



# ALACHUA COUNTY, FL

## Board of County Commissioners

### Meeting Agenda

June 24, 2025

11:30 AM

An in-person **Public Comment** period follows all non-ministerial motions. There are two **General Comment** periods: **Noon** and **5:30 p.m.** (or at the end of the morning meeting if there is no evening meeting). **Members of the public may only speak during one of the two designated General Comment periods.** At **Noon**, commenters may be in person or call in. Commenters have 3 minutes for agenda items and 3 minutes for non-agenda matters. Those addressing agenda items can't comment again when that item comes up.

Noon call-in instructions (3 minutes for agenda items and 3 minutes for non-agenda matters):

- Dial 1-929-205-6099,
- Enter meeting ID 873 5974 1977.
- "Raise" your hand by hitting \*9 (star 9). When called on, hit \*6 (star 6) to speak.

For **Quasi-Judicial Items**, it is best to speak when the item comes up, as the Commission can only consider testimony given at the public hearing.

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The meeting can be viewed on Cox Channel 12, the AC TV app (Apple TV, Amazon Fire, Roku), the County's [Facebook](#) and [YouTube](#) sites, and the county's [Video on Demand](#) website.

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Citizens attending Alachua County public meetings downtown can enjoy free parking in the S.W. Parking Garage (105 SW 3rd St, Gainesville) starting on the 2nd floor in zones marked 35200. To obtain parking validation, download the "Passport" app on your smartphone and pay for your session. Then visit the Alachua County Manager's Office, located on the 2nd floor of the County Administration Building, on noticed public meeting days to receive a validation code.

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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)

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If you have a disability and need an accommodation 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)

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An Equal Opportunity Employer M.F.V.D

**A. Invocation**

Pastor Chris Kollmann, First Lutheran Church. 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 Regular and Consent Agenda**

**Recommended Action:**

To approve the Regular and Consent Agenda.

**E. Announcements**

**F. Approval of Recognitions**

**G. Board and Committee Items**

**1. Human Rights Board Appointments - 25-00455**

**Fiscal Note:**

N/A

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Appoint four new members for the Human Rights Board, including three citizen-at-large positions with terms ending 05/31/2028 and one for the alternate position with a term ending 05/31/2028

**2. Recreation and Open Space Committee (ROSCO) Annual Presentation - 25-00432**

**Fiscal Note:**

N/A

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Hear presentation

**H. Public Comment**

12:00 p.m. or as soon thereafter as possible.

Limit comments to 3 minutes on non-agenda items & 3 minutes on agenda items. Those speaking to items on the agenda cannot speak to them later. For **Quasi-Judicial Items**, it is best to speak when the item comes up, as the Commission can only consider testimony given at the public hearing.

**I. Presentations**

**1. Annual Report Presentation - 25-00515**

**Fiscal Note:**

No fiscal impact at this time.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Hear Presentation

**2. FY26 Budget Development County Manager Budget Presentation - 25-00442**

**Fiscal Note:**

Per Florida Statutes, Chapter 129 and Chapter 200, Alachua County, through the County Manager as budget officer, will prepare a balanced budget to be presented to the County Commission following the established statutory requirements.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Hear the County Manager's Budget Message and Receive the County Manager's Proposed Budget

**J. Action Items**

**1. Recommendation for Request for Proposal (RFP) 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services., 25-00416**

**Fiscal Note:**

No fiscal impact until the agreement is approved by the Board.

**Strategic Guide:**

Housing

**Recommended Action:**

Recommends that the Board reject all responses submitted under Request for Proposal (RFP) 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services and have staff bring back the scope of work to refine the desired outcomes and determine the best direction moving forward.

While the proposals received followed the procurement process and were ranked appropriately, they lacked the necessary specificity for staff to proceed with meaningful negotiations. The intent of the RFP was to move closer to a turnkey project with clearly defined outcomes. Instead, the proposal included too many uncertainties—key elements like the number of units, project timeline, and financing were presented as flexible or dependent on future decisions. Although the proposal addressed the general scope, it did not provide the level of detail necessary to establish clear terms for contract negotiations.

**2. Animal Shelter Update - 25-00501**

**Fiscal Note:**

N/A

**Strategic Guide:**

Infrastructure

**Recommended Action:**

Hear update and direct staff to consider other sites.

**3. Acquisition of Fairbanks Rural Collection Center Site - 25-00468**

**Fiscal Note:**

Purchase Price of Property \$75,000

Appraisal (Santangini Appraisals, LLC) \$5,200

Phase-II ESA (GSE Engineering & Consulting, Inc.) \$12,354

Legal and Title Insurance (Salter Feiber Law Firm) \$3,000

Recording Estimate \$100

Total Cost of Acquisition \$95,654

Budget amendment moves \$97,000 from Appropriated Reserves account to the Land account in the Collection Centers Fund account: 403.76.7610.534.61.00

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve the Contract to Purchase Real Property; authorize the Chair to execute the Contract, approve budget amendment moving \$97,000 from Appropriated Reserves to Land and authorize the Chair, or the County Manager, or their designee, to sign any other documents, approved by the County Attorney, necessary to complete the transaction.

**K. Land Conservation Projects**

**1. Watermelon Pond - Hawkins Tract Option Contract to Purchase Real Property - 25-00042**

**Fiscal Note:**

The attached Journal Entry requests \$1,017,368 to complete this acquisition (Exhibit 7).

WSPP – Land Acquisition (Capital Expense) = \$877,500

Fund #: 140.41.4160.537.61.00 – 6194101 Watermelon Pond - Hawkins

&

General Operating & Due Diligence (Operating Expense) = \$47,380

Fund #: 140.41.4160.537.31.00 - 6184160

Please see Exhibits 6 (Budget Amendment) & 7 (Acquisition and Stewardship Costs) for additional details.

**Strategic Guide:**

Environment

**Recommended Action:**

1. Approve and authorize the Chair to exercise the Watermelon Pond– Hawkins

Contract to purchase Real Property, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract; and

2. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions (#5, #6, & #8) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
3. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions (#5, #6, & #8) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
4. Authorize staff to execute additional documents as necessary to close the transaction; and
5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.

**L. Public Hearings**

**1. FY25 Budget Amendment to Reallocate Funds - 25-00458**

**Fiscal Note:**

**Budget Amendment:**

General Fund - \$5,156,964

All Other Funds - \$15,135,335

Total Budget Amendment - \$20,292,299

**FY25 Resulting Amended Budget:**

General Fund - \$347,916,712

Total All Other Funds - \$784,186,581

Total FY25 Amended Budget - \$1,132,103,293

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Conduct a Public Hearing to Adopt Resolution and Approve Budget Amendment

**2. Adoption Hearing for Z25-000006 – Comprehensive Plan Amendment for Tree Protection and Open Space - 25-00460**

**Fiscal Note:**

There are no direct costs to the County to adopt the Ordinance. All advertising was done using the County's online advertising portal.

**Strategic Guide:**

Environment

**Recommended Action:**

Adopt the Ordinance authorizing Application Z25-000006

**3. Adoption hearing - Z25-000009 Amendments to the Unified Land Development Code (ULDC) for Trees and Native Vegetation, and Open Space - 25-00495**

**Fiscal Note:**

There are no direct costs to the County to adopt the Ordinance. All advertising was done using the County's online advertising portal.

**Strategic Guide:**

Environment

**Recommended Action:**

That the BoCC:

1. Convene as the Land Development Regulation Commission and find the amendments consistent with the Alachua County Comprehensive Plan; and
2. Reconvene as the BoCC and approve the ordinance amending the Unified Land Development Code and authorize the Chair's signature.

**4. Adoption Hearing County-initiated Amendments to the Unified Land Development Code for Street Design Specifications. - 25-00440**

**Fiscal Note:**

Costs related to the amendment to be included in Municode are covered in the FY25 budget in account 008.65.6500.554.49.04 (other charges) There is no fiscal costs associated with advertisement as this item as it will be published on the County's "Public Notices" page.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

1. Convene as the Land Development Regulation Commission and find the ULDC amendments consistent with the Alachua County Comprehensive Plan.
2. Reconvene as the Board of County Commissioners and approve the ordinance and authorize the Chair's signature on the ordinance.

**5. Transmittal Hearing – Z25-000007 Comprehensive Plan Amendment for Water Supply Planning - 25-00466**

**Fiscal Note:**

N/A

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve transmittal to the State Land Planning Agency and other agencies for review and comment.

**6. Public Hearing - Z25-000015 To Consider Amendments the Unified Land Development Code related to Platting - 25-00491**

**Fiscal Note:**

There is no cost to implement this change, as it affirms the current process. Advertising for this item utilized the County's online public notice site.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Adopt the ordinance amending the Unified Land Development Code

**M. Quasi-Judicial Public Hearings**

1. **Z25-000008: A Request for a Special Exception to Permit a Commercial Animal Boarding Facility - 25-00470**

**Fiscal Note:**

None

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Staff recommends that the Board adopt Resolution Z-25-2 approving the proposed special exception request.

**N. Items Pulled From Consent**

- O. NOTE: This meeting will NOT reconvene at 5:01 PM**

**P. Closing Comments**

1. **Public Comment**

Public Comment - 5:30 p.m. (Or at the end of the morning meeting if no evening meeting is scheduled). **Members of the public may only speak during one of the two designated General Comment periods.**

2. **County Attorney Comment**
3. **County Manager Comment**
4. **Commission Comment**

**Q. Adjournment**

**Recommended Action:**

To adjourn the meeting.

**R. Consent Items**

1. **Community Support Services**

- a. **Prison Rape Elimination Act (PREA) Memorandum of Agreement with the Florida Department of Corrections on behalf of the Victim Services Rape Crisis Center - 25-00412**

**Fiscal Note:**

n/a

**Strategic Guide:**

Social and Economic Opportunity

**Recommended Action:**

Approve the Amendment to extend the Memorandum of Agreement

- b. **Lutheran Services of Florida Amendment 125 decrease in funding for**

**Metamorphosis Residential Treatment Program, 988, Mobile Response Teams - 25-00489**

**Fiscal Note:**

Amendment 125 decreases the Metamorphosis Program Fund 265 by reducing revenue account 265.29.3610.334.6900 Project 3242907 by \$33,647 and reducing expenditure account 265.29.523.49.00 Project 3242907 by \$33,647.

**Strategic Guide:**

Social and Economic Opportunity

**Recommended Action:**

Approve Amendment 125, Resolution and Budget Amendment

**2. County Manager's Office**

**a. Request Approval of Art Loan Agreement with Teralyn Legall - 25-00497**

**Fiscal Note:**

N/A

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve Art Loan Agreement with Teralyn Legall and authorize the Chair and Clerk to sign

**3. Environmental Protection**

**a. Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List - 25-00473**

**Fiscal Note:**

**Santa Fe River – Brown (Boris and Aldith) (Fee Simple) - Cost Estimates:**

Total estimated cost for acquisition and 10-year stewardship: \$61,302

The current annual property tax revenue of all the project parcels is: \$658.67

Purchase and maintenance would be funded from the Wild Spaces Public Places surtax.

*Additional details can be found in Exhibits 3 and 4.*

**Strategic Guide:**

Environment

**Recommended Action:**

Approve the addition of the following property on the Active Acquisition List

1. Santa Fe River – Brown (Boris and Aldith) (Full Price List)

**4. Fire Rescue**



- a. **Interlocal agreement between Alachua County and Alachua County School Board - 25-00481**

**Fiscal Note:**

The revenue will be budgeted in the MSBU Fire Fund  
(011.54.5480.342.5001 Annual Fire & Life Safety Inspections)

**Strategic Guide:**

Public Safety

**Recommended Action:**

Approve and sign the agreement between Alachua County and Alachua County School Board

**5. Growth Management**

- a. **Bicycle Pedestrian Advisory Board (BPAB) to the Metropolitan Transportation Planning Organization Appointment - 25-00485**

**Fiscal Note:**

N/A

**Strategic Guide:**

Public Safety

**Recommended Action:**

Appoint Bianca Maesa to one County Appointee position with a term ending August 31, 2026

**6. Procurement**

- a. **Addendum Agreement with PSD Citywide (US), Inc. (14684) to provide a comprehensive solution for managing assets and maintenance activities for Public Works. - 25-00465**

**Fiscal Note:**

The budget for the addendum in the amount of \$139,050 for FY25 (\$121,500 for implementation costs and \$17,550 for software licenses) is budgeted in account 149.79.7900.541.34.00 with the description of other contractual services.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve and authorize the Chair to execute Addendum Agreement with PSD Citywide (US), Inc. (14684), in the amount of \$139,050.00.

- b. **Addendum Agreement 14745 with Motorola Systems, Inc. for Trunked Radio System Upgrades for Fire Rescue. - 25-00471**

**Fiscal Note:**

The total cost of the radio system enhancement is \$2,151,711.00. The Geo Prime Site located at the Combined Communications Center for \$560,325.00 is eligible to be funded from the E911 Fund Reserves (126.04.0440.590.99.23 Reserve for Cap Outlay) which will reduce the E911 reserve balance from \$1,534,540.00 to \$974,215.00. The remaining

\$1,591,386.00 will be funded from the Radio System fund 072 (\$551,578.00 072.04.0440.590.99.20 Other Users Appropriated Reserves, \$1,000,000.00 072.54.5425.529.99.24 Unallocated Appropriations, and \$39,808.00 072.54.5420.522.12.00 Salaries). This will deplete the reserve balance in the radio system fund.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve the issuance of Addendum Agreement 14745 with Motorola Systems, Inc., in the amount of \$2,151,711.00. Also, the Office of Management and Budget is requesting approval of Budget Amendment 25-2652 to move the funds.

- c. **Change Order 1 to Blanket Purchase Order 25-455 with Limestone Products, Inc., in the amount of \$20,000.00 for Public Works. - 25-00472**

**Fiscal Note:**

The FY25 Public Works Budget funds in the operating category to cover this increase. Limerock materials is budgeted in account 149.79.7900.541.53.00 in the operating category under the description of road materials and supplies.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve the issuance of Change Order 1 to Blanket Purchase Order 25-455 with Limestone Products, Inc., in the amount of \$20,000.00. The revised Blanket Purchase Order is \$160,000.00.

- d. **Second Amendment to Agreement with Coleman Construction, Inc. (14028). - 25-00475**

**Fiscal Note:**

There is \$80,000 budgeted in the Gas Tax Uses Fund in account 149.79.7900.541.53.00 for this contract with the description of road materials and supplies.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve and authorize the Chair to execute Second Amendment to Agreement with Coleman Construction (14028), not to exceed (NTE) \$500,000.00 annually.

- e. **Agreement with Dayforce US, Inc. (14643) for Request for Proposal (RFP) 25-14-PM New Human Capital Management System for Alachua County Human Resources. - 25-00476**

**Fiscal Note:**

Sufficient budget is in account of 052.00.0064.519.68.50 (Software over \$100,000.00)

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve and authorize the Chair to execute Agreement with Dayforce US, Inc. (14643) for RFP 25-14-PM New Human Capital Management System for Alachua County Human Resources, in the amount of \$1,889,882.00 for a 5-year contract. Additionally authorize the County Manager to approve amendments of not more than 10% of the established cost of the agreement, due to increases in County employees charged at the rates in the Agreement.

- f. **Purchase Order to BCI Integrated Solutions, in the amount of \$52,491.06 for Facilities Management. - 25-00477**

**Fiscal Note:**

Facilities Management has \$52,491.06 budgeted in account 324.19.1912.519.62.00 (building) Project 8241901 Acquisition 2024 Warehouse Bldg (Old Budweiser bldg)

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve the issuance of a Purchase Order to BCI Integrated Solutions, in the amount of \$52,491.06.

- g. **Change Order 1 to Blanket Purchase Order 25-569 with Sunbelt Rentals Inc., in the amount of \$40,000.00 for Public Works. - 25-00478**

**Fiscal Note:**

Public Works has budget in account 146.79.7920.541.44.22 (Rentals and Leases)

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve the issuance of Change Order 1 to Blanket Purchase Order 25-569 with Sunbelt Rentals Inc., in the amount of \$40,000.00. The revised Purchase Order Total is \$85,000.00.

- h. **Change Order 1 to Blanket Purchase Order 25-125 with Henry Schein, Inc., in the amount of \$20,000.00 for Fire Rescue. - 25-00494**

**Fiscal Note:**

There are sufficient funds in the Operating Category of fund 091 Emergency Rescue Services to cover the increase for medical supplies (091.54.5450.526.52.50 Medical Supplies).

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve the issuance of Change Order 1 to Blanket Purchase Order 25-125 with Henry Schein, Inc., in the amount of \$20,000.00 for Fire Rescue. The

revised Blanket Purchase Order is \$200,000.00.

**7. Public Works**

- a. **Authorization for Public Hearing Advertisement for Partial Plat and Right-of-Way Vacations in the Plat of Carlton Grove - 25-00462**

**Fiscal Note:**

NA - Applicant is responsible for any fees.

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

That the Board adopt the proposed resolution to set a date and time to hold a public hearing to consider vacating a portion of the plat and unimproved rights-of-way dedicated to the County by the Plat of Carlton Grove and authorizing the County staff to advertise same.

**8. Tourism & Economic Development**

- a. **Request Approval of Resolution 25-XX Naming Alachua County as the Economic Development Organization (EDO) - 25-00447**

**Fiscal Note:**

N/A

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve the Resolution as presented and authorize the Chair to sign

- b. **Request Approval of the FY26 Nature and Culture Destination Grant Application - 25-00504**

**Fiscal Note:**

FY26 Departmental budget includes \$1,400,000 to cover these grants.

Tourist Development Destination Enhancement Fund:

006.45.4540.552.82.61

**Strategic Guide:**

All Other Mandatory and Discretionary Services

**Recommended Action:**

Approve the FY26 Nature and Culture Destination Grant application as presented. Make the legislative factual determination that the activities funded with Tourist Development Taxes revenue via the Nature and Culture Destination Grant program serve a public purpose and are primarily related to promoting tourism in Alachua County. Approve \$1,400,000 in funding for the program in the Tourism FY26 budget. Grant applications will be reviewed by a scoring committee who will make funding recommendations which will come back to the Board of County Commissioners for approval.

- c. **Appoint Applicant to the Tourist Development Council - 25-00503 - 25-00503**

**Fiscal Note:**  
N/A

**Strategic Guide:**  
Social and Economic Opportunity

**Recommended Action:**  
Appoint Carlene Baker to the vacant Hotel Owner/Operator seat on the Tourist Development Council (TDC) for a partial term ending September 2026.

**S. Notation for Record**

**1. Economic Development Advisory Board February Minutes - 25-00352**

**Fiscal Note:**  
N/A

**Strategic Guide:**  
All Other Mandatory and Discretionary Services

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

**2. Rural Concerns Advisory Committee Minutes of March 18, 2025, and April 15, 2025 - 25-00479**

**Fiscal Note:**  
N/A

**Strategic Guide:**  
All Other Mandatory and Discretionary Services

**Recommended Action:**  
No Action necessary. For Informational purposes only.

**3. Arts Council Minutes – April 4, 2025 - 25-00498**

**Fiscal Note:**  
N/A

**Strategic Guide:**  
All Other Mandatory and Discretionary Services

**Recommended Action:**  
No Action necessary. For Informational purposes only.

**T. Notice of Upcoming Meetings**

Below is the link to the most up-to-date Alachua County Meetings & Events Calendar.  
<https://alachuacounty.us/events/Pages/default.aspx>