



Regular City Commission Meeting Minutes
July 22, 2024 at 6:00 PM

Mayor Gib Coerper
Vice Mayor Edward Potts
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Jennifer Ringersen

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, Fl. 32615

CITIZENS PRESENT: Selina Lui, Bobby Scharping, Jim Curington, Carrie Barnard, Michael Barnard, Fernando Rodriguez, Jose Birchenall, Rudy Rothseiden, John Albrecht, Cinthia Albrecht, Margaret McKnight, Sandy McKnight, Patricia Hursey, Art Hursey, Bryan Buescher, William Hawthorne, Sayed Moukhtara, Wayan Pettri, Kyle Williams, Derek Dunlop, LeeAnn Waggener, Aaron Hickman, Mike Chasteen, Sayini Kojo, Danee Duante, Ashley Suman, Jason Moore, Monica Moore, Daniel Luban, Silvia Nemer, Jennifer Applebee.

STAFF ATTENDING: Robert Bonetti, Kyler Burk, Michael Carrillo, Heather Carter, Brenda Flieger, Adam Hall, Corey King, Susan King, Tara Malone, Stephanie McDonald, Damon Messina, Jesse Sandusky, Donna Smith, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn, David Wisener.

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Gib Coerper, Mayor

INVOCATION

Pastor Michael Miller, Antioch Baptist Church

PLEDGE TO THE FLAG

Gib Coerper, Mayor

Edward Potts, Vice Mayor - Absent

APPROVAL OF THE AGENDA

Commissioner Jennifer Ringersen moved to approve the agenda; seconded by Commissioner Shirley Green Brown.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Dayna Miller moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Ringersen.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) FLORIDA LEAGUE OF CITIES 2024 YOUTH COUNCIL COMMUNITY SERVICE CONTEST – AWARD

The presentation was provided by Deputy City Clerk LeAnne Williams with Selina Lui and Robert Hue also speaking.

The award was presented by Chris Holley, Director of Member Services and Training, Florida League of Cities.

B) CHILDREN'S TRUST OF ALACHUA COUNTY UPDATES

Presentation provided by Marsha Kiner, Executive Director, The Children's Trust of Alachua County.

C) NATIONAL NIGHT OUT 2024

Presentation provided by Alachua Police Department Chief Jesse Sandusky.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Tamara Robbins
Rudy Rothseiden

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

- A)** BRIARWOOD PHASE 4 FINAL PLAT (PSP24-0005): A REQUEST BY CHAD COLSON, PSM, OF CHW, INC, APPLICANT AND AGENT, FOR FLORIDA TIMBER CO., PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR BRIARWOOD PHASE 4, WHICH PROPOSES TO SUBDIVIDE A ±34.17 ACRE SUBJECT PROPERTY INTO A TOTAL OF 115 SINGLE FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBERS 03044-10-002, 03044-012-005, 03044-012-004, 03044-012-003, 03044-012-001 (QUASI-JUDICIAL HEARING).

The staff report was provided by Adam Hall, Principal Planner – filed.

Commissioner Ringersen moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds this application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission: approves the Final Plat of Phase 4 of Briarwood ("Final Plat"), approve the "Subdividers Agreement for Briarwood Phase 4" ("Subdividers Agreement"); and, authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; seconded by Commissioner Miller.

Citizen Comments:

Rudy Rothseiden

Passed 4-0 by roll call.

- B)** PRELIMINARY PLAT – TARA FOREST WEST (PPP21-0005): A REQUEST BY LOGAN PETERS, P.E., OF JBROWN PROFESSIONAL GROUP, INC., APPLICANT AND AGENT FOR TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE PRELIMINARY PLAT OF THE TARA FOREST WEST SUBDIVISION, WHICH PROPOSES THE SUBDIVISION OF A ±198.39 ACRE SUBJECT PROPERTY INTO A TOTAL OF 523 SINGLE

FAMILY LOTS, WITH ASSOCIATED COMMON AREAS AND RIGHT-OF-WAY, GENERALLY LOCATED NORTH OF US 441, WEST OF NW 147TH DRIVE, TARA BAYWOOD AND TARA FOREST EAST SUBDIVISIONS; PORTIONS OF TAX PARCEL NUMBERS 03067-001-000 AND 03008-000-000 (QUASI-JUDICIAL HEARING).

The staff report was provided by Adam Hall, Principal Planner – filed.

Jay Brown, JBPro, provided a presentation - filed.

Sayed Moukhtara, applicant, provided additional information - recorded.

Commissioner Miller moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, the recommendation of the Planning and Zoning Board, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat of the Tara Forest West subdivision, subject to the 13 conditions provided in Exhibit "A" and located on page 21 of the Staff Report; seconded by Commissioner Brown.

Citizen Comments:

Chris Shalaby
Sayini Kojo
Jim Smith
Darek Dunlop
Brian Fisher
Jorge Yorka
Rudy Rothseiden
Tamara Robbins
Joe Hancock

A staff report was presented by Rodolfo Valladares, Assistant City Manager – filed.

Passed 3-1 by roll call, with Commissioner Shirley Green Brown dissenting.

- C) TARA FOREST EAST PHASE 2 FINAL PLAT: A REQUEST BY KYLE WILLEMS, P.E., OF JBROWN PROFESSIONAL GROUP, INC, APPLICANT AND AGENT FOR TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR TARA FOREST EAST PHASE 2, WHICH PROPOSES TO SUBDIVIDE A ±19.32 ACRE SUBJECT PROPERTY INTO A TOTAL OF 55 SINGLE FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBERS 03067-005-001, 03067-000-000,

AND 03067-005-000 (QUASI-JUDICIAL HEARING).

The staff report was provided by Adam Hall, Principal Planner – filed.

Jay Brown, JBPro, provided additional information - recorded.

Commissioner Ringersen moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission: approve the Final Plat of Tara Forest East Phase 2 ("Final Plat"), approve the "Subdividers Agreement for Tara Forest East Phase 2" ("Subdividers Agreement"); and authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; seconded by Commissioner Miller.

Citizen Comments:

Michael Barnard
Rudy Rothseiden
Tamara Robbins
Brian Fisher

Passed 4-0 by roll call.

- D) TARA BAYWOOD PHASE 2 FINAL PLAT: A REQUEST BY LOGAN PETERS, P.E., OF JBROWN PROFESSIONAL GROUP, INC, APPLICANT AND AGENT FOR TARA BAYWOOD, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR TARA BAYWOOD PHASE 2, WHICH PROPOSES TO SUBDIVIDE A ±6.64 ACRE SUBJECT PROPERTY INTO A TOTAL OF 67 SINGLE FAMILY ATTACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBER 03067-063-000 (QUASI-JUDICIAL HEARING).**

The staff report was provided by Adam Hall, Principal Planner – filed.

Jay Brown, JBPro, provided additional information - recorded.

Commissioner Ringersen moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission: Approve the Final Plat of Tara Baywood Phase 2 ("Final Plat"), Approve the "Subdividers Agreement for Tara Baywood Phase 2" ("Subdividers Agreement"); and authorize the Mayor and

City Attorney to sign the Final Plat and Subdividers Agreement; seconded by Commissioner Brown.

Citizen Comments:

Tamara Robbins
Brian Fisher

Passed 4-0 by roll call.

- E) REQUEST FOR VACATION AND ABANDONMENT OF PARK IN KINGSLAND SUBDIVISION, ORDINANCE NO. 24-11 (COMMUNITY ENHANCEMENT)

The staff report was provided by Corey King, CR&M Assistant Director – filed.

Commissioner Miller moved to authorize and direct the Mayor to execute the acceptance of the Quitclaim Deed from Swick Realty, Inc. to the City of Alachua for the Kingsland park and drainage easement, and direct City staff to record the deed, adopt Ordinance 24-11 on first reading and schedule it for second reading on August 26, 2024, authorize and direct the Mayor to execute the Quitclaim Deed from the City of Alachua to Kingsland-Alachua Homeowner's Association, Inc., transferring all the City and public interest in the park to the HOA, and direct City staff to record the deed and authorize and direct the Mayor to execute any other documents or papers necessary and direct city staff to record such documents if needed.; seconded by Commissioner Ringersen.

Passed 4-0 by roll call.

V. AGENDA ITEMS

- A) RESOLUTION 24-10 ESTABLISHING 5.9500 AS THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2024-2025 WHICH IS 7.9% MORE THAN THE ROLLED-BACK RATE OF 5.5119; SETTING SEPTEMBER 9, 2024, AS THE DATE FOR THE FIRST PUBLIC HEARING; AUTHORIZING AND DIRECTING THE CITY MANAGER TO TRANSMIT THIS INFORMATION TO THE ALACHUA COUNTY PROPERTY APPRAISER ON THE DEPARTMENT OF REVENUE (DOR) 420 FORMS; PROVIDING AN EFFECTIVE DATE. (FUNDING SOURCE - GENERAL FUND)

The staff report was provided by Rob Bonetti, Finance and Administrative Services Director – filed.

Commissioner Ringersen moved to adopt Resolution 24-10; seconded by Commissioner Brown.

Passed 4-0 by roll call.

B) RESOLUTION 24-11 TK BASIN PRELIMINARY RATE RESOLUTION

The staff report was provided by Rob Bonetti, Finance and Administrative Services Director – filed.

Commissioner Ringersen moved to adopt Resolution 24-11; seconded by Commissioner Brown.

Citizen Comments:

Rudy Rothseiden

Passed 4-0 by roll call.

C) GRANT AGREEMENT WITH ALACHUA COUNTY FOR AWARD UNDER THE MUNICIPALITIES WSPP GRANT PROGRAM

The staff report was provided by Rob Bonetti, Finance and Administrative Services Director – filed.

Commissioner Ringersen moved to authorize the Mayor to execute the agreement; seconded by Commissioner Miller.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

Jim Curington

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Miller.

Passed by unanimous consent.

The meeting adjourned at 9:21 p.m.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A) JUNE 10, 2024, CITY COMMISSION MEETING MINUTES

ATTEST:

CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:



Mike DaRoza, City Manager/Clerk



Gib Coerper, Mayor