



Alachua County, FL

Board of County Commissioners

Meeting Agenda - Final-revised

Tuesday, January 26, 2021

11:30 AM

The public may attend and participate in this meeting virtually and in-person. Public comment will be taken both virtually and in-person.

Attending virtually: The public may also attend virtually through Cox Channel 12, Facebook, and the County's Video on Demand website. For meeting audio only, call 301-715-8592, and when prompted, use code 670 965 3024.

Attending in-person: The public who attend in-person must wear a facial covering at all times. Public seating will be made available up to the capacity that permits adequate social distancing.

Public comment: The public may submit comments, written or photographic documents to the Board through email (bocc@alachuacounty.us) before the meeting or by participating when prompted to by the Chair of the Board. Virtual participation is available through the public comment message line. When prompted to call during the meeting, please call 929-205-6099 (enter meeting code 273 174 8038). Callers will be put in a queue, and prompted when it is their turn to speak. **TO AVOID FEEDBACK, CALLERS TO THE PUBLIC COMMENT MESSAGE LINE MUST TURN DOWN THEIR MEETING SOUND WHEN ADDRESSING THE COMMISSION.** Callers should state their names and limit comments to two minutes. When prompted for in-person public comment, in-person participants should follow the direction of the Chair to participate.

All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Alachua County Equal Opportunity Office at (352)374-5275 at least 2 business days prior to the meeting. TTY users please call 711 (Florida Relay Service).

- A. Invocation - Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of, a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Approval of Consent Agenda**
- E. Approval of Regular Agenda**
- F. Announcements / Legislative Update**
- G. Recognitions**
1. [21-0015](#) Approval of a Proclamation Declaring January 24th through January 30th, 2021 as “Zero Waste Week” in Alachua County, FL
- Fiscal Consideration:* N/A
- Recommended Action:* Proclaim January 24th through January 30th, 2021 as “Zero Waste Week” in Alachua County, FL
- [Zero Waste Week 2021.pdf](#)
2. [21-0049](#) Approval of a Proclamation Declaring January 2021 as “National Radon Action Month” in Alachua County, FL
- Fiscal Consideration:* N/A
- Recommended Action:* Proclaim January 2021 as “National Radon Action Month” in Alachua County, FL
- [National Radon Action Month 2021.pdf](#)
- H. Advisory Board Items**
- I. Public Comments - 12:00 PM - All members of the public wishing to speak during the “Public Comment” portions of the agenda will be limited to three (3) minutes to make their request or presentation.**
- J. Commission Response to Public Comment**
- K. Items Pulled From Consent**
- L. COVID 19 Items**
3. [21-0064](#) COVID 19 Discussion
- Fiscal Consideration:* If the Board wants to implement a capacity limitation on establishments which have food service licenses, the Board will need

to hire court-testifying experts to provide expert testimony in support of the needed findings (see Background).

Recommended Action: Review the information presented and provide staff with further guidance

[EO 20-244 RIGHT TO WORK.pdf](#)
[Alachua County Covid impact.xlsx](#)
[Hodges short CV 2021 \(ADA\).docx](#)
[Hodges short CV 2021 \(ADA\).pdf](#)

4. [21-0069](#) U.S. Dept. of the Treasury Rental Assistance Program

Fiscal Consideration: \$8,123,938.40 grant award
Fund 154 various accounts

Recommended Action: Accept grant award, approve attached budget amendment and provide staff guidance.

[United States Department of the Treasury Emergency Rental Assistance Program Application](#)
[Update on Status of Emergency Rental Assistance Application](#)
[US Treasury Emergency Rental Assistance Notification 2021-00164](#)
[Resolution - Department of Treasury Rental Assistance Program Journal 2021-1234](#)

5. [21-0051](#) CARES Act Plan

Fiscal Consideration: Approximately \$11.4 million was filed under presumptive public safety and is available for County to use as needed.

Recommended Action: Set aside approximately \$2.7 Million for future COVID impact and timing issues with awards and \$8.7 Million in designated fund balance for future Board needs.

[Alachua County CARES Act - Update 01.26.21.pdf](#)
[Alachua County CARES Act - Update 01.26.21.pptx](#)

M. Presentations

6. [21-0050](#) Behavioral Energy Conservation program update

Fiscal Consideration: N/A

Recommended Action: No action needed

[Alachua County Board Review 1.18.21 .pdf](#)
[Energy Use Administrative Guidelines.docx](#)
[Board resolution 2020-04.pdf](#)
[Cenergistic Energy program Signed contract.pdf](#)

N. Action Items

7. [21-0044](#) FY22 Budget Development - Budget Guidelines, Constitutional Officer Budget Submittal, and Financial Policies

Fiscal Consideration: N/A

Recommended Action: Approve Budget Guidelines, Financial Policies and Adopt Resolutions

[FY22 Budget Guidelines 1-26-21.pptx](#)
[FY22 Budget Guidelines 1-26-21.pdf](#)
[FY22 Budget Submittal Resolution for Constitutional Officers.docx](#)
[Resolution for FY22 Financial Policies Policies.docx](#)
[FY22 Budget Calendar 01262020 Board approved.docx](#)
[Energy Conservation Policy FY22.docx](#)
[Debt Management Policy FY22.docx](#)
[Capital Program Policy FY22.docx](#)
[Public Purpose Policy FY22.docx](#)
[Performance Management FY22.docx](#)
[MSBU Program Policy FY22.docx](#)
[Financial Management Policy FY22.docx](#)
[Budget Management - FY22.docx](#)

8. [21-0034](#) Review of Public Private Partnership Terms and Authorization for Pre-Development Agreement for a Sports Events Center at Celebration Pointe

Fiscal Consideration: If the County's signs a Pre-Development Agreement, the plans, specifications, and GMP will be generated. If the County does not proceed after their presentation, then Viking may be entitled to reimbursement of costs not to exceed \$1 Million for the preparation of design and construction documents.

The County's total obligation in the terms sheet for the project is \$30 Million from TDT funds via a 30 year bond issuance.

The land and the building when constructed will be the County's property.

- Recommended Action:*
- 1) Hear presentation of terms and authorize the Chair to sign a pre-development agreement consistent with the term sheet not to exceed \$1 Million and
 - 2) Authorize staff to work with the Operator to finalize the project development and operations agreements for future Board consideration.

[SportsEventsTerms01-26-21Final.pdf](#)
[Term Sheet - FINAL.pdf](#)

O. Public Hearing

9. [21-0052](#) Preliminary Development Plan for Tara Esmerelda - a 40-lot single-family subdivision - **THIS ITEM WILL NOT BE DISCUSSED DURING THE JANUARY 26TH MEETING**

Fiscal Consideration: N/A

- Recommended Action:* Approve with condition the proposed Preliminary Development Plan, Resolution DR-21-06, and issuance of a Preliminary CLSC based on a finding of consistency with the Alachua County Comprehensive Plan, and

the Alachua County Unified Land Development Code.

[Staff Report Tara Esmerelda Preliminary BoCC ADA.pdf](#)

[C100 COVER SHEET.pdf](#)

[C110 GENERAL DEVELOPMENT AND TRANSPORTATION NETWORK PLAN.pdf](#)

[C120 OPEN SPACE PLAN.pdf](#)

[C130 TREE CANOPY AND PRESERVATION PLAN.pdf](#)

[Presentation Tara Esmerelda PDP ADA.pdf](#)

[DR 21 06 Tara Esmerelda PDP OT 1.pdf](#)

P. Public Comment

Q. Reports and Comments

County Attorney Report

County Manager Report

Board Reports and Commission Comment

NOTE: This meeting will reconvene at 5:01 PM

R. Public Hearing

- 10. [21-0057](#) Unified Land Development Code Amendment Public Hearing 2 of 2: Adaptive Reuse of Hotel/Motel Structures and allowance for Funeral Homes in BR Zoning.

Fiscal Consideration: Sufficient budget exists to cover fees associated with publishing the public hearing (001.65.6500.554).

Recommended Action: Convene as the Land Development Regulation Commission and find the proposed Unified Land Development Code Amendments consistent with the Comprehensive Plan. Reconvene as the Board of County Commissioners and approve Ordinance 2021-___ which includes the Unified Land Development Code amendments.

[Draft ULDC Amendment Ordinance](#)

[Adaptive Reuse Presentation.pptx](#)

S. Public Comments - 5:30 PM

T. Commission Response to Public Comment

U. Public Comment

V. Commission Comment

W. Adjournment

X. CONSENT ITEMS

Budget & Fiscal Services

- 11. [21-0035](#) Public Purpose Quarterly Report - 1st Quarter

Fiscal Consideration: For the first quarter, \$30,623 was requested for public purpose activities.

Recommended Action: Receive the FY21 Public Purpose Quarterly Report

[FY21 Q1 Detail Public Purpose](#)
[FY21 Summary Public Purpose Q1 Requests](#)
[Public Purpose Policy FY21](#)

Clerk of Court

12. [20-1091](#) Approve BoCC Meeting Minutes

Fiscal Consideration: None

Recommended Action: Approve BoCC Meeting Minutes

[BOCC 03-27-20EM - ADA - New](#)
[BOCC 04-07-20EM - ADA - New](#)
[BOCC 04-14-20 - ADA - New](#)
[BOCC 04-21-20 - ADA - New](#)
[BOCC 04-28-20 - ADA - New](#)
[BOCC 05-01-20 - ADA - New](#)
[BOCC 05-05-20 - ADA - New](#)
[BOCC 05-12-20 - ADA - New](#)
[BOCC 05-19-20A - ADA - New](#)
[BOCC 05-19-20B - ADA - New](#)
[BOCC 05-26-20 - ADA - New](#)
[BOCC 05-29-20 - ADA - New](#)
[BOCC 06-09-20 - ADA - New](#)
[BOCC 06-23-20 - ADA - New](#)
[BOCC 07-07-20A - ADA - New](#)

County Attorney's Office

13. [21-0033](#) County Attorney request to initiate or defend cases.

Fiscal Consideration: N/A

Recommended Action: Approve the County Attorney's authority to initiate or defend the case described in the attached Litigation Report.

[Litigation Report for Jan 2021 agenda.pdf](#)

Environmental Protection

14. [21-0007](#) Addition of a certain land conservation project to the Alachua County Forever Active Acquisition List.

Fiscal Consideration: Rembert - Cost Estimates:

- \$115,200 :Acquisition Pre-Contract & Due Diligence
- \$5,500 :Stewardship -initial 10yrs.

\$120,700 :Total Cost Estimates for Pre-Contract / Due Diligence Acquisition & Stewardship

Due Diligence - Operation: 021.41.4160.537.31.00 - 6184160
(Exhibit 2)

Background:

On September 2, 2020, Mr. Davis Rembert nominated the subject property to the Alachua County Forever Program. On October 22, 2020, the Land Conservation Board placed the 718-acre Mill Creek - Rembert property on the Priority Pool as a conservation easement.

The Rembert family project includes twelve parcels under two ownerships (03000-001-001, 03000-000-000, 03000-005-000, 03000-005-001, 02971-000-000, 02977-000-000, 02975-004-000, 02975-003-004, 02972-001-000, 02978-000-000, 02981-000-000 and 02980-003-000). The property is located within the northern city limits of Alachua, in north-central Alachua County. About 238 acres of the land fall within the Mill Creek Strategic Ecosystem.

The property is a mosaic of natural communities in excellent - good condition mixed with hay pasture/row crops and pine plantation. The most outstanding natural feature of the property is the over three miles of winding blackwater stream and seepage stream with the surrounding high quality slope forests which traverse the property. Nine of the twelve nominated parcels contain portions of this creek system, which are tributaries of Mill Creek and feed into the Mill Creek Sink, approximately 2 miles downstream from the Rembert property. In the 1938 aerial imagery, the slope forests along this creek system are intact and have remained so until present. The majority of the uplands above the slope forests were converted to pasture prior to the 1938 aerial imagery. In the 1990's some of this pasture was planted in longleaf pine. Today, the pasture utilized for hay production.

Active gopher tortoise borrows were observed as well as State Threatened and commercially exploited plants. The landowner has previously seen Sherman's fox squirrel, Florida sandhill cranes and canebrake rattlesnakes on the property. Overall, invasive plant density was low in the natural areas, but pasture grass was abundant in the historically cleared areas. (Exhibit 1)

Acquisition of a conservation easement on this property would further protect the Mill Creek Sink stream to sink system, and add a key piece of protection in the Springs Protection Zone in this area. Dye tracing studies have shown that Mill Creek Sink is

hydrologically connected to Hornsby Springs, which then feeds into the Santa Fe River, an Outstanding Florida Waterway. Protection of the Santa Fe River is one of the highest priorities of the Alachua County Forever Program. In addition, protecting water entering Mill Creek Sinkhole contributes to public drinking water quality, since water from the sinkhole has been found in the Santa Fe Hills Water Association (formerly: Santa Fe Hills Public Water System). This drinking water supply facility serves approximately 73 homes, or 200 inhabitants, in the Alachua Hills Subdivision in the City of Alachua.

Staff has submitted a grant request to Suwannee River Water Management District for springs protection funding to cover half of the cost of the conservation easement.

Comp Plan Reference:

Policy 6.0 Land Conservation Program within the Conservation and Open Space Element, states "Establish and maintain a land conservation program for the purchase, preservation, and management of natural areas and open space to complement the regulatory approaches identified in other section of this element."

Recommended Action: Approve the addition of Mill Creek - Rembert property on the Active Acquisition List as a Conservation Easement. (Full Price List)

[Exhibit 1 - Mill Creek - Rembert Evaluation.pdf](#)

[Exhibit 2 - Pre-Contract Stewardship Cost Estimates-Rembert.pdf](#)

Facilities Management

15. [20-0964](#) Third Amendment to Lease Agreement with Alachua County Farmer's Market

Fiscal Consideration: Lessee agrees to pay \$10.00 per year for the lease term October 1st, 2020 through September 30th 2021 to lease the space for the Farmer's Market.

Recommended Action: Approve 3rd Amendment to Farmer's Market Lease #10755 to extend the lease for Fiscal Year 2021, authorize the Chair to execute same, and authorize the County Manager to approve and execute a fourth amendment, for the purpose of extending the term of this lease for an additional one year period, if the tenant elects to exercise its right to renew the lease for the fourth (final) time.

[10755 3rd Amendment to Alachua County Farmers Market Agreement ATF I CAO.pdf](#)
[#10755 Farmer's Market Lease.PDF](#)
[#10755 1st Amendment Farmer's Market Lease.pdf](#)
[#10755 2nd Amendment Farmer's Market Lease.pdf](#)

Growth Management

16. [21-0019](#) Final Plat for Tara St. Augustine Subdivision

Fiscal Consideration: N/A

Recommended Action: Staff recommends approval the proposed plat for Tara St. Augustine Subdivision based on the recommendation by the Development Review Committee and a finding of consistency with Florida Statutes, the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

[Staff Report Tara St. Augustine FDP BoCC ADA.pdf](#)
[Tara St Augustine FDP Plat.pdf](#)
[Tara St Augustine FDP C130 DEVELOPMENT AND TRANSPORTATION N K PLAN.pdf](#)
[Tara St Augustine FDP C140 OPEN SPACE PLAN.pdf](#)
[TaraStAugFinal Adjacent OSMMap.pdf](#)

17. [21-0045](#) Final Plat for Tara Greens 2

Fiscal Consideration: N/A

Recommended Action: Staff recommends approval the proposed plat for Tara Greens 2 Subdivision based on the recommendation by the Development Review Committee and a finding of consistency with Florida Statutes, the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

[Staff Report Tara Greens 2 FDP BoCC ADA.pdf](#)
[Tara Greens 2 Plat SP1.pdf](#)
[Tara Greens 2 Plat SP2.pdf](#)
[C2.0 Master Development Plan.pdf](#)
[C1.4 Open Space Plan.pdf](#)
[Adjacent Open Space Map Tara Greens 2 FDP.jpg](#)

18. [21-0046](#) Social Square Subdivision, Lot 4 Replat

Fiscal Consideration: None

Recommended Action: Staff recommends approval of the proposed Replat for Social Square Subdivision, Lot 4 based on the recommendation by the Development Review Committee and a finding of consistency with Florida Statutes, the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code

[Social Square Lot 4 REPLAT.pdf](#)
[Social Square Lot 4 BOUNDARY UPDATED.pdf](#)
[Social Square Subdivision Recorded Plat.pdf](#)
[Staff Report Social Square Lot 4 Replat.pdf](#)

19. [21-0047](#) Town of Tioga Planned Development Phase 20 Plat
Fiscal Consideration: None
Recommended Action: Staff recommends approval of the proposed Plat for Town of Tioga Phase 20 based on the recommendation by the Development Review Committee and a finding of consistency with Florida Statutes, the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.
- [Tioga Phase 20 Plat S1.pdf](#)
[Tioga Phase 20 Plat S2.pdf](#)
[Tioga Phase 20 C1.2 Appvd_ZMP.pdf](#)
[Tioga Phase 20 Development Plan C6.1 Utility Crossing Plan.pdf](#)
[Tioga Phase 20 Adjacent OSMMap.jpg](#)
[Tioga Phase 20 C1.5 Open Space Plan.pdf](#)
[Staff Report Town of Tioga Phase 20.pdf](#)

Human Resources

20. [21-0065](#) FY 2020 - 2021 Revisions to the Non-Bargaining Pay Plan
Fiscal Consideration: Funds exist in the FY2020-2021 Departmental Budgets.
Recommended Action: Approve the revisions to the Fiscal Year 2020-2021 Non-Bargaining Pay Plan.
- [NBR DRAFT FY21 Pay Plan 012621 go to Board.xlsx](#)

Information and Telecommunications Services

21. [21-0066](#) .Gov Domain Registration Request
Fiscal Consideration: Funds are currently available within the ITS General Fund budget for the \$1,600 annual cost.
- 001.16.1600.519
- Recommended Action:* Approve the four letters requesting the purchase of four federally administered .gov domain suffixes.
- [chr21.020 .Gov Domain Registration co Verisign - Alachua County.gov second-le Domain](#)
[chr21.013 .Gov Domain Registration co Verisign - Alachua County FL.gov secon Domain](#)
[chr21.014 .Gov Domain Registration co Verisign - Alachua County FLA.gov secur Domain](#)
[chr21.015 .Gov Domain Registration co Verisign - Alachua County Florida.gov second-level Domain](#)

Procurement

22. [20-1022](#) Award BID 21-32 Rebid Annual Painting Services, to Five 12 Painting-Remodeling (Primary) and Facility Performance, LLC

d/b/a InTec (Secondary), for painting services for the Facilities Management Department

Fiscal Consideration: Sufficient funds exists to cover the issuance of the Annual Blanket Purchase Orders. The amount budgeted, accounts and funds all varies

Recommended Action: Approve the Award of BID 21-32 Rebid Annual Painting Services, to Five 12 Painting-Remodeling (Primary) and Facility Performance, LLC d/b/a InTec (Secondary), for painting services for Facilities Management Department, as the lowest responsive and responsible bidders meeting specifications.

[BT REVISED 21-32 Rebid Annual Painting Services.pdf](#)

[BR MASTER 21-32 Rebid Annual Painting Services BID Responsiveness Form](#)

[SUBMITTAL Facility Performance, LLC dba InTec 21-32 REBID.pdf](#)

[SUBMITTAL Five 12 Painting-Remodeling 21-32 REBID.pdf](#)

[ADM 1 21-32 Rebid Annual Painting Services.pdf](#)

[BID 21-32 Rebid Annual Painting Services.pdf](#)

[DR MEMO 21-32 Rebid Annual Painting Services.pdf](#)

[PROPOSED AWARD DECISION \(Intent to Award\) 21-32 Rebid Annual Painting \(LS\)..pdf](#)

Public Works

23. [21-0038](#) Special Assessment District for SE 23rd Place Roadway Improvement

Fiscal Consideration: This is the first step in the assessment process and these preliminary costs should be covered with the application fee received. If the property owner interest poll exceeds the required percentage and the Board approves the notice of intent, the construction costs and financing costs would be identified at that point with the most likely funding source being the Gas Tax Fund (Fund 149).

The Assessment would not be incurred until at least November 2021 for fiscal year 2022, though the Department may be able to get the work completed in FY21, prior to the implementation of the assessment, if the Fund can handle the costs. The updated costs would be brought back to the Board before this assessment is adopted.

Recommended Action: Direct County staff to proceed with the establishment of a Special Assessment District, conduct a Property Owner Interest Poll and define the area to be included within the Special Assessment District as Lots 1 through 6, Colewood, according to the plat thereof recorded in Official Records Book 99, Page 116 of the Public Records of Alachua County, Florida

[PETITION 210107 PRELIMINARY PETITION.pdf](#)
[Estimate 01042021 \(rdg 700'\) - SE 23rd Place Colewood Subdivision .pdf](#)
[MAP 210105 Colewood SAD.pdf](#)
[PLAT 210107 Colewood.pdf](#)
[DEED-To County-OR350. Pg 480.pdf](#)
[MSBU PROGRAM.pdf](#)
[Chap 37-ACO-Procedures.pdf](#)

Risk Management

- 24.** [21-0017](#) Examination of sufficiency of Public Official Bonds for County Officers

Fiscal Consideration: Pay from the County Treasury - from various accounts
The portion for the Commissioners is paid from Special Expense, 001.04.0490.519.45.00 as needed.

Recommended Action: Examine and Approve the Public Official Bonds for County Officers; or Do not approve and direct staff

[Ordinance 2015-15 signed.pdf](#)
[2018 Florida Statute Chapter 137 for BONDS.pdf](#)
[Prizzia and Alford Bond Application 11_20](#)
[Mary Catherine Alford 11-24 bond](#)
[Anna Prizzia 11-24 bond](#)
[Charles S Chestnut IV 11-24 bond](#)
[Jesse K Irby II 1-25 bond](#)
[John E Power 12-24 bond](#)
[Kim A Barton 1-25 bond](#)
[Ken Cornell 11-22 bond](#)
[Marihelen Wheeler 18-22 Bond_executed.pdf](#)
[Public Bonds, Sheriff and PA.pdf](#)

Y. Notation for Record

- 25.** [21-0036](#) "FOR INFORMATION ONLY", for inclusion into the Board's minutes, Emergency Purchase Order 2021-1309, to Transnational Foods, in the amount of \$133,749.44, for replacement of food to the local food banks due to the pandemic for Community Support Services.

Fiscal Consideration: This Purchase Order was originally paid from account 001.29.2960.564.49.99, General Fund. It qualifies for Cares reimbursement so a journal entry will be done to move the charge to 001.00.0065.525 org set for reimbursement.

Recommended Action: Accept this report of the emergency purchase and include the signed copy of the emergency purchase order in the Board's minutes.

[Signed Emergency Certification CARES PO 21.1309 Transnational Food Supplies.pdf](#)
[Bread of the Mighty Food Bank MC12012020-01 12012020.pdf](#)
[Bread of the Mighty Food Bank MC12012020-02 Revised 12032020.pdf](#)
[Bread of the Mighty Food Bank MC12012020-03 Revised 12032020_\(0\).pdf](#)
[Bread of the Mighty Food Bank MC12012020-04 12032020.pdf](#)

Z. Notice of Upcoming Meetings

26. [21-0058](#) Notice of Upcoming Meetings - as of January 26, 2021

Fiscal Consideration: N/A

Recommended Action: N/A

[Notice of Upcoming Meetings.pdf](#)