

Regular City Commission Meeting Minutes
December 9, 2024 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: Danielle J. Judd, Debra Sermons, Connie Meyer, Silvio Cavaceppi, Teddy Sanchez, Michele Lee, Cedar Chavez, Barbara Sutton, Ron Hall, Jami MacLintosh.

STAFF ATTENDING: Diane Amendola, Kyler Burk, Michael Carrillo, Heather Carter, Carson Crockett, Adam Hall, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Tyler 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.

INVOCATION

Led by Pastor Debra Sermons, Paradise Community Outreach Ministry.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza stated that Item F would be deferred as the public notice requirements were unmet.

Commissioner Jennifer Ringersen moved to approve the amended agenda; seconded by Vice Mayor Edward Potts.

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 Williams 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 LEARNING ACADEMY STUDENT PERFORMING ARTS APPRECIATION

Deputy City Clerk LeAnne Williams introduced the presentation.

Mayor Coerper and Ms. Yeargin presented the students with certificates.

The commissioners thanked the students and parents for the presentation.

B) POET LAUREATE E. STANLEY RICHARDSON CERTIFICATE OF RECOGNITION

Deputy City Clerk Williams introduced the presentation.

Stanley Richardson talked about his time in Nigeria and his experience performing abroad.

Mayor Coerper presented the certificate.

The commissioners congratulated Mr. Richardson for what he had accomplished.

C) FISCAL ANALYSIS REPORT FOR FY 2023-2024 THROUGH SEPTEMBER

30, 2024

Senior Accountant Tyler Williams provided the presentation.

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.

Ron Hall, Director of Operations, Alachua County Housing Authority, stated that Arbours at Merrillwood was nearing the end of construction and that a ribbon-cutting ceremony would be planned soon.

Mayor Coerper stated he spoke with Mark Sexton, Alachua County Community Outreach, who noted that Alachua County would celebrate its 200th Anniversary this year. He said the County would have a celebration on January 11, 2025, at Depot Station, and they were asking each city to have a table with information about their community and history.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE PLANNING AND ZONING BOARD (PZB)

Deputy City Clerk Williams presented the appointment.

Danielle Judd spoke about her aspirations to be part of this board.

City Attorney Marian Rush read Resolution 25-02 by title only.

Deputy City Clerk Williams conducted the ballot process and announced the vote, with Ms. Judd receiving a majority of the votes.

Vice Mayor Potts moved to appoint one member to the Planning & Zoning Board and adopt Resolution 25-02, to be finalized to include the name of the appointed member, Danielle J. Judd; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call

B) APPOINTMENT TO THE YOUTH ADVISORY COUNCIL (YAC)

Deputy City Clerk Williams presented the appointment.

Aaliyah Wilson spoke about her aspirations to be part of this board.

Deputy City Clerk Williams conducted the ballot process and announced the vote, with Jolene Brown and Ms. Wilson receiving a majority of the votes.

Commissioner Williams moved to Appoint two (2) members to the Youth Advisory Council with one (1) term beginning September 26, 2024, and expiring September 04, 2025, designated to Jolene Brown and one (1) term beginning September 26, 2024, and expiring September 04, 2026, designated to Aaliyah Wilson; seconded by Commissioner Ringersen.

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 24-12 (SECOND READING): AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN ADMINISTRATION AND IMPLEMENTATION ELEMENT TO ESTABLISH A NEW DEFINITION FOR MIXED-USE; AMENDING THE CITY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT TO ESTABLISH MIXED-USE FUTURE LAND USE CATEGORIES; AMENDING THE CITY'S COMPREHENSIVE PLAN ECONOMIC ELEMENT TO REMOVE AN EXISTING DEFINITION FOR MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE)
RESIDENTIAL OPPORTUNITIES**

City Attorney Rush read Ordinance 24-12 by title only.

Planner Carson Crockett introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Brown moved that the City Commission finds the proposed Comprehensive Plan Text Amendment to amend the Administration and Implementation, Future Land Use, and Economic Elements to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance 24-12 on the second and final reading and (2) authorizes staff to transmit the adopted Comprehensive Plan Text Amendment to the Florida Department of Commerce under the Expedited State Review Process; seconded by Vice Mayor Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B) ORDINANCE 25-01 (SECOND READING): AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL ("PD-R"); AMENDING SECTION 3, DEVELOPMENT PARAMETERS, OF ORDINANCE 19-28; AMENDING SHEET C2.0 OF THE PD MASTER PLAN; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL)

Deputy City Clerk Williams swore in all who intended to speak for Ordinance 25-01.

City Attorney Rush conducted a voir dire of the Commission.

City Attorney Rush read Ordinance 25-01 by title only.

Planner Crockett 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 based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and the Staff's recommendation, that this Commission finds the application for a PD-R Amendment submitted by JBrown Professional Group Inc. on behalf of 3rd Generation Developer, LLC and Bentley Timber LLC to be consistent with the City of Alachua Comprehensive Plan and Land Development Regulations and approve Ordinance 25-01 on second and final reading; seconded by Vice Mayor Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- C) ORDINANCE 25-02 (FIRST 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).

Deputy City Clerk Williams swore in all who intended to speak for Ordinances 25-02.

City Attorney Rush conducted a voir dire of the Commission.

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

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

Clay Sweger, AICP, LEED AP, Director of Planning, EDA Engineers – Surveyors – Planners, Inc., provided an additional report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Williams asked what subjects came up at the neighborhood meetings.

Mr. Sweger stated the community was concerned about safety at the road entrance.

Mayor Coerper asked if this was near the Arbours at Merrillwood.

Mr. Sweger confirmed that it was.

Mayor Coerper agreed with the safety concerns.

City Manager DaRoza reminded the Commission that this was a zoning atlas application and nothing had been presented concerning the Land Use.

Commissioner Ringersen 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 approves Ordinance 25-02 on first reading; and, schedules second and final reading of Ordinance 25-02 for January 13, 2025; seconded by Commissioner Williams.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

D) ORDINANCE 25-03 (FIRST 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 for 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 regarding the sign placement.

Principal Planner Tabor provided the information.

Mayor Coerper asked about the possibility of a truck that solely provided alcohol.

Principal Planner Tabor stated that the state regulations would have to change for this to occur. He discussed the exceptions that might occur during an event permit.

Commissioner Williams 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 approves Ordinance 25-03 on first reading; and, schedules second and final reading of Ordinance 25-03 for January 13, 2025; seconded by Vice Mayor Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- E) ORDINANCE 25-04 (FIRST 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.

Silvio Cavaceppi of Sarcav, LLC, and Sharleen Cavaceppi, presented a detailed report.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked about the restaurants near I-75.

Mr. Cavaceppi provided the information.

Commissioner Williams thanked Mr. Cavaceppi for bringing this application forward.

Commissioner Brown also thanked Mr. Cavaceppi and commended him for his vision for the City of Alachua.

Commissioner Ringersen expressed her concerns for the public's safety and her approval of this application.

Vice Mayor Potts stated that it was clear how the current situation would disrupt business and impact economic development.

Commissioner Williams 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 first reading; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- F) 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).

Deferred to a date certain, January 13, 2025.

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.)

Brian Buescher asked if Item F was deferred.

City Attorney Rush explained that the public notice requirements were unmet, and the item was deferred.

City Manager DaRoza stated it was deferred to a date certain of January 13, 2025.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza thanked:

- Rev. Sermons for the invocation
- Alachua Learning Academy for the performance
- Staff for a great job organizing Christmas on Main and the Tree Lighting

He congratulated:

- Mr. Richardson on his trip and performance in Nigeria
- Ms. Judd on her appointment to the PZB

- Ms. Brown on her appointment to the YAC
- Ms. Wilson on her appointment to the YAC

City Attorney Rush wished everyone a Happy Holidays and thanked everyone for a wonderful year.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Williams wished everyone a Merry Christmas and a Happy New Year.

Commissioner Brown thanked:

- Rev. Sermons for the invocation
- Alachua Learning Academy for their performance

She stated she attended:

- Christmas on Main
- A nursing home with the Ladies of AKA

She announced:

- Friends of the Library would have the African American Read-In on February 23, 2025
- Mebane Middle School would have their Winter Concert on December 19, 2024, at 6:30 p.m.

She congratulated Mr. Richardson on his trip and performance in Nigeria. She wished everyone a Merry Christmas and a Happy New Year.

Commissioner Ringersen stated she attended the Christmas on Main event. She reminded everyone to be aware of those who need extra love through the holidays. She announced that O2B Kids on Tower Road would have an Angel Tree and encouraged everyone to buy gifts for children of all ages and donate them to the Angel Tree. She also announced W.W. Irby Elementary 1st Grade Concert on December 10, 2024, at 6:30 p.m.

Vice Mayor Potts stated he attended:

- Christmas on Main
- St. Nicholas Ball with the Alachua Women's Club

He announced:

- Wawa's grand opening on December 13, 2024
- The Ronald McDonald House would hold a gingerbread house event at Legacy Park on December 13, 2024, at 11:00 a.m.

Mayor Coerper stated he attended:

- Christmas on Main
- Masonic Lodge as they welcomed the new Grand Master
- Legacy Park Robotic Competition
- Polaris hunting and fishing event
- St. Nicholas Ball with the Alachua Women's Club

He was happy to see so many people getting involved in the community and wished everyone a Merry Christmas and a Happy New Year.

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) NOVEMBER 04, 2024, CITY COMMISSION MEETING MINUTES

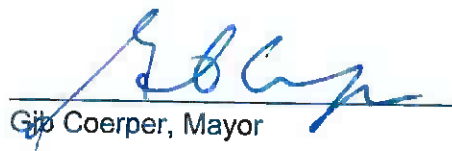
B) PURCHASE OF CONDUCTOR WIRE

ATTEST:

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



Mike DaRoza, City Manager/Clerk



Gib Coerper, Mayor