



Alachua County, FL

Board of County Commissioners

Meeting Agenda - Final

Tuesday, March 23, 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. The Board will take Public Comment in person or by calling 1-800-876-7516. Attendees 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. 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. [21-0241](#) Approval of Proclamation Declaring March 2021 as “Endometriosis Awareness Month” in Alachua County, FL
- Fiscal Consideration:* N/A
- Recommended Action:* Proclaim March 21as Endometriosis Awareness Month” in Alachua County, FL
- [Endometriosis Awareness Month.pdf](#)
2. [21-0221](#) Approval of a Proclamation Declaring March 2021 as “National Red Cross Month” in Alachua County, FL
- Fiscal Consideration:* N/A
- Recommended Action:* Proclaim March 2021 as “National Red Cross Month” in Alachua County, FL
- [Red Cross Month Proclamation 2021 \(002\).pdf](#)
- H. Advisory Board Items**
3. [21-0231](#) Appointment of One Citizen at Large Member to Recreation and Open Space Advisory Committee, with a Term Ending September 30, 2024.
- Fiscal Consideration:* N /A
- Recommended Action:* Appoint One Citizen at Large Member to Recreation and Open Space Advisory Committee, with a Term Ending September 30, 2024. If Brian Avery, who serves as the current alternate member, is selected, please select another applicant to fill his resulting alternate vacancy, with a Term Ending September 30, 2022.

[2021-attendance-Recreation and Open Space Advisory Committee.pdf](#)
[Resolution 21-xxx \(BoCC Approved 2/9/21\)](#)
[2020-Attendance.pdf](#)
[Tallysheet.docx](#)
[Avery, Brian](#)
[Avery, Brian Resume](#)
[Cassidy, Vidya](#)
[Hill, Michael](#)
[Hill, Michael Resume](#)
[Potts, Christopher](#)
[Scott, Steven](#)
[Wood, Seth](#)
[Wood, Seth Resume](#)

- 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. **COVID 19 Items**
4. [21-0243](#) COVID 19 Discussion:
1. Updated Emergency Order
 2. Health Department Vaccination Update
- Fiscal Consideration:* N/A
- Recommended Action:* Listen to update.
- L. **Items Pulled From Consent**
- M. **Presentations**
5. [21-0124](#) Special Assessment Districts for Right of Way Infrastructure
- Fiscal Consideration:* Fiscal Impacts would be based on Policy direction.
- Recommended Action:* Staff is requesting Policy Direction
- [PRES SAD 20191015.pptx](#)
[AlachuaCountyAdministrativeProceduresforCitizeninitiatedMSBU16-50ADAPASSED.1](#)
6. [21-0185](#) Discussion of Unified Land Development Code Issues Raised by Celebration Pointe Transit Oriented Development.
- Fiscal Consideration:* NA
- Recommended Action:* Hear the presentation and offer staff direction on any ULDC issues.
- [Presentation.pptx](#)
7. [21-0205](#) Request to Advertise Proposed Text Amendments to the Alachua County Comprehensive Plan Relating to the Rural Commercial Land Use Designation

Fiscal Consideration: Budget exists within the Growth Management budget to cover costs of advertising.

Recommended Action: Approve the request to advertise the proposed text amendments.

[Rural Commercial Presentation ADA March 23.pdf](#)

8. [21-0206](#) Sports Events Center 30% Plans Review and Project Update

Fiscal Consideration: After 30% design, significant deviation from the programmatic offerings or building components may negatively impact the financial pro forma.

Per the Pre-Development Agreement, if the County elects to not proceed with the development, then Viking may be entitled to reimbursement of costs not to exceed \$1 Million for the preparation of design and construction documents.

Contingent on the Board approving the 60% Design and Comprehensive Agreement with the Developer at a future board meeting, the County's total obligation for the project would be \$30 Million from TDT funds via a 30 year bond issuance.

The land and the building when constructed will be owned by the County.

Recommended Action: Hear presentation and direct staff to continue to engage with the development team on the design to maximize the sports events potential of the facility while maintaining the financial pro forma.

[Alachua Sport Bldg - 30% Renderings and Elevations.pdf](#)

N. Action Items

9. [21-0230](#) Request to Rename the Alachua County Criminal Courthouse in Honor of Judge Stephan P. Mickle, Sr.

Fiscal Consideration: There are no funds available for any cost attributable to this change unless the Board directs the use of Reserves, which will then be brought back as budget amendment. No cost estimates for signage or other cost such as directories, printed materials, etc. have been provided.

Recommended Action: Adopt Resolution 21-xx Renaming the Alachua County Criminal Courthouse in Honor of Judge Stephan P. Mickle, Sr.

[20210323 BoCC 21-0230 to Rename the Alachua County Criminal Courthouse Honor of Judge Stephan PATF by CAO..pdf](#)
[Facilities Naming Policy](#)
[Eighth Judicial Circuit of Florida Letter of Support](#)

O. Public Hearing**10. [21-0209](#) Lochloosa Slough - Fox Pen Connector Tract Contract to Purchase Real Property**

Fiscal Consideration: The amount of the Earnest Money payment is \$1,000.00. This amount is refundable if the County cancels the contract. At closing, the \$1,000.00 will be applied to the final purchase price.

The contract allows the County Manager to cancel the contract “for any reason or no reason” during the due diligence period of 146 days. Total acquisition costs are estimated to be \$10,748,352.30 for the land plus \$189,140 for due diligence and closing services. The basis for these estimates are detailed below. The final land purchase price will be based on \$2,690.00 per/acre multiplied by the surveyed acreage as defined in the Contract. (Exhibit 1) The purchase price is essentially equal to the average of the two appraisals, which is \$2,694.52 per acre. A precise determination of the Lochloosa Slough - Fox Pen Connector total acres will not be known until a boundary survey is complete.

In order to provide sufficient spending authority to cover an unanticipated change in acreage and associated acquisition costs, staff is requesting authorization to expend an amount equal to the estimated acquisition costs plus 10%.

Estimated purchase price: \$10,748,352.30 (3,995.67 ac x \$2,690.00/ac)

- Boundary Survey: \$222,120
- Weyerhaeuser’s Boundary Survey Contribution: -\$60,000 (at closing)
- Survey Signs & Posts: \$6,500
- Phase I ESA: \$10,508
- Attorney’s Fees and Closing Costs: \$10,012
- 10% contingency on purchase price & due diligence: \$1,093,749.23

TOTAL EXPENDITURE AUTHORITY REQUESTED: **\$12,031,241.53**
Budget Amendment (Exhibit 5)

WSPP - Land Acquisition (Capital Expense)

Fund#: 021.41.4160.537.61.00 - 6194101 Lochloosa Slough
Flatwoods - Fox Pen Connector

Annual property tax revenue of the fifteen parcels: **\$18,682.42** (2020)

(Exhibit 6), Estimated annual Alachua County Forever management costs: \$34,230

Recommended Action:

1. Approve and authorize the Chair to execute the Contract to purchase the Lochloosa Slough - Fox Pen Connector Tract;
2. Approve the acquisition subject to the following title exception numbers as per the attached title commitment: 8, 16, 20, 24, 29, 30, 31 & 32; and delegate to the County Manager the authority to accept or reject any additional environmental, title, survey or permitted exceptions;
3. Authorize staff to execute additional documents as necessary to close the transaction; and
4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.
5. Authorize staff to use WSPP - Land Acquisition funds for the land management cost associated with this property over time.

[Exhibit 1 - Seller Executed Contract - Fox Pen Connector.pdf](#)

[Exhibit 2 - Lochloosa Slough - Fox Pen Connector Evaluation .pdf](#)

[Exhibit 3 - Location & Parcel Maps - Fox Pen Connector.pdf](#)

[Exhibit 4 - Title Commitment - Fox Pen Connector.pdf](#)

[Exhibit 5 - Budget Amendment - Fox Pen Connector .pdf](#)

[Exhibit 6 - Proposed Acquisition & Stewardship Cost Estimates.pdf](#)

[Exhibit 7 - PPT Lochloosa Slough - Fox Pen Connector Acquisition.pdf](#)

P. Public Comment

Q. Reports and Comments

County Attorney Report

County Manager Report

Board Reports and Commission Comment

NOTE: This meeting will NOT reconvene at 5:01 PM

R. Adjournment

S. CONSENT ITEMS

Budget & Fiscal Services

11. [21-0217](#) Alachua County Sheriff Unanticipated Revenue for 3 Grant Awards

Fiscal Consideration: The Edward Byrne Memorial Justice Assistance grant award is for

\$106,697 and it will be recorded in Fund 056.

056.71.7190.331.2000 - \$106,697
056.71.7190.529.81.70 - \$64,073
056.71.7190.586.91.92 - \$1,279
056.71.7190.586.91.93 - \$41,345

The JAG Grant - Law Enforcement Equipment Program and Youth Dialogue Program grant award is for \$23,539 and it will be recorded in Fund 056.

056.71.7190.331.2000 - \$23,539
056.71.7190.586.91.91 - \$5,501
056.71.7190.586.91.92 - \$18,038

The JAG Grant - Residual Funding Radio Equipment grant award is for \$2,700 and it will be recorded in Fund 056.

056.71.7190.331.2000 - \$2,700
056.71.7190.586.91.92 - \$2,700

Recommended Action: Approve and sign the resolution and budget amendment recognizing the unanticipated revenue and appropriating the expenses for the referenced grant awards.

[BA - 3 Sheriff Grant Awards.pdf](#)
[Certification 11-30-20 - ADA.pdf](#)
[Acceptance 9-24-20- ADA Compliant.pdf](#)
[RESOLUTION 21 - Sheriff JAG grants 21-217.docx](#)
[5R-057 Agreement - ADA.pdf](#)
[5R-057 Summary Page - ADA.pdf](#)
[2020-JAGC-ALAC-9-5R-057 SIGNATURE PAGE - ADA.pdf](#)
[Y5-164 Summary Page - ADA.pdf](#)
[2020-JAGC-ALAC-12-Y5-164 - ADA.pdf](#)
[2020-JAGC-ALAC-12-Y5-164 SIGNATURE PAGE - ADA.pdf](#)

Clerk of Court

12. [21-0218](#) Approve BoCC Minutes

Fiscal Consideration: None

Recommended Action: Approve BoCC minutes

[BOCC 01-05-21 - ADA](#)
[BOCC 01-12-21 - ADA](#)
[BOCC 01-12-21-ADA](#)
[BOCC 01-26-21 - ADA](#)
[BOCC 02-02-21 - ADA](#)
[BOCC 02-09-21 - ADA](#)
[BOCC 02-16-21 - ADA](#)
[BOCC 02-23-21 - ADA](#)
[BOCC 03-02-21 - ADA](#)

Community Support Services

13. [21-0226](#) First Amendment to the State Initiative Housing Partnership (SHIP) Home Repair Program between Alachua County and Rebuilding Together North Central Florida, Inc

Fiscal Consideration: GL Accounts:
250.29.2975.554.34.63 has available budget of \$103,547
251.29.2975.554.34.63 has available budget of \$99,980

Recommended Action: Approve First Amendment with increase of \$40k

[_11645_1st_Amendment_w_REBUILDING_ATF_by_CAO.pdf](#)
[RTNCF_Amendment_Approval_Letter.PDF](#)
[Corporate_Resolution.pdf](#)
[2020_NOFA_SHIP.pdf](#)
[#11645_STATE_HOUSING_INITIATIVES_PARTNERSHIP_\(SHIP\)_with_rebuilding_Together.pdf](#)

County Attorney's Office

14. [21-0222](#) Confirm the hire of a Senior Assistant County Attorney in the County Attorney's Office

Fiscal Consideration: This position is being hired at an annual rate of \$105,000, which is about 15.49% above base. Sufficient budget exists in the County Attorney's budget to cover the expense.

Recommended Action: Confirm the hire of Diana Johnson as a Senior Assistant County Attorney in the County Attorney's Office, in accordance with Article II, Section 21.21 of the Alachua County Administrative Code

[Resume_DianaJohnson_ADA.pdf](#)

15. [21-0246](#) County Attorney request to initiate or defend cases.

Fiscal Consideration: Based on the Litigation Report, in-house staff will be initiating/defending the litigation. Sufficient budget exists to cover cost of in-house staff (001.03.0300.514).

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

[Litigation_Report_for_March_2021_agenda.pdf](#)

16. [21-0233](#) Union County Support in Bert Harris Action
Fiscal Consideration: There is budget in Special Expense (001.04.0490.519.) specifically to cover the possibility of Legal action in regards to helping Union and Bradford Counties with their Phosphate Mining.

County has budgeted funds for contract with outside counsel (and experts). These funds may be used to support Union County's litigation. If the costs incurred cannot be absorbed by either of these two areas, or any additional funds are needed, staff will return to Board for authorization.

- Recommended Action:* Reaffirm County support for Union County and direct staff to return with necessary contract and budget amendments to protect environmental resources

[1st Amendment FULLY SIGNED ADA.pdf](#)
[EXECUTED de la Parte SEE EXHIBITS SEPARATELY ADA.pdf](#)
[ExhC ADA.pdf](#)
[FW Update on a few regionally significant environmental issues \(ADA\).pdf](#)
[ADA-HSP11 Alachua County Review Points Final.pdf](#)

Fire Rescue

17. [21-0197](#) Resolution to adopt the 2021 Alachua County Local Mitigation Strategy

Fiscal Consideration: N/A

- Recommended Action:* Review the Local Mitigation Strategy and adopt the Resolution

[Public ADA 2021 Alachua County Local Mitigation Strategy.docx](#)
[FEDEM Approval Letter \(1\).pdf](#)
[LMS Adoption Resolution ADA\(1\).pdf](#)

Growth Management

18. [21-0170](#) Letters of Support for designation of two structures in Gainesville to the National Register of Historic Places

Fiscal Consideration: NA

- Recommended Action:* Approve the letters of support

[BoCC Support Mt. Carmel NR.pdf](#)
[FL AlachuaCo OldMountCarmelBaptistChurch Nomination.pdf](#)
[BoCC support NR Univ. Lutheran Center.pdf](#)
[FL AlachuaCo UniversityEvangelicalLutheranChurchComplex Nomination.pdf](#)
[2-16 Florida Department of State Re-Old Mount Carmel Baptist Church.pdf](#)
[2-16 Florida Department of State Re-University Luther Center.pdf](#)

19. [21-0192](#) Multimodal Transportation Mitigation Agreement - Multerra Traditional Neighborhood Development

Fiscal Consideration: Adoption of the MMTM Agreement will allow the developer to utilize the MMTM Program. Payment of MMTM fees will occur prior

to Certificate of Occupancy for any use. Fees will be utilized for eligible projects in the Capital Improvements Element of the Comprehensive Plan.

355-79-7910-329-31-00 \$500,000 in FY22

Recommended Action: Approve and authorize the Chair's signature on the Multi-modal Transportation Mitigation Agreement between Alachua County and Quivett Creek Development, LLC

[Multerra TND MMTM Agreement](#)
[Location Map](#)

20. [21-0220](#) Replat for Oakleigh Phase 1 Lot 9

Fiscal Consideration: N/A

Recommended Action: Approve the replat for Oakleigh Phase 1 Lot 9.

[Staff Report Oakleigh Replat ADA.pdf](#)
[Replat Oakleigh Ph 1 Lot 9.pdf](#)
[Survey Oakleigh Ph 1 Lot 9.pdf](#)
[Oakleigh Ph 1 Plat.pdf](#)

Human Resources

21. [21-0198](#) FY 2020 - 2021 Revisions to the Bargaining (LIUNA) Pay Plan

Fiscal Consideration: Funds exist in the FY2020-2021 Departmental Budgets.

Recommended Action: Approve the revisions to the Fiscal Year 2020-2021 Bargaining (LIUNA) Pay Plan.

[LIUNA Draft 032321.pdf](#)

22. [21-0228](#) FY 2020 - 2021 Revisions to the Supervisor of Elections (ELN) Pay Plan

Fiscal Consideration: Funds exist in the FY2020-2021 Departmental Budgets.

OMB Note: This position is currently filled, above base. There are several vacancies in the department which will cover this increase in the current year.

Recommended Action: Approve the revisions to the Fiscal Year 2020-2021 Supervisor of Elections (ELN) Pay Plan.

[SOE ELN PAY PLAN FY21 DRAFT for 032321 Board Meeting.xlsx](#)

Information and Telecommunications Services

23. [21-0195](#) Website Migration to Microsoft Azure Cloud

Fiscal Consideration: \$135,650
Account:

001.16.1620.519.31.00

Recommended Action: Accept the SharePoint Migration SOW this fiscal year.

[Fully Executed Alachua County FL SharePoint Migration SOW v2-0 vendor sig ATF by CAO.pdf](#)
[2018011-02 SHI - Fully Executed Agreement.pdf](#)
[SHI International Executive Summary.pdf](#)

Public Works

24. [21-0135](#) Award/Contract #0000 for BID 21-963 Alachua County Jail Shower Resurfacing Project to E.B. Morris General Contractors, Inc., as the lowest responsible and responsive bidder meeting specifications. The award is for the Base Bid (\$165,000.00), plus Alternate 1 (\$88,400.00) and Alternate 2 (\$119,700.00), plus a 5% contingency amount of \$18,655.00, for a total fiscal impact of \$391,755.00 for the Public Works Department

Fiscal Consideration: Approve bid, contract, and budget amendment to move \$50,440 from General Fund Reserves to supplement amount budgeted in The Jail project #8201911, under sub tier projects for Jail Shower for FY21 - \$341,319 for a total project funding of \$391,759 to cover Base Bid, Alternative Bid 1, Alternative Bid 2 and 5% contingency.

Recommended Action: Approve the solicitation award, contract and budget amendment for bid 21-963 Alachua County Jail Shower Resurfacing Project to E.B. Morris General Contractors, Inc., as the lowest responsible and responsive bidder meeting specifications. The award is for the Base Bid (\$165,000.00), plus Alternate 1 (\$88,400.00) and Alternate 2 (\$119,700.00), plus a 5% contingency amount of \$18,655.00, for a total fiscal impact of \$391,755.00, and authorize the Chair to execute same on behalf of the County

[#11730 - Alachua County Jail Shower Resurfacing - E. B. Morris GC with revision by CAO.pdf](#)
[EB Morris - Corporate Signature Authority Resolution.pdf](#)
[ADM 4 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[BID 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[BID PLANS 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[BT 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[DR Memo 210120 - Bid 21-963 AC Jail Shower Resurfacing Project #8201911.pdf](#)
[DS RECAP 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[PAD 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[SIS 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[Submittal-EB Morris General Contractors, Inc. 21-963.PDF](#)
[ADM 1 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[ADM 2 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[ADM 3 21-963 Alachua County Jail Shower Resurfacing - Project #8201911.pdf](#)
[Jail Showers BA.pdf](#)
[Use Reserves for Jail shower](#)

T. Notation for Record

25. [21-0203](#) Arts Council of Alachua County - November 2, 2020; December 7, 2020; January 4, 2021; and February 1, 2021 Minutes

Fiscal Consideration: N/A

Recommended Action: No action necessary. For informational purposes only.

[110220 Meeting Minutes.docx](#)

[120720 Meeting Minutes.docx](#)

[010421 Meeting Minutes.docx](#)

[020121 Meeting Minutes.docx](#)

U. Notice of Upcoming Meetings

26. [21-0244](#) Notice of Upcoming Meetings - as of March 23, 2021

Fiscal Consideration: N/A

Recommended Action: N/A. For informational purposes only.

[Notice of Upcoming Meetings 1615814024.pdf](#)