



ALACHUA COUNTY, FL

Board of County Commissioners

Meeting Agenda

April 28, 2026

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.

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.

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.

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 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)

12 SE 1st Street ■ Gainesville, Florida 32601 ■ Tel. (352) 264-6900 ■ Fax (352) 338-7363 ■ TDD call 711 Relay ■ Commissioners' E-Mail: bocc@alachuacounty.us ■ Home Page: www.alachuacounty.us
An Equal Opportunity Employer M.F.V.D

A. Invocation

Rev. Catherine Dearlove, Trinity MCC Gainesville. 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

1. **Presentation of a proclamation recognizing May 3rd through May 9th, as Corrections/Detention Employees Appreciation Week in Alachua County, Florida - 26-00252**

Fiscal Note:

N/A

Strategic Guide:

Public Safety

Recommended Action:

Read and present the proclamation

2. **Presentation of a proclamation recognizing April, as Child Abuse Prevention Month in Alachua County, Florida - 26-00253**

Fiscal Note:

N/A

Strategic Guide:

Youth Services

Recommended Action:

Read and present the proclamation

3. **Presentation of a proclamation recognizing April, as Landscape and Architecture Month in Alachua County, Florida - 26-00254**

Fiscal Note:

N/A

Strategic Guide:

Land Use and Infrastructure

Recommended Action:

Read and present the proclamation

4. **Presentation of a proclamation recognizing April as Sexual Assault Awareness Month**

in Alachua County, Florida - 26-00304

Fiscal Note:

N/A

Strategic Guide:

Social

Recommended Action:

Read and present the proclamation

G. 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.

H. Presentations

1. Alachua County Living Spaces and Thriving Places Update - 26-00136

Fiscal Note:

There is no immediate fiscal impact with hearing the presentation; however, any Board direction associated with the presentation will most likely have a fiscal impact.

Strategic Guide:

Housing Security

Recommended Action:

Hear presentation

2. Facilities Management Master Space Plan Quarterly Update - 26-00272

Fiscal Note:

Each project/phase will return to the BoCC for financial approval, as appropriate.

Strategic Guide:

Infrastructure

Recommended Action:

Hear presentation

I. Items Pulled From Consent

J. NOTE: This meeting will reconvene at 5:01 PM

K. Public Hearings

1. Z26-000002 –Large-Scale Comprehensive Plan Amendment from Rural/Agriculture to UF Golf Institutional and to create policies related to the Hickory Sink Special Area Study - 26-00227

Fiscal Note:

No fiscal impacts related directly to this request.

Strategic Guide:

All Other Mandatory and Discretionary Services

Recommended Action:

Staff recommends that the Board transmit the proposed map and text amendments to FloridaCommerce for their review and comment.

L. Quasi-Judicial Public Hearings

1. Preliminary Development Plan for Chesnut Townhomes Subdivision - 26-00284

Fiscal Note:

There is no fiscal impact at this time.

Strategic Guide:

Governance

Recommended Action:

Approve the proposed Preliminary Development Plan and Resolution DR-26-09 based on a finding of consistency with the Alachua County Comprehensive Plan and the Alachua County Unified Land Development Code.

M. 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

N. Adjournment

Recommended Action:

To adjourn the meeting.

O. Consent Items

1. Community Support Services

a. Community Development Block Grant CV Unanticipated Revenue - 26-00247

Fiscal Note:

CDBG – Revenues \$633,500 202.29.2963.331.5040, Federal Grants Project #9212901 - Renovations

CDBG – Expenses \$633,500 202.29.2963.554.62, Project #9212901 - Renovations;

Strategic Guide:

Housing Security

Recommended Action:

Approve and accept the funded amount of \$633,500 Community Development Block Grant from the Florida Department of Commerce, the attached resolution and budget amendment.

b. Lutheran Services of Florida Amendment 103 Change in Funding for Mobile

Response and 988 Crisis Line - 26-00279

Fiscal Note:

Amendment 103 increases the MRT Program Fund 275 by increasing the following accounts:

MRT – Revenues \$4,054 275.29.2940.331.6900, Federal Grants Project #MRT2526

MRT – Expenses \$4,054 275.29.2940.569 various accounts, Project # MRT2526

Amendment 103 decreases the 988 Program Fund 023 by reducing the following accounts:

988 – Revenues \$94,370 023.29.2940.331.6900, Federal Grants Project #CC9882526

988 – Expenses \$94,370 023.29.2940.569 various accounts, Project # CC9882526

Strategic Guide:

Public Health, Social, and Youth Services; Public Safety and Social Justice

Recommended Action:

Approve LSF agreement amendment, approve the resolution, budget amendment, and authorize the Chair to sign the contract.

2. County Attorney's Office

- a. **Request for approval of settlement in Workers' Compensation claim of Patrick Morris. - 26-00266**

Fiscal Note:

Payment will be from the Self Insurance Fund 501.18.1853.513.45.68

Strategic Guide:

All Other Mandatory and Discretionary Services

Recommended Action:

Approve the settlement with Patrick Morris for \$75,000 and authorize the County Attorney and Risk Management to take the necessary action to bring the matter to a conclusion.

- b. **Request for approval of settlement in Workers' Compensation claim of Steven Debono. - 26-00267**

Fiscal Note:

Payment will be from the Self Insurance Fund 501.18.1853.513.45.68

Strategic Guide:

All Other Mandatory and Discretionary Services

Recommended Action:

Approve the settlement with Steven Debono for \$250,000 and authorize the County Attorney and Risk Management to take the necessary action to bring the matter to a conclusion.

3. Environmental Protection

a. Amendment 1 to Resilient Florida Grant 24PLN33 Alachua County Climate Adaptation Plan - 26-00268

Fiscal Note:

No change in total grant funding amount of \$250,000.

Project#3245501

260.55.5511.537.31.00

Strategic Guide:

Environment and Conservation

Recommended Action:

Approve and authorize the Chair to sign Amendment 1 agreement with FDEP.

b. FDEP Contract No. GC188 to provide petroleum cleanup site management services - 26-00270

Fiscal Note:

FDEP Contract GC188 period of service is from July 1, 2026 to June 30, 2031. Contract No. GC188 does not specify any changes in compensation to the Alachua County Petroleum Clean-up Program from previous contract GC888. All County costs for performance of this contract will be reimbursed on a month-by-month basis by State of Florida Contract No. GC188 as authorized by individual task assignments. This contract funds 10.3 FTEs (Full Time Equivalent) in the Environmental Protection Department (EPD), including 9.8 FTE professional staff and 0.50 FTE support staff.

Total contract amount: \$1,027,790.00

FDEP Petroleum Cleanup Fund: 201.55.5551.537.xx.xx.

Strategic Guide:

Environment and Conservation

Recommended Action:

Approve State of Florida Contract No. GC888 for the Local Program Petroleum Restoration Program, and have the Chair sign the 5-year contract as attached.

c. North American Wetlands Conservation Act Grant application – Partner Contribution Statement and Matching Contribution Plan Statement - 26-00301

Fiscal Note:

If the grant is awarded to Alachua County, then the purchase of conservation easements on the Barr Hammock – Webb and Barr Hammock – Ramsey properties can go forward. If the grant is not received, the approved Lochloosa Connector- Les-Que Two property will still be purchased.

The attached NAWCA Partner Contribution Statement states that the

County will contribute an estimated \$5,400,000 in total for the fee-simple purchase of the Cow Hammock (Lochloosa Connector – Les-Que Two) property, which includes land, appraisals, due diligence, and other acquisition costs. These expenditures were approved by the Board on 1/27/2026. In addition, a portion of the county acquisition costs (\$395,000) associated with the Santa Fe River – Bell acquisition, which the County acquired on January 31, 2023, are also included in the Partner Contribution Statement. These expenditures will be used as “new” matching funds under the grant.

The attached NAWCA Partner Contribution Statement also states that the County will contribute a minimum net total of \$2,000,000 for the purchase of conservation easements on the Barr Hammock – Webb and Barr Hammock – Ramsey properties. This is in excess of the requested \$3 million NAWCA grant award. Prior to any expenditures on either of these properties not normally authorized under BoCC Resolution 22-066, the NAWCA grant (or other partner funding) must be awarded, and the properties must also be presented to the Board at a future meeting for consideration for the property option contract, and expenditures. The Board may authorize the expenditure through exercise of Option Contract for the properties.

The attached Matching Contribution Plan Statement states that \$3,495,300 of previously expended funds will be counted as matching funds toward the grant application. No new funds are being expended for the Matching Contribution Plan.

If awarded, the NAWCA grant could provide an estimated \$3,000,000 in land acquisition reimbursement funding to leverage the Alachua County Forever program’s land conservation acquisition funds and extend funding resources to cover additional projects.

Sufficient budget exists in the Wild Spaces Public Places Land Allocation for these costs.

Project 6184160- WSPP-General Operating & Due Diligence:
140.41.4160.537.31.00

Project 6194101-WSPP-Land Acquisition: 140.41.4160.537.61.00;
140.41.4160.537.68.00

Strategic Guide:
Environment and Conservation

Recommended Action:
Approve and Authorize the Chair to sign the attached: 1) Partner Contribution Statement; and 2) Matching Contribution Plan Statement for Alachua County’s 2026 North American Wetlands Conservation Act grant application.

- d. **Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List - Environmentally Significant Lands and Agricultural Easement Categories - 26-00302**

Fiscal Note:

Lake Santa Fe – Truman Timber LLC (Fee Simple - Environmentally Significant Lands Category) - Cost Estimates:

Alachua County Property Appraiser (ACPA) Property Value: \$3,093,744*

Estimated county cost for acquisition due diligence, and 10-year stewardship: \$3,365,798

The current annual property tax revenue of all the project parcels is: \$12,766.36 (total).

Lizzie Robinson – Batey Farm (Agricultural Conservation Easement) - Cost Estimates:

Alachua County Property Appraiser (ACPA) Property Value: \$1,591,915*

Estimated county cost for acquisition due diligence, and 10-year stewardship: \$1,682,515

The current annual property tax revenue of all the project parcels is: \$3,789.88 (total).

*Easements are valued as a portion of the independently appraised property value based on the property rights sold and property rights retained in the easement deed.

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

Additional information can be found in the attached Exhibits 5 and 6

Strategic Guide:
Environment and Conservation

Recommended Action:
Approve the addition of the following properties to the Active Acquisition List

1. Lake Santa Fe – Truman Timber LLC (Full Price List) – Environmentally Significant Lands Category
 2. Lizzie Robinson – Batey (Full Price List) – Agricultural Easement Category
- e. **Mortgage Partial Release – Alachua County Energy Efficiency Program property - 26-00313**

Fiscal Note:
N/A – There is no change to the dollar amount of the mortgages in question, this is solely to correct the inclusion of a parcel that was included in error.

Strategic Guide:
Housing Security

Recommended Action:
Approve partial release from three mortgages for tax parcel 06860-030-034.

4. Human Resources

- a. **Confirm Mary (April) Shuping as the new Budget & Fiscal Director - 26-00186**

Fiscal Note:

Compensation is \$160,000 annually. This position is funded through the elimination of 2 lower level vacant positions.

Strategic Guide:

All Other Mandatory and Discretionary Services

Recommended Action:

Confirm Mary (April) Shuping as the new Budget & Fiscal Director

5. Procurement

- a. **Ranking of Request for Proposal (RFP) 26-560-PM Alachua County Agreement for Administrative Services for CDBG 25DB-H07 for Community Support Services. - 26-00262**

Fiscal Note:

This is for Ranking only. Estimate for the Grant is:

CDBG – Revenues \$ 750,000.00 – 204.29.2975.331.5040, State Grants

CDBG – Expenses \$ 750,000.00 – 204.29.2975.554 Various Accounts

The County will receive approximately 15% of the grant for administrative purposes (estimate \$112,500)

Strategic Guide:

Housing Security

Recommended Action:

Approve the ranking and authorize staff to negotiate an agreement for RFP 26-560-PM Alachua County Agreement for Administrative Services for CDBG 25DB-H07:

1. Fred Fox Enterprises, Inc.
2. Sunshine Enterprise USA LLC
3. FutureInnoX
4. CS Exclusive Enterprise LLC

Authorize staff to negotiate an agreement with the top ranked firm. Should staff be unable to negotiate a satisfactory agreement with the top-ranked firm, negotiations with the unsuccessful firm will be terminated. Negotiations with the second ranked firm may be undertaken in the same manner in order of ranking until an agreement is reached, and so forth.

P. Notation for Record

1. **Report of Contracts signed by County Manager or Designee in the 1st and 2nd Quarter of Fiscal Year (FY) 2026. - 26-00121**

Fiscal Note:

N/A

Strategic Guide:

All Other Mandatory and Discretionary Services

Recommended Action:

No action necessary; for informational purposes only. The report and a copy of the contracts have been submitted to the Clerk for inclusion into the minutes.

2. Health Facilities Authority – Approved Minutes for Meeting on March 19, 2026 - 26-00258

Fiscal Note:

N/A

Strategic Guide:

Public Health

Recommended Action:

No action necessary. For informational purposes only.

3. FY26 Alachua County Board of County Commissioners' Financial Report – 2nd Quarter - 26-00275

Fiscal Note:

Expenditures are within budgetary appropriations, and the financial position of the County remains strong. See attached reports

Strategic Guide:

Governance

Recommended Action:

Receipt of the FY26 Alachua Board of County Commissioners Quarterly Financial Report – 2nd Quarter

4. FY26 Public Purpose Quarterly Report 2nd Quarter - 26-00276

Fiscal Note:

For the 2nd quarter \$57,557.17 was requested for public purpose activities

Strategic Guide:

Governance

Recommended Action:

Receipt of the Report for Public Purpose FY26 2nd Quarter.

5. Equity Advisory Board Minutes for February 19, 2026 - 26-00283

Fiscal Note: N/A

Strategic Guide:

Governance

Recommended Action:

No action necessary. For informational purposes only.

Q. 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>