



Regular City Commission Meeting Minutes
January 13, 2025 at 6:00 PM

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

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: Sayed Moukhtara, Joan Stewart, Brenda Phillips, Gloria Barker, Elecia Crumpton, Connie Meyer, Robert Harrison, Fischer Lynch, Tracy Massimillo, Dan Massimillo, Larissa Bernovich, Claudia Rasnick, Jami MacIntosh, Robert Sanchez, Liz Sanchez, Silvio Cavaceppi, Sarah Macro, John Brown, Kimberly Rauch.

STAFF ATTENDING: Diane Amendola, Robert Bonetti, Kyler Burk, Michael Carrillo, Adam Hall, Tara Malone, Damon Messina, Jesse Sandusky, Ashley Spencer, Donna Smith, Justin Tabor, Rodolfo Valladares, LeAnne 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

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor John Brown, St. Paul AME Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Jennifer Ringersen moved to approve the amended agenda; seconded by Commissioner Dayna Williams.

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

Vice Mayor Edward Potts moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Shirley Green Brown.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) ALACHUA ELEMENTARY STUDENT ARTIST APPRECIATION

Assistant Deputy City Clerk Diane Amendola introduced the presentation.

Mayor Coerper and Jamie Smith presented the students with certificates.

Mayor Coerper thanked the students for their dedication and the parents for their support.

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)

Mayor Coerper opened the floor for comments.

Robert Harrison spoke on behalf of 11 residents in attendance regarding a self-storage facility up for approval with the Planning and Zoning Board. He stated none of the residents had received a notice of the pending project and expressed concerns regarding flooding.

City Manager Mike DaRoza addressed the concerns.

Claudia Resnick spoke of her concerns about flooding in her backyard.

Bryan Buescher thanked the Commission for requesting funds at the Alachua County Legislative Delegation for wastewater. He suggested contacting FDOT for future traffic concerns.

Jami MacIntosh thanked Mayor Coerper for attending a meeting at the library. She spoke about flooding at her home and her concerns about the potential future development near Staghorn.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE YOUTH ADVISORY COUNCIL (YAC)

Deputy City Clerk LeAnne Williams presented the appointment.

Raymond Lui spoke about his aspirations to be part of this board.

Commissioner Williams commended Mr. Lui on speaking, as it could seem intimidating for many citizens.

City Manager DaRoza also commended Mr. Lui.

Deputy City Clerk Williams conducted the ballot process and announced the vote, with Mr. Lui receiving a unanimous vote.

Commissioner Williams moved to appoint one (1) member to the Youth Advisory Council with a term beginning September 26, 2024, and expiring September 04, 2026; seconded by Vice Mayor Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) ORDINANCE 25-02 (SECOND READING): AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO RESIDENTIAL SINGLE FAMILY – 4 (RSF-4) ON A ±24.58 ACRE PROPERTY; GENERALLY LOCATED NORTH OF NW 150TH AVENUE, NORTH AND EAST OF THE ALACHUA FOREST SUBDIVISION, AND EAST OF THE MERRILLWOOD SUBDIVISION; CONSISTING OF TAX PARCEL NUMBER 03206-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND**

PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL).

City Attorney Marian Rush conducted a voir dire of the Commission.

City Attorney Rush read Ordinance 25-02 by title only.

Deputy City Clerk Williams swore in all who intended to speak concerning-
Ordinance 25-02.

Principal Planner Justin Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Williams asked for clarification as to what the change would do.

Principal Planner Justin Tabor stated the zoning would be changed to match the Land Use.

Julie Smith stated children were riding off-road vehicles in the area, trash was on the ground, the fire hydrant for this area was in her front yard, and she had concerns about traffic.

Mr. Buescher asked the Commission to consider the potential ramifications of this zoning change.

Margery Cromwell spoke of her concerns and stated there was a road near this subdivision that required one vehicle to pull to the side of the road for oncoming traffic to pass.

Commissioner Williams moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and the Staff's recommendation; this Commission finds Application Number PR24-0004 for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance 25-02 on second and final reading; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B) ORDINANCE 25-03 (SECOND READING): AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND

DEVELOPMENT REGULATIONS; AMENDING SECTION 2.2.17 RELATING TO THE SIMULTANEOUS PROCESSING OF APPLICATIONS; AMENDING SECTION 2.4.3(D)(1)(A) AND SECTION 2.4.3(D)(6) RELATING TO FINAL PD PLANS IN PD-R AND PD-TND DEVELOPMENTS; AMENDING SECTION 2.4.10(G)(6)(E) RELATING TO THE RECORDING OF A FINAL PLAT IN THE PUBLIC RECORDS OF ALACHUA COUNTY; AMENDING SECTION 2.4.10(G)(8) RELATING TO THE WARRANTY PERIOD FOLLOWING INSPECTION OF PUBLIC AND PRIVATE IMPROVEMENTS CONSTRUCTED BY A SUBDIVIDER; AMENDING TABLE 4.1-1 TO ADD THE FOLLOWING NEW USE TYPES: "CIGAR/HOOKAH BAR", "MOBILE FOOD DISPENSING VEHICLE", AND "SMOKE SHOP"; CREATING SECTION 4.3.4(A)(3) TO ESTABLISH USE-SPECIFIC STANDARDS FOR MOBILE FOOD DISPENSING VEHICLES; CREATING SECTION 4.3.4(G)(12) TO ESTABLISH USE-SPECIFIC STANDARDS FOR CIGAR/HOOKAH BARS AND SMOKE SHOPS; AMENDING SECTION 4.5.3(A) AND (B) RELATED TO PROHIBITED TEMPORARY USES; AMENDING SECTION 6.5.4(C)(3)(B) RELATING TO WALL SIGNS IN BUSINESS DISTRICTS; AND AMENDING SECTION 10.2 TO CREATE DEFINITIONS FOR "CIGAR/HOOKAH BAR", "MOBILE FOOD DISPENSING VEHICLE", "RETAIL NICOTINE PRODUCTS DEALER", "RETAIL TOBACCO PRODUCTS DEALER", "RETAIL VAPE PRODUCTS DEALER", "SMOKE SHOP", AND "SMOKING DEVICES"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL).

Deputy City Clerk Williams swore in all who intended to speak concerning Ordinance 25-03.

City Attorney Rush conducted a voir dire of the Commission.

City Attorney Rush read Ordinance 25-03 by title only.

Principal Planner Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Williams asked for clarification.

Principal Planner Tabor stated this ordinance clarified some codes and added code where none currently exists.

Commissioner Ringersen moved based upon the competent substantial evidence presented at this hearing, the presentation to this Commission, and the Staff's recommendation; this Commission finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopts Ordinance 25-03 on second and final reading; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- C) ORDINANCE 25-04 (SECOND READING): AN ORDINANCE OF THE CITY OF ALACHUA, FL, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 3, SECTION 3.7.2 (C)(5)(C), RELATING TO THE LOCATION AND DESIGN OF ENCLOSURES FOR AREAS FOR TRASH COLLECTION WITHIN THE GATEWAY OVERLAY DISTRICT; PROVIDING A REPEALING CLAUSE, PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE)

City Attorney Rush read Ordinance 25-04 by title only.

Principal Planner Adam Hall introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Ringersen expressed her approval of this ordinance.

Vice Mayor Potts moved based upon the presentation to this Commission, the Planning and Zoning Board's recommendation, and the Staff's recommendation, this Commission finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopts Ordinance 25-04, upon second and final reading; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- D) TARA BAYWOOD PHASE 2 FINAL PLAT (RE-APPROVAL): A REQUEST BY KYLE WILLEMS P.E., OF JBROWN PROFESSIONAL GROUP, INC, APPLICANT AND AGENT FOR TARA BAYWOOD, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE RE-APPROVAL OF THE FINAL PLAT FOR TARA BAYWOOD PHASE 2. CONSISTING OF A PORTION OF TAX PARCEL NUMBER 03067-063-000 (QUASI-JUDICIAL HEARING).

Deputy City Clerk Williams swore in all who intended to speak concerning Tara Baywood Phase 2 Final Plat.

City Attorney Rush conducted a voir dire of the Commission.

Principal Planner Hall introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Ringersen moved to approve the revised Final Plat for Tara Baywood Phase 2 and authorize the Mayor, City Manager, and City Attorney to sign the revised plat for Tara Baywood Phase 2; seconded by Commissioner Williams.

Mayor Coerper opened the floor for comments.

Mr. Buescher stated the three subdivisions from the applicant should be considered one development.

Jay Brown of JBPro stated they were increasing the size to conform to City regulations.

Passed 5-0 by roll call.

V. AGENDA ITEMS

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.)

Mayor Coerper opened the floor for comments.

There were no comments.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza thanked:

- Rev. Brown for the invocation
- The citizens who spoke

He congratulated Raymond Lui on his appointment. He announced the 20th Annual Martin Luther King, Jr. Day Celebration on January 20, 2025, from 10:00 a.m. to 1:00 p.m., at the Legacy Park Multipurpose Center.

City Attorney Rush wished everyone a Happy New Year.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Williams wished everyone a Happy New Year. She congratulated Sergeant Carl Newsome as he was Officer of the Year by the Alachua Chamber of Commerce. She thanked:

- Rev. Brown for the invocation
- The citizens who spoke

Commissioner Brown thanked:

- Rev. Brown for the invocation
- The citizens who spoke

She congratulated Mayor Coerper on receiving the E. Harris Drew Municipal Official Lifetime Achievement Award from the Florida League of Cities and stated that she celebrated her 50th wedding anniversary.

Commissioner Ringersen thanked the citizens who spoke. She congratulated Commissioner Brown on reaching her 50th wedding anniversary. She encouraged the citizens to attend the 20th Annual Martin Luther King, Jr. Day Celebration. She wished everyone a Happy New Year. She commended Alachua Police Department Chief Jesse Sandusky and his officers for keeping the City safe.

Vice Mayor Potts thanked staff for their work on Christmas on Main and the Tree Lighting and wished everyone a Happy New Year.

Mayor Coerper wished everyone a Happy New Year. He invited the citizens to the 20th Annual Martin Luther King, Jr. Day Celebration. He stated the Commission stays in touch with FDOT. He said he enjoyed talking with the legislators at the annual Alachua County Legislative Delegation. He congratulated:

- Sergeant Newsome as he was named Officer of the Year
- Commissioner Brown on reaching her 50th wedding anniversary

ADJOURN

Vice Mayor Potts moved to adjourn; seconded by Commissioner Ringersen.

Passed by unanimous consent.

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved

at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

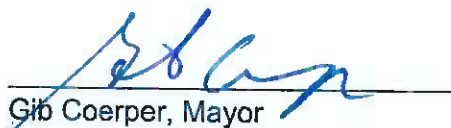
A) PURCHASE OF TRANSFORMERS

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORDIA:**



Mike DaRoza, City Manager/Clerk



Gib Coerper, Mayor