners and added to the official meeting record.

- **Mail** to the City of Gainesville, City Clerk: P.O. Box 490, Station 19, 32627-0490
- **Email** to citycomm@cityofgainesville.org
- **E-Comment:** Visit the "Agenda & Minutes" page on the City's website www.cityofgainesville.org. Click the "eComment" link for a meeting agenda to leave comments on specific items.

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.

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

"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**INVOCATION****CA ADOPTION OF CONSENT AGENDA (CA) - GRU, General Government, Audit & Finance Committee and General Policy Committee Items****CA-1 [210561.](#) Approval of Minutes from the October 18, October 19, October 21, October 26, November 1, and November 4 (2), 2021 City Commission Meetings (B)****RECOMMENDATION**

The City Commission approve the October 18, October 19, October 21, October 26, November 1, and November 4 (2), 2021 minutes.

[210561_October 18, 2021 Minutes_20211104.pdf](#)

[210561_October 19, 2021 Minutes_20211104.pdf](#)

[210561_October 21, 2021 Minutes_20211118.pdf](#)

[210561_October 26, 2021 Minutes_20211118.pdf](#)

[210561_November 1, 2021 Minutes_20211118.pdf](#)

[210561_BOT November 4, 2021 Minutes_20211118.pdf](#)

[210561_November 4, 2021 Minutes_20211118.pdf](#)

CA-2 [210643.](#) Gainesville Regional Utilities Seeking Security Force Contract with Excelsior Defense Inc. (NB)

Explanation: On December 30th, 2019 GRU entered into a four year contract with Miller Private LLC. for security force services. In the interest of both parties, on October 19th, 2021 GRU and Miller Private LLC. executed an "Agreement to Terminate". Miller Private LLC. initiated the request to terminate in August of 2021 due to management, staffing, and financial hardships being experienced in their business model. GRU seeks a contractor with the ability to produce higher performance related to regulatory compliance and overall tenets of a security force service. Whereas the original contract was slated to end December 31st, 2024, the contract will now end December 30th, 2021.

The City of Gainesville (General Government) currently has a contract with Excelsior Defense Inc. ("Excelsior"), to provide security force services. The Excelsior contract permits the city to add services to the contract by the use of a "Task Assignment". GRU would like to submit a task assignment to the existing Excelsior contract to add security services to GRU. Because the increase in the Excelsior contract exceeds 10% of the original contract price, the city commission must approve the task assignment. This task assignment will not increase the budgeted amount for security services for GRU. This item was presented to the UAB on 11/15/21.

Fiscal Note: GRU has funds budgeted in its FY22 for security force services. There will be no increase in budgeted security force services by approving GRU to utilize the contract between City of Gainesville and Excelsior Defense Inc.

RECOMMENDATION

Authorize the General Manager or his designee to negotiate and execute an amendment to the contract to include GRU security services with Excelsior Defense Inc., subject to the City Attorney's approval as to form and legality. This will allow GRU time to formally and appropriately procure security force services.

On 11/15/21, the UAB voted 5-0 (with members Porter and Lewis absent) to advise the City Commission to approve the staff recommendation.

CA-3

[210591.](#)

Gainesville Regional Utilities' FY23 Budget Calendar - Revised (NB)

Explanation: On November 4, 2021, staff presented GRU's proposed FY23 budget calendar for Commission approval. The Commission approved the calendar with one modification: for staff to choose two of the dates to be joint meetings with the Utility Advisory Board (UAB) and add one hour to the length of those. In addition, after the Commission approved the dates, staff discovered that one of the dates was in conflict with the Commission's spring break.

Staff has chosen the joint meeting dates with the UAB and has found another date to solve the conflict with the spring break session and now present the revised calendar for Commission approval.

Staff requests the City Commission approve the following dates:

Wednesday December 1, 2021

Tuesday January 25, 2022 - 4:00 p.m. to 7:00 p.m. (Joint with the UAB)

Monday February 7, 2022

Monday March 28, 2022

Monday April 18, 2022

Monday May 2, 2022

Monday May 16, 2022 - 3:00 p.m to 6:00 p.m. (Joint with the UAB)

Monday June 6

Except where noted, all meeting times are 3:00 p.m. to 5:00 p.m.

Fiscal Note: None.

RECOMMENDATION

The City Commission approve the revised dates and times requested by staff for the FY23 GRU budget process.

Legislative History

11/4/21 City Commission Approved, as shown above

CA-4 [210590.](#)

HOME-American Rescue Plan Program (B)

AGENDA UPDATE - CHANGED TEXT FILE

Explanation: On March 11, 2021, President Biden signed the American Rescue Plan (ARP) into law, which provides over \$1.9 trillion in relief to address the continued impacts of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses.

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units. ARP requires that funds be used to primarily benefit individuals and families in the following specified "qualifying populations: (1) homeless; (2) at risk of homelessness; (3) fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; (4) part of other populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability; or (5) veterans and families that include a veteran family member that meet the criteria in one of (1)-(4) above.

The HOME-ARP funds will be administered through U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME). The HOME-ARP funds are to be allocated by formula to jurisdictions that qualified for HOME allocations in Fiscal Year 2021. On September 13, 2021, HUD published Notice CPD-21-10, "Requirements for the Use of Funds in the HOME-American Rescue Plan", to assist jurisdictions in developing the program. The program described in this notice is for the use of the \$5 billion in ARP funds, referred to as the HOME-American Rescue Plan or "HOME-ARP."

On September 20, 2021, HUD obligated the HOME-ARP grants for every participating jurisdiction (PJ). This enabled Participating Jurisdictions (PJs) to begin planning for their use of HOME-ARP funds and to access 5 percent (5%) of their HOME-ARP grant for eligible program administration and planning activities they incur for program planning and preparation of their HOME-ARP Allocation Plan. In accordance with the Notice, and the HOME ARP Grant Agreement, the City of Gainesville, a Participating Jurisdiction (PJ), of the Federal Award was provided with funding for use to facilitate programs determined to assist in this initiative. The City may initially utilize up to five percent (5%) of its total award for administrative and planning costs.

Per HUD requirements, the process for the HOME-ARP Plan will be facilitated in an atypical process whereby the grant agreement is executed first, followed by the planning process and funding allocation plan. This will allow the City to begin the required steps to prepare a HOME-ARP Plan that will include a needs assessment and proposed funding allocations for eligible projects. The City's Citizens Advisory Committee for Community Development (CACCD) will participate in the funding recommendations process following the required planning and input activities related to the HOME-ARP Plan, to include neighbor/stakeholder public engagement to obtain input/feedback on the Plan.

Thereafter, staff will submit the HOME-ARP Allocation Plan to the City Commission for review and to request approval. Upon City Commission approval, staff will submit the HOME-ARP Plan to HUD for final review and approval. Once approved by HUD, the remaining HOME-ARP award will be made available to the City to fund projects in accordance with all program requirements. A discussion on the HOME-ARP grant process will be included in the special called ARPA city commission meeting on December 6th.

Fiscal Note: The City of Gainesville anticipates receiving a total allocation of \$1,968,639 HOME-ARP funding.

RECOMMENDATION

The City Commission: 1) Authorize the City Manager or authorized designee to accept the HOME-ARP grant award as designated by HUD; 2) authorize the City Manager or designee to execute all necessary documents required for the HOME-ARP grant agreement, subject to approval by the City Attorney as to form and legality; and 3) authorize the City Manager or designee to take actions, as appropriate to complete all grant agreement documentation as required by HUD.

[210590A HOME-ARP Gainesville Transmittal Letter 20211118](#)

[210590A HOME-ARP Grant Agreement 20211118](#)

[210590A HOME-ARP HUD Notice CPD-21-10 20211118](#)

CA-5 [210642.](#) **Second Amendment to Contract for Job Classification and Compensation Services (B)**

Explanation: The City entered into a Contract for Job Classification and Compensation Services dated April 9, 2018, and First Amendment dated April 9, 2019, extending the Contract through April 9, 2020. The Invitation to Negotiate (ITN) that is incorporated in the Contract provided for a 3-year term, with another 3-year term subject to the City Commissions' direction and availability of funds. The City's Human Resources Department is in the process of eliminating the backlog of job audits and new positions that are a result of the workload created during the Workday implementation, and desires for Cody & Associates, Inc. to do additional job audit work and salary analyses as authorized under the ITN and Contract. The proposed amendment would reinstate and extend the contract through September 30, 2022, with a modest rate increase.

Strategic Connection

This item is connected to Goal 5: Best in Class Neighbor Service. Maintain, hire, train, and retain professional community builders dedicated to serving the Gainesville community.

Fiscal Note: The funds necessary for this service are included in the Fiscal Year 2022 Human Resources budget.

RECOMMENDATION

The City Commission authorizes the Interim City Manager or designee to execute the 2nd amendment to the Contract for Job Classification and Compensation Services, as approved by the City Attorney as to form and legality.

[210642_Cody Amendment 4-8-19 \(signed\)_20211118.pdf](#)

[210642_Contract - Cody Associates -180050-Classification and Compensation](#)

[210642_Second Amendment to Contract for Job Classification and Compensati](#)

CA-6 [200877.](#) **Text Change - Delete the 10-acre Minimum Transect Rezoning Requirement (B)**

Ordinance No. 200877

An ordinance of the City of Gainesville, Florida, amending Section 30-3.14 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to revise the additional criteria for applications to rezone to a transect zone; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

AGENDA UPDATE - ADDED ITEM

Explanation: STAFF REPORT

This ordinance amends the Land Development Code to delete the 10-acre minimum transect rezoning requirement for property that is not adjacent to an existing transect zone. The City Plan Board reviewed the petition on March 18, 2021, and voted to recommend approval of this text change to the Land Development Code. This ordinance requires two hearings and will become effective immediately upon adoption at second reading.

RECOMMENDATION *The City Commission direct the Clerk to schedule a special meeting.*

Legislative History

8/5/21 City Commission Continued

10/21/21 City Commission Continued

[Final Staff Report and Attachments A and B PB-21-13 TCH Coffey South Main 200877A draft ordinance 20210805](#)

[200877B Staff Report and Attachments PB 21 13 TCH 20211021](#)

[200877C Staff PPT PB-21-13 South Main 20211021](#)

[200877D PB-21-13 TCH Applicant MOD 20211021](#)

[200877A draft ordinance 20211021.pdf](#)

[200877 10-19-2021 LTR to L Calderon 20211118](#)

CA-7 [200878.](#)

Land Use Change - 4.82 Acres of Property Located at 1015 South Main Street (B)

Ordinance No. 200878

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 4.82 acres of property generally located at 1015 South Main Street, as more specifically described in this ordinance, from Industrial (IND) to Urban Core (UC); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

AGENDA UPDATE - ADDED ITEM

Explanation: STAFF REPORT

This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 4.82 acres of property located at 1015 South Main Street from Industrial (IND) to Urban Core (UC). This ordinance was generated by application of the property owner. The City Plan Board held a public hearing on March 25, 2021, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan. This proposed amendment to the Comprehensive Plan involves a use of

10 acres or fewer and qualifies as a small-scale development amendment. The City Commission may adopt small-scale development amendments with a single public hearing.

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 adoption. 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 direct the Clerk to schedule a special meeting.

Legislative History

8/5/21 City Commission Continued

10/21/21 City Commission Continued

[200878A draft ordinance 20210805](#)

[200878B StaffReport PB-21-14LUCwithAandB 20210325](#)

[200878.C Final PPT PB-21-14 LUC South Main Street 20210805](#)

[200878A draft ordinance 20211021.pdf](#)

[200878 10-19-2021 LTR to L Calderon 20211118](#)

CA-8 [200879.](#)

Quasi-Judicial - Rezoning 4.82 Acres of Property Located at 1015 South Main Street (B)

Ordinance No. 200879

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 4.82 acres of property generally located at 1015 South Main Street, as more specifically described in this ordinance, from General Industrial (I-2) to Downtown (DT); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

AGENDA UPDATE - ADDED ITEM

Explanation: STAFF REPORT

This ordinance will rezone approximately 4.82 acres of property located at 1015 South Main Street from General Industrial (I-2) to Downtown (DT).

This ordinance was generated by application of the property owner. The City Plan Board held a public hearing on March 25, 2021, 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. 200878 becomes effective as provided therein.

RECOMMENDATION *The City Commission direct the Clerk to schedule a special meeting.*

Legislative History

8/5/21 City Commission Continued
10/21/21 City Commission Continued

[200879A draft ordinance 20210805](#)

[200879B StaffReport PB-21-15ZON withAandB 20210325](#)

[200879.C Final 08052021 PPT PB-21-15 ZON South Main Street 20210805](#)

[200879A draft ordinance 20211021.pdf](#)

[200879 10-19-2021 LTR to L Calderon 20211118](#)

CA-9 [210661.](#)

Special Election Advanced Funding (B)

AGENDA UPDATE - ADDED ITEM

Explanation: At the August 23, 2021 City Commission Special Meeting, Commissioner At-Large Gail Johnson read a statement expressing her intent to resign as a Commissioner for Seat B. She stated that her last City Commission meeting would be September 23, 2021 and that she would leave office on September 30, 2021. In accordance with Section 2.04 of the City Charter, if a vacancy occurs on the City Commission more than six months from the next General Election, a special election shall be held within 60 days. The preliminary results of the November 16, 2021 election call for a run-off to be held on January 25, 2022.

Fiscal Note: \$200,000 budget advance to the Supervisor of Elections for the cost of the run-off election.

RECOMMENDATION *The City Commission approve a \$200,000 budget advance to the Supervisor of Elections for the cost of the run-off election.*

[210661 210370 City of Gainesville 2021 and 210 Early Voting Statistics 20211](#)

[210661 210370 City of Gainesville Special Election Presentation 20211118](#)

[210661 210370 Special Election Marketing Presentation 20211118](#)

ADOPTION OF REGULAR AGENDA

EARLY PUBLIC COMMENT - Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment during later agenda items.

GENERAL PUBLIC COMMENT - Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda. General Public Comment may be submitted in advance by pre-recorded voice message only (see page 2 for details). The General Public Comment period shall not exceed 30 minutes total.

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

BD-1 [210639.](#) Gainesville Regional Airport Presentation (B)

The City Commission hear a presentation from the Gainesville Regional Airport CEO on the status of the Airport.

Explanation: The City's 2021/2022 Strategic Action Plan identifies Airport Leveraging: Outcomes, Options, Direction and City Actions as a Management in Progress item.

The City and Airport partner on many issues relative to Airport operations as well as airside and proximate site development. The Gainesville Regional Airport operates as a special district with the City of Gainesville retaining title to the underlying land assets. The Economic Development and Innovation Director serves as an ex-officio member of the Gainesville-Alachua County Regional Airport Authority (GACRAA) and works with Airport staff on various joint efforts.

This presentation is intended to provide a status report to the Commission regarding Airport operations and to discuss current and future challenges/opportunities.

Strategic Connection

Goal 4: Resilient Local Economy - Management in Progress item

Fiscal Note: No fiscal impact associated with the presentation.

RECOMMENDATION

The City Commission hear the presentation.

[210639_GNV City Commission Presentation 11-18-2021_20211118](#)

BD-2 [210484.](#) Contract for Purchase and Sale of Real Property - Airport Industrial Park (B)

This item seeks City Commission approval of a Contract for Purchase and Sale of Real Property in the City's Airport Industrial Park to facilitate a UF Health Sterile Processing Center.

Explanation: On November 1, 2021, staff received a contract from Shands Teaching Hospital and Clinics Inc. regarding the proposed acquisition of property in the City Airport Industrial Park.

The proposed acquisition of the subject property (Parcel ID # 08162-005-000 and the northeastern portion of tax parcel #08161-003-000) would be to facilitate the development of a UF Health Sterile Processing Center.

Proposed terms of the Contract are as follows:

Purchase price of \$312,500 for the 8.3 acre more or less lot or \$37,650 per acre

Buyer funds AIP lot line adjustment to accommodate disposition Acceptable Title/Survey

City/Airport approval of proposed site plan and building permits

Seller agrees to indemnify Buyer for pre-existing environmental condition 90 day due diligence (feasibility study) period

Closing to occur 60 days following due diligence (feasibility study) period

The subject property will need to be processed through the City's land regulatory process as a lot line adjustment and this will allow remaining property 6.3 acre more or less lot immediately to the west to be acquired by an existing food distribution business that has expressed interest concurrently.

In terms of background, the City of Gainesville over time has sold property fee simple in the Airport Industrial Park to assist in retaining, expanding and attracting industrial development. The proceeds of the sale by prior agreement go to the Gainesville Regional Airport.

The Airport Industrial Park represents an economic development partnership between the City and Airport. In this case the benefit would primarily derive from the provision of jobs which is reported as 140 full time staff and a net of 67 with transfer of 73 full time staff from other on-site UF Health Departments as well as additional surgical growth at UF Health that can serve growing community needs.

The development of the subject property would be in keeping with the City's development review process/procedures and the recorded Airport Industrial Park Deed Restrictions.

The Gainesville Alachua County Regional Airport Authority (GACRAA) provided their initial consent to the sale at their regular meeting on September 30, 2021.

Strategic Connection

Goal 4: Resilient Local Economy...increase the number of successful and sustainable, small and locally owned businesses.

Fiscal Note: The purchase price offered for Parcel ID # 08162-005-000 and the northeastern portion of tax parcel #08161-003-000 is \$312,500 or \$37,650 per acre which is generally in line with the industrial market for property in this area based upon a recent appraisal.

RECOMMENDATION

The City Commission direct: 1) the City Manager to execute the Contract for Purchase and Sale of Real Property regarding Parcel ID #08162-005-000 and the northeastern portion of tax parcel #08161-003-000 in the Airport Industrial Park and all related documents subject to approval of form by the City Attorney.

Legislative History

11/4/21 City Commission Approved as Recommended

[210484.A City Airport Agreements on AIP 20211118.pdf 20211118](#)

[210484.B Airport Acreage Both Parcels 2021-121-3.pdf 20211118](#)

[210484.C 10-7-21 Revised Vacant Land Contract Gainesville Airport Industrial](#)

[210484.D Santang.Shands.AirportInd.9.25.21.pdf 20211118](#)

BD-3 [210640.](#)

GTEC Repositioning Update (B)

Explanation: The largest undertaking on the SE portion of the Reinvestment District is the redevelopment of the Gainesville Technology Enterprise Center (GTEC) area and the former Kennedy Homes site (Heartwood). The sites are located within a quarter mile of each other, about one mile from downtown Gainesville and two miles from the University of Florida. The 13.5-acre GTEC Area Master Plan site, now called "Cornerstone," is located between SE Hawthorne Road and SE 8th Avenue, and SE 20th Street and SE 24th Street.

GTEC is located at 2153 SE Hawthorne Road on the Cornerstone site and now has a 20-year history in the Eastside Community. The GTEC Program has graduated a myriad of companies, yet many neighbors are unclear on who owns and operates the facility, what kind of companies "incubate" there and how it adds value to SE Gainesville.

As part of the former CRA's transition to the Gainesville Community Reinvestment Area, GTEC remained a priority throughout community engagement and became one of the major GCRA projects in the 10-year Plan's Economic Development Initiative. With a renewed focus, a single district reinvestment plan and a community focus on investing in the

eastern portion of the District, the GCRA sold its facility on NW 5th Avenue and relocated to the GTEC building during 2020. GCRA was tasked with management of the facility and negotiating a contract extension with Santa Fe College for the programming and daily operations.

In today's meeting GCRA Staff will share a brief history of the facility and Greenwood Consulting, Inc. will give an overview of their "GTEC Analysis and Recommendations" completed this fiscal year. Finally, GCRA Staff will make recommendations for moving this effort forward.

Strategic Connection

Goal 3: A Great Place to Live & Experience and Goal 4: Resilient Local Economy

Fiscal Note: None

RECOMMENDATION *The City Commission hear a presentation from staff and consultant, and affirm recommendations for next steps*

[210640_A_GTEC_Repositioning_2021.11.18.pdf](#)

[210640_B_2011_GA_Tech_Gainesville_Technology_Enterprise_Center_Final_2021.11.18.pdf](#)

[210640_C_2019_Walker_Building_Needs_Assessment_\(11-01-2019\)_2021.11.18.pdf](#)

[210640_D_2021_Greenwood_GTEC_Gainesville_Report_Final_0921_\(002\)_2021.11.18.pdf](#)

BD-4 [210506.](#)

Appointments to the Gainesville Community Reinvestment Area Advisory Board (B)

AGENDA UPDATE - CHANGED TEXT FILE

Explanation: At the City Commission Meeting on November 4, 2021, the City Commission reduced the board membership to nine (9) members and extended the application deadline to November 12, 2021 with appointments to be made at the City Commission Meeting on November 18, 2021.

RECOMMENDATION *The City Commission discuss the appointments to the Gainesville Community Reinvestment Area Advisory Board and take appropriate action.*

Legislative History

10/21/21	City Commission	Approved, as shown above
10/28/21	General Policy Committee	Approved, as shown above

[210506_GCRA_Founding_Ordinance_20211021](#)

[210506_GCRAAB_Applications_20211118](#)

BD-5 [210601.](#) Commissioner Adrian Hayes-Santos: Parking in Midtown (B)

Explanation: Parking availability is a growing issue in the midtown area. Parking was also one of the top concerns in our most recent neighborhood survey. The Standard has a large parking garage at NW 13th Street and NW 3rd Ave that currently is prohibited by its PD zoning (Ordinance 120615) from offering it's parking spaces to the general public. The parking garage has many open parking spaces that could be made available to the public to help alleviate parking need in the midtown area if the PD zoning is changed.

RECOMMENDATION *The City Commission direct staff to strike the language from The Standard's PD (Ordinance 120615) Condition 6 and bring back to the City Commission for first reading.*

Legislative History

11/4/21 City Commission Withdrawn

[210601](#) [120615](#) [Ordinance](#) [20211104](#)

BD-6 [210453.](#) University of Florida Campus Development Agreement (B)**AGENDA UPDATE - ADDED ITEM**

Explanation: The University of Florida, City of Gainesville and Alachua County are parties to a Campus Development Agreement (CDA) for the period 2015-2025. The University of Florida requests to update the CDA to extend the term through 2030 and incorporate its updated Campus Master Plan for 2020-2030. The Campus Master Plan and CDA are governed by Florida Statutes, Chapter 1013.30 including a requirement to adopt the CDA "consistent with the requirements of s. 163.3225" for public hearings.

Strategic Connection:

Goal 3 of the City Commission's Strategic Plan concerns making Gainesville a great place to live and experience.

Fiscal Note: None

RECOMMENDATION *The City Commission adopt the 2020-2030 UF Campus Development Agreement and schedule the second and final public hearing on 11/18/21.*

Legislative History

9/27/21 City Commission Approved, as shown above

11/4/21 City Commission Approved, as shown above

[210453A Background Information 20210927](#)

[210453B UF- City of Gainesville Campus Master Development Letter 2021092](#)

[210453C Campus Development Agreement 2020-2030 FINAL DRAFT 202109](#)

[210453 CDA Sept 2021 20210927](#)

[210453A Campus Development Agreement 2020-2030 FINAL DRAFT 202110](#)

BD-7 [210656.](#) Commissioner Harvey Ward - Gainesville Housing Authority Potential Partnership (B)

AGENDA UPDATE - ADDED ITEM

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

[210656 2119 COG Presentation - GHDMC Ward 2021118](#)

[210656A Emergency Resolution Creating GHA 20211118](#)

BD-8 [210659.](#) Fiscal Year 2021 Year-End Analysis of Budget Compared to Actual Revenues and Expenditures for the Period Beginning October 1, 2020 and Ending September 30, 2021 (B)

City Commission to review FY 2021 budget to actual performance and projections for Fiscal Year 2021.

AGENDA UPDATE - ADDED ITEM

Explanation: This preliminary fiscal year-end forecast presents an overview of the City's operating revenues and expenditures through the end of fiscal year 2021, as compared to budgeted amounts, and explains any notable variances or trends in these numbers. It also provides a projection of revenues and expenditures through the end of the fiscal year.

The financial information in this report is organized by City funds as follows:

- General Fund
- Special Revenue Funds
- Proprietary Funds

The purpose of this year-end public reporting on the City's revenues and expenditures is twofold. First, it ensures that the City is consistently monitoring its revenues and expenditures so that it can proactively respond to unanticipated changes or emerging trends. Second, and equally important, these reports increase the transparency of City finances. The City is ultimately accountable to its neighbors to use the revenue it brings in efficiently and effectively to provide the highest quality services, and quarterly public reporting provides the information they need to hold the City to this standard.

Strategic Connection: Goal 5 "Best in Class" Neighbor Services

Fiscal Note: Based on a detailed analysis comparing preliminary year-end actual to budget revenues and expenditures, the General Fund is projected to experience a surplus of \$13.8 million and the Special Revenue, Debt, Proprietary and Fiduciary funds are expected to end the fiscal year below the amended budget.

It should be noted that actual year-to-date expenditures are preliminary in nature due to the fact that reporting of the City's financial activity is not finalized until completion of the annual financial audit performed by outside external auditors. While that audit is currently underway for FY 2021 financial activity, the final Annual Comprehensive Financial Report is not expected to be completed until Spring 2022. As a result, this analysis has considered all known year-end adjustments to date, as well as other pending adjustments where appropriate.

RECOMMENDATION The City Commission review and accept the submitted budget analysis report.

[210659_FY2021 Year-End Budget to Actual Analysis and Projections_2021111](#).

CC COMMISSION COMMENT

4:30 - 5:30pm DINNER BREAK

5:30pm - CALL TO ORDER - Evening Session

PLEDGE OF ALLEGIANCE

PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)

EARLY PUBLIC COMMENT - Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment during later agenda items.

RE RESOLUTIONS - ROLL CALL REQUIRED (RE)

RE-1 [210564.](#) Sixth Budget Amendment to the FY 2021 General Government Financial and Operating Plan Budget

Resolution No. 210564

A Resolution of the City Commission of the City of Gainesville, Florida; relating to its general government budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021; amending Resolution No. 200316, as

amended by Resolution No. 200933, Resolution No. 201058, Resolution No. 201115, Resolution No. 210151 and Resolution No. 210452 by making certain adjustments to the General Government Financial and Operating Plan Budget; and providing an immediate effective date.

Explanation: The General Government Financial and Operating Plan, which includes budgets for the General Fund, Special Revenue, Debt Service, Capital Projects, Proprietary, and Pension & OPEB Trust Funds for Fiscal Year 2021, was adopted by the Mayor and City Commission on September 24, 2020 via Resolution No. 200316. The First Budget Amendment was adopted by the Mayor and City Commission on April 1, 2021 via Resolution No. 200933. The Second Budget Amendment was adopted by the Mayor and City Commission on April 15, 2021 via Resolution No. 201058. The Third Budget Amendment was adopted by the Mayor and City Commission on June 17, 2021 via Resolution No. 201115. The Fourth Budget Amendment was adopted by the Mayor and City Commission on September 2, 2021 via Resolution No. 210151. The Fifth Budget Amendment was adopted by the Mayor and City Commission on September 23, 2021 via Resolution No. 210452.

Section 166.241(4), Florida Statutes, requires that the City has 60 days following the end of the fiscal year to amend a budget for that year. Proposed budget amendments represent the budget amendments required by State law for funds, departments, or accounts that exceed their appropriated authority. Furthermore, Section 166.241(4)(c), Florida Statutes, requires that a municipality's budget amendment must be adopted in the same manner as its original budget.

This resolution seeks authorization to recognize revenue and appropriate funding as explained in the attached memorandum and as shown in Attachment "A".

Strategic Connection: Goal 5 "Best in Class" Neighbor Services.

Fiscal Note: The recommended amendments are funded either by increases in revenue appropriations or offset by decreases in expenditures.

RECOMMENDATION *City Commission adopt the proposed resolution.*

[210564-A_Sixth Budget Amendment Resolution_20211118](#)

[210564-B_FY2021 Sixth Budget Amendment Attachment A_20211118](#)

[210564-C_FY2021 Sixth Budget Amendment Memorandum_20211118](#)

NBR RESOLUTIONS (NBR) - NON BINDING

PH PUBLIC HEARINGS (PH)

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

SR-1 [210034.](#) **Quasi-Judicial - Rezoning 4.1 Acres located at 55 NW 23rd Avenue (B)**

ORDINANCE NO. 210034

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 4.1 acres of property generally located at 55 NW 23rd Avenue, as more specifically described in this ordinance, from Limited Industrial (I-1) to Warehouse and Wholesaling (W); 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 rezone approximately 4.1 acres of property located at 55 NW 23rd Avenue from Limited Industrial (I-1) to Warehousing and Wholesaling (W). This ordinance was initiated by an application from the property owner. The City Plan Board held a public hearing on May 27, 2021, where it voted to recommend approval of this rezoning. In addition, staff recommends approval of this rezoning. This ordinance requires two hearings and shall become effective upon adoption.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

11/4/21 City Commission Adopted on First Reading (Ordinance)

[210034A draft ordinance 20211104](#)

[210034B PB-21-31 ZON StaffReport 20211104](#)

[210034C PB 21-31 ZON Salvation Army ZON Staff Presentation CCOM 2](#)

SR-2 [210107.](#) **Vacation of Public Right-of-Way - Portions of the 50ft wide SW 8th Lane located in the 900 Block of SW 8th Lane (B)**

Ordinance No. 210107

An ordinance of the City of Gainesville, Florida, to vacate, abandon, and close certain portions of a public right-of-way located in the 900 block of SW 8th Lane, as more specifically described in this ordinance; providing directions to the City Clerk; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance was privately initiated and requests to vacate portions of the 50ft wide SW 8th Lane right-of-way (ROW) that abut three tax parcels (15569-004-000, 15568-008-000, and 15572-000-000) located in the 900

block of SW 8th Lane. Portions of the ROW are unpaved with tree and shrub vegetation, specifically the State of Florida/UF portion of the ROW at the end of SW 8th Lane. All property owners for the abutting properties have signed the application requesting the ROW vacation. The ROW to be vacated is approximately 0.15 acres in total, with the total length of the proposed ROW vacation being approximately 134 ft.

Per Section 30-3.41 of the Land Development Code, the City Commission may vacate a public right-of-way only upon its finding that the criteria in both 1 and 2 as provided below have been met:

1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:

- a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;
- b. Whether the proposed action is consistent with the Comprehensive Plan;
- c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;
- d. Whether the proposed action would deny access to private property;
- e. The effect of the proposed action upon public safety;
- f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
- g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;
- h. The necessity to relocate utilities both public and private; and
- i. The effect of the proposed action on the design and character of the area.

2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:

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

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

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

11/4/21 City Commission Adopted on First Reading (Ordinance)

[210107A_draft ordinance_20211104](#)

[210107B_PB_21_00063_SVA_SW8thLN_StafReport_withAppendices_202110](#)

[210107C_PB-21-00063_SVA_SW_8th_LN_20211104](#)

[210107_ROW_Vacation_City_Commission_Meeting_20211104](#)

AR ORDINANCES, ADOPTION READINGS - ROLL CALL REQUIRED

AR-1 [190980](#) **Land Use Change - 20.73 Acres of Property Located Northwest of the Intersection of SW 43rd Street and SW 24th Avenue (B)**

Ordinance No. 190980

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue, as more specifically described in this ordinance, from Residential Low-Density (RL) and Residential Medium-Density (RM) to Urban Mixed-Use High Intensity (UMUH); 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 change the land use category of approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue from Residential Low-Density (RL) and Residential Medium-Density (RM) to Urban Mixed-Use High Intensity (UMUH). The current land use allows for a combination of single-family detached and attached dwellings, and multiple-family residential dwellings in addition to mixed housing types.

The land use change would increase the allowable units to 100 dwelling units per acre by right and 125 dwelling units per acre with approval of a special use permit. Adoption of this ordinance will enable future development at a density that is consistent and compatible with the existing patterns in the area.

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 adoption. 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

8/5/21 City Commission Approved (Petition)

[190980B_PB-19-145LUC_StaffReportandAppendices_20211118](#)

[190980C_CPB_210422_Minutes_20211118](#)

[190980D_PB-19-145LUC_Staff_Presentation_20211118](#)

[190980A_draft ordinance_20211118.pdf](#)

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

FR-1 [190981.](#)

Quasi-Judicial - Rezoning 20.73 Acres of Property Located Northwest of the Intersection of SW 43rd Street and SW 24th Avenue (B)

Ordinance No. 190981

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue, as more specifically described in this ordinance, from Residential Multi-Family (RMF-8), Residential Multi-Family (RMF-7), and Single/Multi-Family (RMF-5) to Urban 9 (U9); 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 rezone approximately 20.73 acres of property generally located northwest of the intersection of SW 43rd Street and SW 24th Avenue, as more specifically described in this ordinance, from Residential Multi-Family (RMF-8), Residential Multi-Family (RMF-7), and Single/Multi-Family (RMF-5) to Urban 9 (U9).

Rezoning of the property would increase the allowable units to 100 dwelling units per acre by right and 125 dwelling units per acre with special use permit approval. The zoning change will enable future development at a density that is consistent and compatible with the existing patterns in the area.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by

Ordinance No. 190980 becomes effective as provided therein.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

8/5/21 City Commission Approved (Petition)

[190981B_PB-19-146-ZON_StaffReportandAppendices_20211118](#)

[190981C_CPB_210422_Minutes_20211118](#)

[190981D_PB-19-146-ZON_Staff_Presentation_20211118](#)

[190981A_draft ordinance_20211118.pdf](#)

FR-2 [200728.](#)

Text Change - Amending Single-Family Dwelling Infill Sidewalk Regulations in the Land Development Code (B)

Ordinance No. 200728

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to sidewalk construction for single-family dwelling infill; by amending Section 30-6.18. Sidewalks and Shared-Use Bicycle Paths; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: STAFF REPORT

This ordinance is an amendment to the sidewalk regulations found in Land Development Code Section 30-6.18 to include language that would allow, in certain circumstances, infill single-family dwelling construction to pay into the City's TMPA program rather than meet certain sidewalk construction requirements. The option would not apply to multi-family developments, nonresidential developments, or the development of new single-family subdivisions. On May 27, 2021, the City Plan Board held a public hearing and voted to recommend that the City Commission approve this amendment to the Land Development Code. This ordinance requires two hearings and shall become effective immediately upon adoption at second reading.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

[200728A_draft ordinance_20211118](#)

[200728B_PB-20-03_TCH_Sidewalk_Fee_Text Change_20211118](#)

[200728C_PB-21903_TCH_SidewalkFeeInLieuOf Revised Draft Changes](#)

[200728D_TMPA_Zones_Map_20211118](#)

[200728E_StaffPPT_Sidewalk_Mitigation_20211118](#)

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