

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

August 3, 2017

1:00 PM

MODIFIED AGENDA

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)

Mayor-Commissioner Pro Tem Harvey Budd (At Large)

Commissioner Helen Warren (At Large)

Commissioner Charles Goston (District 1)

Commissioner Harvey Ward (District 2)

Commissioner 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.

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

"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited."

ROLL CALL**INVOCATION****Prophet George Young****ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**[160975.](#)**Recommendations of the Citizen Committee for Implementing the Strategic Framework (NB)**

This item requests that the City Commission refer a discussion on the recommendations of the Citizen Committee for Implementing the Strategic Framework to the General Policy Committee.

Explanation: On June 1st, the City Commission unanimously accepted the recommendations of the Citizen Committee for Implementing the Strategic Framework following the Committee's more than 12 weeks of work in identifying 11 big ideas.

The Commission requested staff provide an analysis of the Citizen Committee's recommendations and facilitate a discussion at the General Policy Committee.

Fiscal Note: None

RECOMMENDATION

The City Commission refer this item to the General Policy Committee.

Legislative History

6/1/17 City Commission Approved, as shown above

[160975A-MOD Presentation 20170601.pdf](#)

[160975B-MOD Report 20170601.pdf](#)

[170080.](#)

Agreement with the District Board of Trustees of Santa Fe College (SF) and the City of Gainesville Regional Transit System (RTS) (B)

This item is a request for the City Commission to authorize the City Manager to execute a new Agreement with the District Board of Trustees of Santa Fe College (SF) and the City of Gainesville Regional Transit System (RTS) to provide unlimited access to public transit to Santa Fe students.

Explanation: There is currently an Agreement between the District Board of Trustees of Santa Fe College (SF) and the City of Gainesville Regional Transit System (RTS) to provide unlimited access to public transit to SF students. This Agreement expires on August 15, 2017. The SF Transportation Fee Committee and RTS meet on an annual basis to evaluate the current service and determine the need to modify or add services. RTS staff has negotiated an hourly rate of \$64.88 per hour to cover operating costs for FY18 and \$66.82 per hour for FY19 and FY20 (plus a mutually agreed upon increase utilizing as a guide the Southeast region consumer price index of the previous year).

Current service includes enhancements of City routes 10, 23, 27 and 43. SF also provides funding for routes 39, 62, 76 and 77. The total hours of service are approximately 13,308 hours per year.

SF will pay additional funds from farebox recovery, capital and operations of Gator locator and deducting FDOT matching grants.

Fiscal Note: The total anticipated revenue from SF will be approximately \$891,855.

RECOMMENDATION

The City Commission authorize the City Manager or his designee to execute an Agreement and related documents between the District Board of Trustees of Santa Fe College (SF) and the City of Gainesville Regional Transit System (RTS) for the period of August 16, 2017, through August 15, 2020, subject to approval by the City Attorney as to form and legality.

[170080 Draft Agreement 20170803.pdf](#)

[170244.](#)

City Commission Minutes (B)

RECOMMENDATION *The City Commission approve the minutes of July 6, July 11, and July 13, 2017.*

[170244_minutes_20170803](#)

[170243.](#)

City Commission Workshop with Van Scoyoc Associates (NB)

RECOMMENDATION *The City Commission schedule a workshop with Van Scoyoc Associates (new lobbying firm) on October 3, 2017 from 1:30 - 3:30pm at the GPD Hall of Heroes.*

[170242.](#)

Resignation of Diana Dombroski from the Bicycle/Pedestrian Advisory Board and Greg Larvenz from the Citizens' Advisory Committee for Community Development (B)

RECOMMENDATION *The City Commission accepts the resignation of Diana Dombroski and Greg Larvenz, effective immediately.*

[170242_ResDianaDombroskiGregLarvenz_20170803.pdf](#)

[170194.](#)

Agreement with Motorola Solutions, Inc. for the Purchase of Two-Way Radios for Regional Transit System (B)

This item is a request to authorize the City Manager to execute an agreement with Motorola Solutions, Inc. for the purchase of P25 compliant two-way radios for Regional Transit System (RTS).

Explanation: The City of Gainesville's public safety and public services agencies have utilized a trunked radio system operated by the communications division of Gainesville Regional Utilities for day to day operability and event based interoperability since 1999. The backbone of this system is comprised of Motorola equipment. All departments requiring two-way radios, both portable and mobile, must utilize Motorola radio equipment to ensure local inter-agency interoperability during emergencies. RTS currently has one hundred seventy eight (178) of these radios deployed of which one hundred (100) are no longer supported by the manufacturer due to age and obsolescence. RTS started buying P25 compliant two-way radios starting in 2015 with all new bus orders. In addition, the radio upgrades have been included in the plan of projects for 2016 and 2017 Section 5307 Federal Grant applications.

RTS obtained pricing for the first phase of a two phase project and desires to replace fifty four (54) two-way radios. For compatibility

purposes, RTS seeks approval of the City Commission to select Motorola Solutions Inc. as the specified source for this purchase. This will ensure that the new radios will be compatible and function with the existing equipment and software utilized to manage the trunked radio system.

Fiscal Note: Funds in the amount of \$255,434.89 have been provided by federal grant and are available in the RTS budget.

RECOMMENDATION The City Commission authorize the City Manager or his designee to execute an agreement and related documents with Motorola Solutions, Inc. for the purchase of P25 compliant two-way radios, subject to approval by the City Attorney as to form and legality.

[170194A_Radio Quote_20170803.pdf](#)

[170194B_Method of Source Selection_20170803.pdf](#)

[170232.](#)

South Main Street Improvements (B)

Explanation: At the July 17, 2017 CRA meeting, the Board approved the South Main Street Improvement Project with the following recommendations:

1. CRA Executive Director to CRA Board:
 - a. Approve the South Main Street Improvement project plans as presented.
 - b. Approve the Guaranteed Maximum Price (GMP) proposal from Oelrich Construction, Inc. in an amount not to exceed amount of \$7,000,000 and authorize the CRA Executive Director to execute all necessary documents, subject to review and approval by the CRA Attorney as to form and legality.
 - c. Approve \$1,500,000 to fund the GRU portion of the undergrounding project.
2. CRA Board to City Commission: Recommend the City Commission review, approve, and authorize CRA to act as its agent for the construction of the South Main Street Improvement project and approve proposed plans for undergrounding of utilities along the corridor.

Approval of this item will authorize the CRA to act as an agent for the City of Gainesville to implement the approved project.

All 90% Plans and Documents can be found at :

<<https://www.dropbox.com/sh/jlgdyb0bvjx9ur5/AACfm6LGUARPF-WB4IqZzq5Ba?dl=0>>

RECOMMENDATION

*CRA Executive Director to the City Commission:
Review and approve the plans for construction of
South Main Street Improvement project and
authorize the CRA to act as its agent for the
construction of the South Main Street
Improvement project and approve proposed plans
for undergrounding of utilities along the corridor.*

[170232A JULY 17, 2017 CRA PRESENTATION_20170803.pdf](#)

[170232B SOUTH MAIN GMP PROPOSAL_20170803.pdf](#)

**ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance
Committee and General Policy Committee Items****ADOPTION OF REGULAR AGENDA**

**GENERAL CITIZEN COMMENT - For items not on the agenda, limited to 3
minutes per citizen and not to exceed 30 minutes total**

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

[170262.](#)

**Joint UAB Workshop and Joint UAB Draft Asset Purchase
Agreement (APA) Meeting(s) (NB)**

MODIFICATION - ADDED ITEM

*Explanation: On July 18, 2017 the City Commission instructed the Clerk of the
Commission to schedule one joint UAB workshop and one joint UAB
meeting. It is now anticipated that two joint meetings may be required,
in addition to the workshop.*

RECOMMENDATION

*The City Commission discuss and/or approve the
following meetings:*

August 10, 2017 - 6:00 PM - City Hall Auditorium

August 16, 2017 - 6:00 PM - City Hall Auditorium

September 18, 2017 - 6:00 PM - GRU

Multi-Purpose Room

[160379.](#)

**Results and Recommendations of Visioning Process for City Tennis
Services in Gainesville (B)**

**This item requests the City Commission hear a presentation and
recommendation for moving forward to solicit Professional Tennis
Services at various City facilities, including the Joyce Oransky
Tennis Center and Pro Shop. **PRESENTATION 15 MINUTES****

MODIFICATION - ADDITIONAL BACK-UP

Explanation: On July 13, 2016, the City's Purchasing Division issued a "Request for Proposals for Operation of Joyce Oransky Tennis Center and Pro Shop and Provide Tennis Lessons at All City of Gainesville Tennis facilities" with a due date of August 10, 2016. On August 10, 2016, the City's Purchasing Department received two (2) proposals from tennis contractors for the use of the City's tennis facilities, per the specifications set forth in the Request for Proposal (RFP) developed by the Parks, Recreation and Cultural Affairs Department (PRCA). An evaluation panel, consisting of three department staff, along with a Senior Buyer to facilitate the process, met on Wednesday, August 17, 2016 to evaluate the proposals using the Scope of Services outlined in the RFP and the information submitted by the contractors in their proposals. PRCA staff recommended the contract be awarded to Jonesville Tennis LLC dba Gainesville Tennis.

On October 6, 2016 the recommendation was heard by the City Commission to award the bid. A number of citizens spoke both in support of the recommendation and against the recommendation. As a result, the City Commission referred this item to the General Policy Committee and directed staff to further research options for providing tennis services in Gainesville. Staff hired a consultant, Barth Associates, to conduct a Tennis Visioning process that analyzed alternatives for providing professional tennis services. After completing the process and conducting research, staff recommends that the City maintain the private contractor model and proceed with a Request for Qualifications with more specific City parameters.

Fiscal Note: Revenues derived from a future Professional Tennis Services contract will continue to be deposited into the General Fund.

RECOMMENDATION

The City Commission: 1) hear a presentation and recommendation for tennis services in Gainesville; and 2) direct staff to work with Purchasing to develop a Request for Qualifications (RFQ) to solicit Professional Tennis Services at various City facilities, including the Joyce Oransky Tennis Center and Pro Shop.

Legislative History

10/6/16 City Commission Approved, as shown above

[160379A_RFP_for_Tennis_Center_20161006.pdf](#)
[160379B_Tennis_Bid_Documents_20161006.pdf](#)
[160379C_Tennis_Written_Evaluations_20161006.pdf](#)
[160379D_Tennis_RFP_Award_20161006.pdf](#)
[MOD_160379.pdf](#)
[160379_westsidetenniscenter_20161006](#)
[160379_Tennis_Operations_Study_Presentation_PPT_20170803.pdf](#)
[160379-MOD_Tennis_Operations_Study_Summary_Memorandum_20170803.pdf](#)

[170196.](#)

Bid Award - External Cost of Service and Utility Rates Study (B)

****This item was presented to the UAB on 07/19/17.****

Explanation: GRU staff periodically performs cost-of-service studies for the electric, gas, water and wastewater utility systems. Revenue requirements and rate designs are also developed by GRU staff and presented to the City Commission during the annual budget process. The last external cost-of-service and utility rate study was performed in 2014.

The purpose of the current cost-of-service and rate study is to evaluate electric, water, wastewater, and the gas system. This study will provide information regarding the adequacy of current rate structures and propose the most appropriate structure for utility rates assessed by GRU.

GRU Purchasing issued a Request for Proposals (RFP) for the cost-of-service and utility rate studies to prospective firms and posted the RFP to GRU's web page. Six responses were received, two as no bids. Proposals were evaluated based on criteria set forth in the RFP: understanding and approach, company qualifications and experience, proposed method, fees and expenses, project manager and resources, local preference and small business or disabled veteran enterprise. Willdan Financial Services submitted the highest evaluated proposal. A tabulation of the scoring is attached for your reference.

Fiscal Note: Funds for this service have been included in the FY18 budget.

RECOMMENDATION

The City Commission: 1) authorize the General Manager, or his designee, to negotiate and execute a contract with Willdan Financial Services for the provision of cost-of-service and utility rate studies, subject to approval of the City Attorney as to form and legality; and 2) approve the issuance of a purchase order in the amount of \$99,380 pending final appropriation of funds.

The UAB advises that the Commission accept the staff recommendation. A statement of their

reasoning is attached.

[170196 Bid Tab COS - Util Rates Study 20170719](#)

[170196 Cost of Service Study - UAB Advice 20170803](#)

[170196 Bid Award - GRU External COS Study Presentation 20170803](#)

[170234.](#)

Heartwood Financing Plan (B)

MODIFICATION - REVISED POWERPOINT

Explanation: The former Kennedy Homes site is a well-known property in East Gainesville. However, over the years the property unfortunately came to embody many negative stereotypes associated with low-income housing. Challenged by poor maintenance, drug, and crime issues, problems at Kennedy Homes resulted in negative impacts to the surrounding community. As a result of a fire, the buildings were eventually demolished due to disrepair. In 2007, the City purchased and cleared the property for a total of \$2,605,738; of which \$575,000 was borrowed from the Home Fund to be repaid from the land sale proceeds. Simultaneously, the City and the CRA coordinated the Southeast Gainesville Renaissance Initiative (SEGRI), which produced a Master Plan consisting of a series of conceptual development visions for six key southeast Gainesville sites, including Kennedy Homes. The site was designated as a residential component of the master plan due to the overwhelming absence of new housing stock in the area. The new residential development would bring an increase in tax values to offset the initial investment made by the City. After many stakeholder meetings lead by the CRA Staff and an outside marketing team, "Heartwood" emerged as the favorite of the community as the name of this new development.

Heartwood is a 15.1 acre infill redevelopment project that will accommodate 34 single family detached homes. After receiving the third and final round of comments from City Planning for permitting, and the St. John's River Water Management District for storm water, CRA Staff is nearing the conclusion of the construction permitting approval process, which would yield construction documents for storm water, site work, wetland mitigation, roads and sidewalks, utility infrastructure and more. This approval will allow construction to begin and the continuation of the Design Plat approval process.

In May 2017, Staff worked with the City's Purchasing Department on a public solicitation for a site contractor in the form of an Invitation to Bid. The contracted site work would include utility infrastructure, wetland improvements, paved streets, curb and gutter, sidewalks, and pad ready sites. There were three responsible and responsive bids received; all being over the budgeted amount of \$1.7M. At its June Meeting, the CRA Board approved O'Steen Brothers, Inc. as the lowest most responsive and responsible bidder. At that meeting, CRA Staff

presented a recommendation to move the project forward after collaborating with City Budget and Finance and a third party financial services partner. The recommendation was passed with the condition that Staff would bring a fully vetted deal to the City Commission for approval.

Fiscal Note: \$1,346,279.59 remaining in the Heartwood project account W920 will be used towards the site improvements. The CRA Board approved the utilization of the remaining \$305,362.51 Kennedy Homes Demolition bond funding account C333 towards the current scope. In addition, Staff proposes securing a ~\$1.1M loan from the City to be used towards the site improvements. The additional funds required for incentives were appropriated during the FY2018 Adjusted Budget presented at July's CRA Board Meeting. Finally, Staff proposes to prioritize the repayment of HOME Fund Capital from lot sale proceeds.

RECOMMENDATION

City Manager to City Commission: 1) Approve the CRA Executive Director to move forward with securing a loan from the City of Gainesville for Heartwood site work as described; and 2) Approve Staff to prioritize the repayment of the Home Fund Revenues from lot sale proceeds.

[170234-MOD PRESENTATIONC_20170803.pdf](#)

[170234_Presentation_20170803.pdf](#)

[170234-Revised MOD PRESENTATIONC_20170803.pdf](#)

[170253.](#)

2018 Joint City Commission/Board of County Commission Special Meetings (NB)

RECOMMENDATION

The City Commission approve the dates of March 12, August 6 and December 10, 2018 for joint City/County Commission special meetings.

COMMITTEE DISCUSSION ITEMS - Items placed on the agenda by the Audit & Finance Committee or General Policy Committee or moved from Consent

OTHER POLICY DISCUSSION ITEMS - If the Commission does not get to these items, they are continued to the next regular Commission meeting or such other regular or special meeting or workshop, as the Commission directs

INFORMATIONAL PRESENTATIONS - Items that do not request or require any Commission action. If the Commission does not get to these items, they are continued to the next regular Commission meeting or such other regular or special meeting or workshop, as the Commission directs.

4:30 - 5:30pm Dinner Break

5:30 - Call to order Evening Session**PLEDGE OF ALLEGIANCE****Mr. Bob Gasche****PROCLAMATIONS/SPECIAL RECOGNITIONS**[170241.](#)**Purple Heart Day - August 7, 2017 (B)****RECOMMENDATION**

Gator Detachment of the Marine Corp League Bob Gasche to accept the proclamation.

[170241_PurpleHeartDay_20170803.pdf](#)[170246.](#)**Certificate of Completion (B)****RECOMMENDATION**

The City Commission recognize Commissioner Harvey Ward for completion of the 2017 Institute for Elected Municipal Officials.

[170246_certificate_20170803.pdf](#)

GENERAL CITIZEN COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total

PUBLIC HEARINGS**RESOLUTIONS - ROLL CALL REQUIRED**[170217.](#)**Resolution for Local Agency Program Agreement for Metcalfe Safe Routes To School (B)**

This item is a Resolution authorizing the City Manager to execute a Local Agency Program (LAP) agreement between the City of Gainesville and the Florida Department of Transportation for design and construction of the Metcalfe Safe Routes To School trail on NE 18th Avenue from NE 12th Street to NE 15th Street.

Explanation: The Florida Department of Transportation (FDOT) notified the City of funding availability in FY2017-2018 and FY2019-2020 for the design and construction of the trail between NE 12th Street and NE 15th Street on

NE 18th Ave. This is in response to the City's application for funding under the Safe Routes to School program through the Metropolitan Transportation Planning Organization (MTPO), dated March 21, 2016.

The project was identified as a priority project in the MTPO's List of Priority Projects and Transportation Improvement Plan. Construction of the project aligns with the City's strategic framework that seeks to plan for a better future and promote opportunities for all citizens and to be a community model by providing a mix of facility types that encourages alternative transportation and physical activity.

The City of Gainesville is a FDOT Certified local agency. The resolution allows the City to enter into agreements with FDOT to presently fund and implement projects and receive reimbursement when FDOT funding is scheduled. The City is requesting to enter into an agreement with FDOT for design and construction of the Metcalfe Safe Routes to School Project.

Fiscal Note: The project will be funded by FDOT through a LAP agreement for preliminary engineering and construction; a total of \$27,434 is available from FDOT in FY2018-2019 and another \$230,956 in FY2019-2020.

RECOMMENDATION

The City Commission adopt the Resolution.

Alternative Recommendation

The City Commission reject the Resolution, which will result in the City losing the allocated funding for the project.

[170217A LAP Agreement 20170803 1.pdf](#)

[170217B Resolution 20170803.pdf](#)

[170126.](#)

**QUASI-JUDICIAL - CONDITIONAL FINAL PLAT -
TOWNSEND, A PLANNED DEVELOPMENT, PHASE TWO (B)**

Resolution No. 170126

A resolution of the City of Gainesville, Florida, approving the conditional final plat named "TOWNSEND, A PLANNED DEVELOPMENT, PHASE TWO" located in the vicinity of the 3300-3500 block of NW 24th Street, as more specifically described in this resolution; providing directions to the Clerk of the Commission; providing conditions and restrictions; and providing an immediate effective date.

Explanation: The platting of land, which is governed by state law and the City of Gainesville Land Development Code (LDC), serves to establish the legal identity of all lands included on the plat to provide for conveyance (i.e., the sale of land) by reference to such plat. Platting also ensures that adequate and necessary physical improvements will be installed in subdivisions by the subdividers. Section 30-188 of the LDC describes

the improvements that the subdivider must construct for plat approval. The subdivider may choose to provide security (i.e., surety bond, letter of credit, cash deposit, or construction loan agreement) to ensure that the improvements get constructed within 12 months of plat approval, and in such case the subdivider may record the plat and sell lots therein immediately upon City Commission approval. In the alternative, the subdivider may choose to request a "conditional" plat approval, whereby in lieu of security the subdivider has two years to construct the improvements but may not record the plat until city staff and the City Commission has certified that the improvements have been constructed to city specifications.

This resolution will approve a Conditional Final Plat for Phase II of the Townsend Planned Development (PD) that was adopted by the City Commission on August 9, 1999. The development is located between NW 39th Avenue and NW 31st Avenue (Glen Springs Road). Townsend describes itself as a traditional neighborhood with places for social gathering, professional activities, recreation, dining, and more. Townsend in 2001 received design plat approval (a preliminary plat approval prior to a final or conditional final plat) from the Development Review Board and City Commission, which design plat contained 107 lots in four phases; phases I and IV comprising 41 lots are fully developed. Phases II and III comprising 66 lots are still in the design plat phase and are the subject of the two separate petitions CC-17-51 SUB and CC-17-52 SUB.

The resolution addresses Phase II of the Townsend PD, which contained 40 lots in the design plat but has been reduced to 25 lots here because the applicant has reconfigured the 40 smaller lots into larger ones. Phase II lies on the west side of the development about midway between NW 39th Avenue and NW 31st Avenue. Implementation of this phase will extend a planned roadway arterial, NW 24th Boulevard, southward from 39th Avenue to SW 31st Avenue and will also interconnect the roadways in the Phase I portion of the development that lies immediately to the east. Staff reviewed the petition and found that the applicant has maintained the general layout of the subdivision, consistent with the PD Layout Plan, and that the development complies with all of the standards of the Planned Development and is consistent with the Comprehensive Plan. There is a large wetland and environmentally sensitive area occupying the eastern portion of the site that will not be impacted.

Fiscal Note: None.

RECOMMENDATION

The City Commission adopt the proposed resolution.

[170126B Approval of Construction Drawing Townsend II 20170803.pdf](#)
[170126C Phase II Application and Check Townsend Plat 20170803.pdf](#)
[170126D Title Opinion Townsend Phase II 20170803.pdf](#)
[170126E Authorization to Sign for Townsend LLC 20170803.pdf](#)
[170126F Declaration of Covenants 4-11-05 and Warranty Deed Townsend Ph](#)
[170126G City Commission Minutes for Townsend Design Plat 20170803.pdf](#)
[170126H DRB Design Plat Backup to CC and Minutes on 183SUB-00DB Legis](#)
[170126I Agenda Item PD Ordinance and Amendments Townsend. 20170803.](#)
[170126J Boundary Survey and Final Plat Townsend Phase II 20170803.pdf](#)
[170126K Staff PPT 20170803.pdf](#)
[170126A draft resolution 20170803.pdf](#)

[170127.](#)

**QUASI-JUDICIAL - CONDITIONAL FINAL PLAT -
TOWNSEND, A PLANNED DEVELOPMENT, PHASE THREE (B)**

Resolution No. 170127

A resolution of the City of Gainesville, Florida, approving the conditional final plat named "TOWNSEND, A PLANNED DEVELOPMENT, PHASE THREE" located in the vicinity of the 3100 block of NW 24th Street, as more specifically described in this resolution; providing directions to the Clerk of the Commission; providing conditions and restrictions; and providing an immediate effective date.

Explanation: The platting of land, which is governed by state law and the City of Gainesville Land Development Code (LDC), serves to establish the legal identity of all lands included on the plat to provide for conveyance (i.e., the sale of land) by reference to such plat. Platting also ensures that adequate and necessary physical improvements will be installed in subdivisions by the subdividers. Section 30-188 of the LDC describes the improvements that the subdivider must construct for plat approval. The subdivider may choose to provide security (i.e., surety bond, letter of credit, cash deposit, or construction loan agreement) to ensure that the improvements get constructed within 12 months of plat approval, and in such case the subdivider may record the plat and sell lots therein immediately upon City Commission approval. In the alternative, the subdivider may choose to request a "conditional" plat approval, whereby in lieu of security the subdivider has two years to construct the improvements but may not record the plat until city staff and the City Commission has certified that the improvements have been constructed to city specifications.

This resolution will approve a Conditional Final Plat for Phase III of the Townsend Planned Development (PD) that was adopted by the City Commission on August 9, 1999. The development is located between

NW 39th Avenue and NW 31st Avenue (Glen Springs Road). Townsend describes itself as a traditional neighborhood with places for social gathering, professional activities, recreation, dining, and more. Townsend in 2001 received design plat approval (a preliminary plat approval prior to a final or conditional final plat) from the Development Review Board and City Commission, which design plat contained 107 lots in four phases; phases I and IV comprising 41 lots are fully developed. Phases II and III comprising 66 lots are still in the design plat phase and are the subject of the two separate petitions CC-17-51 SUB and CC-17-52 SUB.

This resolution addresses Phase III of the Townsend PD, which contains 26 lots. Phase III lies at the southwest corner of the development, south of Phase II and west of Phase IV. It is bounded by NW 31st Avenue to the south and the Palm Grove Subdivision to the west. Implementation of this phase will extend a planned roadway arterial, NW 24th Boulevard, southward from 39th Avenue to SW 31st Avenue and will also interconnect the roadways in the Phase I portion of the development that lies immediately to the east. Staff reviewed the petition and found that the applicant has maintained the general layout of the subdivision, consistent with the PD Layout Plan, and that the development complies with all of the standards of the Planned Development and is consistent with the Comprehensive Plan.

Fiscal Note: None.

RECOMMENDATION

The City Commission adopt the proposed resolution.

[170127B Approval of Construction Drawing Townsend III 20170803.pdf](#)

[170127C Phase III Application and Check Townsend Plat 20170803.pdf](#)

[170127D Title Opinion Townsend Phase III 20170803.pdf](#)

[170127E Authorization to Sign for Townsend LLC 20170803.pdf](#)

[170127F Declaration of Covenants 4-11-05 and Warranty Deed Townsend Ph](#)

[170127G City Commission Minutes for Townsend Design Plat 20170803.pdf](#)

[170127H DRB Design Plat Backup to CC and Minutes on 183SUB-00DB Legis](#)

[170127I Agenda Item PD Ordinance and Amendments Townsend 20170803.r](#)

[170127J Boundary Survey and Final Plat Townsend Phase III 20170803.pdf](#)

[170127K Staff PPT 20170803.pdf](#)

[170127A draft resolution 20170803.pdf](#)

[170245.](#)

**ACCEPTANCE OF ANTICIPATED US DEPARTMENT OF
TRANSPORTATION FAA AIP GRANT NO. 3-12-0028-040-2017 IN
THE AMOUNT OF \$196,898.00 (B)**

Resolution No. 170245

A Resolution of the City of Gainesville, Florida, accepting FAA AIP

Grant No. 3-12-0028-040-2017 from the U.S. Department of Transportation, Federal Aviation Administration, and authorizing execution by the Mayor and the Clerk of the Commission on behalf of the City of Gainesville; and providing an immediate effective date.

MODIFICATION - ADDITIONAL BACK-UP

Explanation: The Gainesville-Alachua County Regional Airport Authority (GACRAA) anticipates an offer from the U.S. Department of Transportation, Federal Aviation Administration (FAA) for AIP Grant No. 3-12-0028-040-2017 in an amount up to \$196,898.00 for the design and relocation of the airport beacon at the Gainesville Regional Airport.

Because the City of Gainesville retains title to the land upon which Gainesville Regional Airport operates, the City of Gainesville, in addition to GACRAA, must formally accept all federal grant offers. GACRAA on July 27, 2017, adopted Resolution No. 17-009, which accepted and authorized execution of the anticipated grant offer.

RECOMMENDATION

The City Commission: adopt the resolution and authorize the Mayor and City Attorney to execute and the City Clerk to certify said Grant Agreement.

[170245A_draft_resolution_20170803.pdf](#)

[170245B_Ltr_GACRAA_to_City_20170803.pdf](#)

[170245C_Assurances_20170803.pdf](#)

[170245D_Grant_Application_20170803.pdf](#)

[170245E_Grant_Agreement_20170803.pdf](#)

[170245F_GACRAA_Resolution_17009_20170803.pdf](#)

ORDINANCES, 1ST READING - ROLL CALL REQUIRED

ORDINANCES, 2ND READING - ROLL CALL REQUIRED

PLANNING PETITIONS

CITIZEN COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total

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