



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Regular City Commission Meeting Minutes

November 29, 2021

Mayor Gib Coerper
Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: November 29, 2021

Meeting Location: James A Lewis Commission Chambers

CITIZEN PRESENT: Lauren Chandler; **STAFF ATTENDING:** Robert Bonetti, Carlos Hunt, Donna Myers, Jesse Sandusky, Donna Smith, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Cap Wilson, Kathy Winburn.

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

Led by Mayor Gib Coerper, with Commissioner Robert Wilford absent.

INVOCATION

Led by Pastor James Bramblet, Calvary Baptist.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Vice Mayor Shirley Green Brown moved to approve the agenda; seconded by Commissioner Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

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 Vice Mayor Brown.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

- A. Gannett's Amazing Teacher Award Recipient, Lauren Chandler To Receive Certificate of Appreciation

Deputy City Clerk LeAnne Williams introduced the presentation.

Mayor Coerper read the certificate and congratulated Ms. Chandler.

Vice Mayor Brown thanked Ms. Chandler for her hard work with the children.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Mitch Glaeser reminded the Commission of the San Felasco Tech City Fall Festival on December 5, 2021, from 1 to 4 p.m.. He announced the Chamber of Commerce would hold the monthly Luncheon December 7, 2021, and the annual dinner would be held at Valleyview on January 25, 2022.

(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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Preliminary Plat – Convergence Research Park: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the Preliminary Plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way, generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial

Hearing).

Deputy City Clerk Williams swore in all who intended to speak for Item A, Preliminary Plat – Convergence Research Park.

Having been sworn in, Principal Planner Justin Tabor introduced the item and provided the staff report.

Mayor Coerper asked that the three conditions be stated for the convenience of those in attendance.

Commissioner Blalock asked an inaudible question.

Gerry Dedenbach, AICP, LEED AP, Vice President, CHW gave a presentation.

Brian Crawford, CEO, Concept Companies, provided additional information.

Commissioner Blalock asked an inaudible question.

Commissioner Miller thanked the presenters for the information. She spoke of the concerns brought to her by members of the community. She mentioned housing being part of the strategic initiative plan. She stated the three concerns brought to her were:

1. The buffers, which had been addressed; however, some were still short
2. The lot size along Shaw Farms, some of which were less than a ¼ acre
3. The pedestrian pathways versus bike paths

She stated she did not hear anything about parks, pools, shopping or other amenities for families.

Commissioner Blalock stated her concerns were the same as Commissioner Miller's, in addition to schools: with more housing there would be a need for more schools. She stated she would like to know what the price range would be for these houses.

Vice Mayor Brown also mentioned the buffer and the opportunities for the kids. She stated kids need parks with basketball and other things to do. She stated she was also concerned about the buffers and the prices as well. She thanked Mr. Dedenbach and Mr. Crawford for talking about the community meetings and how the concerns were addressed.

Mayor Coerper stated the berm would help with privacy. He stated the School Board had done research, and they stated there are enough schools. He then stated a project done well could fit into the community.

Commissioner Miller asked about the surface water in the report.

Principal Planner Tabor provided the information.

Mr. Crawford stated communities were built differently today than 20 years ago, which was why the plans provide for 60' buffers. He stated he wanted to be good neighbors, and he had tried to place things on the property in a way to project that to the community. He stated the price range for the homes would be around \$350,000, depending on inflation. He pointed out the amenities center, which has a pool. He stated there are bike trails or hiking trails throughout.

Mr. Dedenbach talked more about the trails and buffers.

Mayor Coerper reminisced about moving to Alachua. He asked the citizens to keep an open mind about the project.

Commissioner Blalock asked if this project was similar to Market West

Mr. Crawford stated this project would be much better than Market West.

Vice Mayor Brown asked for a follow up meeting. She stated a citizen complimented the inclusive park at Legacy Park, and she stated she would like to see more inclusive parks around the city.

Mr. Dedenbach stated he appreciated the input.

Vice Mayor Brown moved based upon the competent substantial evidence presented at this hearing, the presentation before this 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 Convergence Research Park subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

Having been sworn in, Janice Hamilton stated, based on the density, there needs to be a school. She asked if a wildlife impact study would be done. She cautioned that if the majority of the bird habitation was removed, the returning birds would have no place to go. She suggested that a 50' buffer isn't enough. She stated that density is proving to be bad for the soul.

Steve Burrows referenced handouts he provided to the Commission. He discussed problems he foresees with his horses and an existing pond. He stated he appreciated the buffer, but he would have preferred a 100' buffer. He stated he would like to see evergreen trees planted that are 8-10 tall, rather than seedlings. He asked if just anyone would be able to live in this neighborhood, as it is also referenced as a work/live/play community.

Mr. Dedenbach stated anyone can live in this community. He invited Mr. Burrows to come by his office to talk about these things. He stated if a trail is needed or desired on the other side of the community, that can be part of the discussion. He stated he would like to work with Mr. Burrows and address his concerns.

Eileen Marzak thanked Mr. Dedenbach for all of his help. She stated she would like a decision to be made regarding the neighborhood meeting, which was mentioned in the presentation.

Mr. Dedenbach stated he would be glad to have another meeting in his office and continue the dialogue.

Robert Weber spoke of his concerns regarding the density of this site. He also stated that this plan seems like a city within a city.

Oscar Candilaria asked how high the berm would be and how many trees were going to be planted. He stated he is concerned about light pollution and about his taxes going up as the need for fire, water and schools becomes a necessity.

Mayor Coerper stated the City Commission hasn't raised taxes in five years. He asked that Mr. Candilaria stay for the next item, as it would address the water issue he brought up. He assured the citizens this Commission is forward thinking in addressing these concerns.

Principal Planner Tabor stated the University of Florida would not own the land any longer, thereby

returning it to the tax roll. He stated as in all standard reviews, the City looks at impacts on schools. He stated this information is sent to the Alachua County Public Schools for review, and they render a capacity determination, which is reviewed at each phase. He stated the lighting is up to Code specifications, but also up to FDOT's code, which is much more stringent, in regards to the parkway. He stated the tree height per the code is 8'.

Mr. Crawford stated they would organize another meeting. He asked that questions be provided ahead of time, if possible, so his team could do any research that might be necessary.

There were no comments.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. Design of the Alachua Water Quality and Resiliency Improvement Project

Public Services Director Rodolfo Valladares introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Public Services Director Valladares stated these efforts do not happen overnight. This has been a four-year journey, as grants were applied for and awarded.

City Manager Mike DaRoza stated this project is an example of how the citizens are not bearing the burden of the cost because the staff pursues grants to cover the cost.

Commissioner Miller moved to authorize the City Manager to enter into the attached contract with Jacobs to provide design services for the Alachua Water Quality and Resiliency Improvement Project consistent with the provisions of Continuing Professional Engineering Contract in an amount of \$485,000; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

B. Resolution 22-05: Florida Job Growth Grant Fund Application

City Manager DaRoza introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper stated he was glad to see this road being built, as this has been years in the making.

City Manager DaRoza reminded the Commission the first portion of the road was built by this same type of grant from the Governor's Office.

Commissioner Blalock moved to adopt Resolution 22-05; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no comments.

(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.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager announced:

1. Christmas Tree Lighting December 3, 2021, 6-8 pm
2. Holiday Nights On Main, would begin December 3, 2021
3. December 9, 2021, Nutcracker Under the Stars at Legacy Park
4. December 11, 2021, 2:00 pm Alachua Christmas Parade

He stated he attended the Florida Municipal Communicator Association Conference, and the City of Alachua won Best in State, Best Video External/Collaborative.

Commissioner Miller reminded the Commission that Resolution 22-05 needed to be read by title only.

Commissioner Blalock moved to waive the ruled of procedure; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

City Manager DaRoza read Resolution 22-05 by title only.

Commissioner Blalock moved to adopt Resolution 22-05; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Blalock stated she was proud of the direction the City is going. She stated Santa Fe Girl's Santa Fe Volleyball team was state champions.

Commission Miller stated Wal-Mart Supercenter gave another 3-Millions Mile Award. She stated Alachua Business League had their Novemberfest meeting. She announced Josh's Place would have a Garden Social

on December 11, 2021, from 3-5 p.m. She stated the Youth Advisory Council would have a Christmas Caroling and Bingo event for Seniors at the Cleather H. Hathcock Center from 1-3 p.m.

Vice Mayor Brown thanked Pastor Bramblet for the prayer. She stated she attended the A.L. Mebane Founder's Day event on Saturday, November 27, 2021, and it was awesome. She reminded the citizens the Youth Advisory Council's Seniors event would be on Saturday, December 4, 2021, from 1-3 p.m., at the Cleather H. Hathcock Center. She stated there were awesome presentations during the meeting, great dialogue, questions, replies, requests, and she appreciated the citizens' comments from Ms. Hamilton, Mr. Burrows, Ms. Marzak, Mr. Weber and Mr. Candelaria.

Mayor Coerper announced Dudley Farm in Newberry would have a Christmas event on December 4, 2021.

ADJOURN

Vice Mayor Brown moved to adjourn; seconded by Commissioner Blalock.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. Body Worn Camera Purchase

ATTEST:


Mike DaRoza, City Manager/Clerk

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA


Gib Coerper, Mayor

Owner: Unknown, Tax Parcel No. 3968-100-011

Property Line



Proposed housing will be placed 33 yds. from this property line.



Owner: Rickes, Tax Parcel No. 3968-100-022

Beginning of
retention pond, 100
feet



Retention
pond will
cut through
the middle
of these
trees

Proposing one or more of the following solutions.

1. Movement of the proposed placement of the housing project 100 feet from the existing property lines
2. Placement of an 8 foot aluminum fence along the property line for an actual buffer (see photo right)
3. Placement of evergreen type trees, a minimum of 10 feet tall at a spacing of 6 feet apart, along the existing property line



These options will provide the residents of Shaw farms with a buffer, since there is not currently an existing buffer.