



ALACHUA CRA
COMMUNITY REDEVELOPMENT AGENCY

Chair Gib Coerper
Vice Chair Edward Potts
Member Shirley Green Brown
Member Jennifer Ringersen
Member Dayna Williams

City Manager Mike DaRoza
City Attorney Marian Rush

The Community Redevelopment Agency will conduct a
Community Redevelopment Agency Meeting
At 5:00 PM

to address the item(s) below.

Meeting Date: March 24, 2025

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

Community Redevelopment Agency 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

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

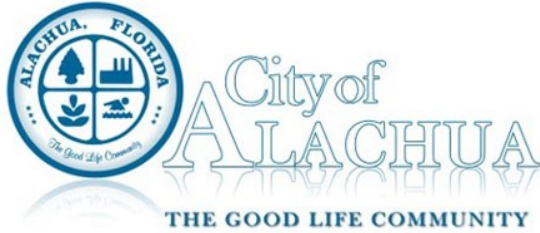
A) APPROVE MEETING MINUTES- SPECIAL CRAB MEETING - 2-24-25

B) TIME-LIMITED PARKING ENFORCEMENT

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Commission Agenda Item

MEETING DATE: March 24, 2025

SUBJECT: Approve Meeting Minutes- Special CRAB Meeting - 2-24-25

PREPARED BY: Brenda Flieger

RECOMMENDED ACTION:

Approve Meeting Minutes for the Special CRAB Meeting - 2-24-25

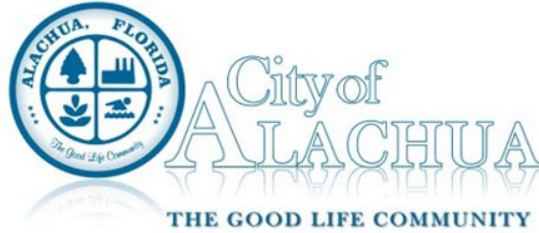
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 25.02.24.M.SPCRAB



Special Community Redevelopment Agency Board Community Redevelopment Agency
Meeting Minutes
February 24, 2025 at 5:00 PM

Chair Gib Coerper
Vice Chair Edward Potts
Member Shirley Green Brown
Member Jennifer Ringersen
Member 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

Community Redevelopment Agency Meeting

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CALL TO ORDER

Gib Coerper- Chair 5:00 p.m.

APPROVAL OF THE AGENDA

Member Jennifer Ringersen moved to approve the agenda; seconded by Vice Chair Edward Potts.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) TIME-LIMITED PARKING ON MAIN STREET

Susan King, Community Redevelopment Coordinator, presented her report.

Member Dayna Williams asked the Chief of Police to come up and speak to this topic.

Chief of Police, Jesse Sandusky, addressed the Boards questions. He stated that the police department does not have any objections to a time limit parking situation, but the issue would be enforcement. The department does not have the staff at this time for parking enforcement. He stated that there are more options out there, like automated enforcement. The city would have to hire a civilian to be a meter maid or have code enforcement take on the responsibility. He also stated that an ordinance would have to be put in place to allow enforcement.

Member Ringersen wanted clarification about the police department's capabilities.

Chief Sandusky stated that his officers answer calls based on priority. He stated that automated systems do not require new employees, benefits and so forth so that would be the less expensive way to go.

Chair Coerper suggested signs that state a time limit parking is going to be activated to get people used to it.

Member Shirley Green Brown asked if Ms. King had researched other options.

Ms. King stated that she has started to contact automated systems companies, but she does not have all the details yet. There are many different levels of service that you can get from these companies.

Vice Chair Potts reiterated that the citizens who ignore the parking situation now will not comply if it's not enforced. He asked about the test period enforcement.

City Mayor Mike DaRoza asked what the funding source would be for this and is this parking something to get into, because citizens have also asked about making that segment of Main Street no vehicular traffic at all, just foot traffic. He wants to make sure that all the time and energy put into research is not wasted if enforcement can't be maintained.

Member Williams asked if Ms. King had pricing for signs for the test run.

Ms. King stated that she has not because she wanted to wait for the outcome of this meeting to direct her for her next step.

Member Shirley Green Brown stated that obviously more research is needed to make a decision.

Chair Coerper stated there are more parking options available other than on Main

Street.

Vice Chair Potts asked the City Attorney for comment on what the next step is.

City Attorney Marian Rush commented that much more research needs to be completed to avoid a multitude of problems. She asserted that the city needs to be careful about the audience they are targeting. If you give a tourist a ticket, they will not come back. She also inserted that if the system pays for itself, then you will likely not have as many objections from business owners who are not on Main Street but are a part of the CRA.

Citizen comments:

Alan Hitchcock stated he understands all the issues the board is facing, but he emphasized the urgency of the request. He compared the situation to other Code Enforcement situations. He suggested that the Board might be making more of the situation than is necessary. He is suggesting a courtesy sign to start with or a letter sent to residents of Main Street. He argued that he believes most citizens will abide by signs.

Leon Barrows moved his business because of the parking situation, but it has now affected his business in his new location. He suggested that a letter sent to the business owners might make a difference.

Nicole Stroud asserted that if there was a police presence on Main Street, it would encourage people to honor any signs that would be placed.

Bryan Boukari stated that he does not agree with a parking time limit. He believes that it will not work. He cautioned that people don't comply now because they are not neighborly and a sign would not change that. He advocates that there would not be enough money to maintain any type of enforcement. He urged the board to consider the negative effects of giving tickets. He also asked about alternate parking. He stated that the other parking lots available are private, and the city does not have enough alternate parking available.

Rudy Rothseiden expressed that maybe other options should be considered, like making parts of Main Street foot traffic only. He also argued that instilling an app for parking fees would not be a viable answer to this problem.

Ms. King reiterated that the suggestion of sending out a letter to all business owners is being drafted. She believes this would help to start.

Chair Coerper suggested that the city and CRA should inquire about acquiring the property behind Codfathers. That would increase the parking availability for citizens.

Member Ringersen consented that the urgency for new businesses is apparent. She stated that the letter to business owners is a place to start and then go from there once

more information is collected.

Vice Chair Potts concurred with Member Ringersen.

Lindsay Rizzo agreed that there is a parking problem but questioned whether this was the way to go. She believes there are other options, such as foot traffic only.

Member Williams asked about the previous letter that keeps being referred to. She asked when it was sent out. She also agrees that in the long run there are other viable options that might be the direction to go. She also stated that the letter should go out again but there needs to be an additional special meeting to approve the letter.

Member Williams moved to have Ms. King come back to the Board with a letter that would go out to the business owners and residents of Main Street for review and approval as well as the two-hour parking signage that was discussed; seconded by Member Ringersen.

Motion passed by unanimous consent.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Vice Chair Potts moved to adjourn; seconded by Member Ringersen.

Motion passed by unanimous consent.

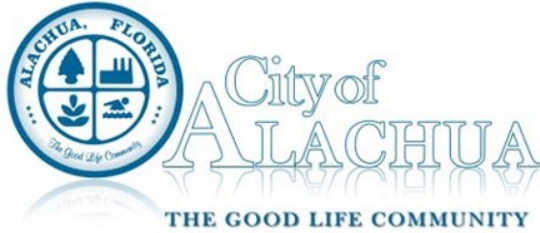
Chair Coerper adjourned the meeting. 6:03 p.m.

ATTEST:

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

W. Michael DaRoza, CRA
Executive Director

Gib Coerper, CRA Chair



Commission Agenda Item

MEETING DATE: March 24, 2025

SUBJECT: Time-Limited Parking Enforcement

PREPARED BY: Susan King

RECOMMENDED ACTION:

Deliver feedback, direction and approval

Summary

At the Special CRA Board meeting on February 24, 2025, CRA board members consented that there was an urgency to address and find a solution to the on-street parking issues, considering the number of new businesses opening on Main Street.

Staff presented a number of options to consider:

- Posting two-hour parking signs in the business district once a two-hour parking ordinance is in place;
- Delivering a courtesy letter to businesses, building owners and residents on Main Street about the importance of available short-term parking for customers and visitors in the downtown district; and
- Researching various digital parking monitoring and enforcement systems.

Per the CRA Board's motion, which passed by unanimous consent, staff is presenting a sample two-hour parking sign and courtesy letter for review and approval.

Two-Hour Parking Sign

Since the two-hour parking limit will be a "test run," staff proposes using a 24" x 18" Custom Palladio black metal sign with reverse lettering, sold online by Smart Sign. The cost is \$64.95 for a single sign, but the price drops per unit based on quantity. This high-quality signage comes with a 10-year warranty. This sign design is more ornate and distinctive than other parking signs, complementing the character of the historic district. After the "test run," the two-hour parking signage can be incorporated into the CRA's Wayfinding Signage Program and redesigned to match the existing branding guidelines.

Staff proposes that six 24" x 18" two-hour parking signs be installed in the larger landscape beds on the west side of Main Street from NW 150th Avenue to the area across and north of the

Alachua Chamber of Commerce. The cost of the six signs would be approximately \$343.00. Six 8-foot-tall rust-proof galvanized posts and installation would be an additional cost.

Courtesy Letter and Notification

Staff has drafted a courtesy letter to deliver to businesses, building owners and residents on Main Street addressing parking issues, proposed solutions and the benefits of downtown parking management. The letter will summarize the following:

- Citizen concerns about parking turnover and availability;
- Consideration of implementing a two-hour parking limit for 25 parking spaces in the business district;
- Negative perception created by limited parking spots for short-term customers and visitors; and
- The availability and proximity of city parking lots and side street parking provides a total of 130 additional parking spaces for the business district (as shown on the map with city parking lot locations).

The courtesy letter will be presented at the Special CRA Meeting for review, feedback and approval.

Digital Parking Monitoring and Enforcement

Staff has researched various companies that offer digital parking monitoring and enforcement technologies.

Monitoring:

- License plate recognition is not a reasonable option for downtown since the state of Florida does not require front license plates. The camera would have to be installed street side on a very tall pole to capture data from rear license plates.
- One promising option is the SENSIT Surface Mount Sensors, which provide real-time, vehicle-parking duration monitoring. The wireless vehicle detection sensors are fixed to the road surface in parking spaces to gather parking occupancy data. The information is transmitted to a central management system and interfaces with software allowing monitoring and reporting, including providing alerts of illegal parking. Other available services include payments collection and enforcement. These sensor units are powered by a lithium battery and the expected lifetime is 5–9 years. Staff is awaiting the cost and specification information.

Time-Limited Parking Ordinance

The City of Alachua has a precedent for enacting parking restrictions, including time limits in specific locations. Section 36-90 of the Code of Ordinances state: “No person shall park a vehicle on any street or public right-of-way for a period of time longer than 30 minutes

between the hours of 11:00 p.m. and 6:00 a.m., when signs are erected in each block giving notice thereof.”

Although there is an enforcement mechanism already in place for the above ordinance through Code Enforcement, this enforcement mechanism may not be feasible for a two-hour parking limit since the notice of violation would require a 30-day period of time to correct the violation.

Under Section 36-95 of the Code of Ordinances, impoundment is also an additional enforcement mechanism for illegally parked vehicles.

To summarize, there is a precedent for the City to enact parking restrictions which date back to the 1960s. Once an appropriate enforcement mechanism is identified, the pre-existing parking restrictions in Chapter 36, Article IV of the Code of Ordinance could be amended to include a two-hour parking limit in certain areas on Main Street.

A potential ordinance could read:

“No person shall park a vehicle on the public right-of-way of Main Street, between the public right-of-way of NW 150th Avenue and 250 feet north of the public right-of-way of NW 147th Avenue, for a period of time longer than 120 minutes between the hours of 6:00 a.m. and 6:00 p.m., when signs are erected in each block giving notice thereof.”

Staff requests the CRA Board’s input and direction on the two-hour parking sign, courtesy letter and other matters involving parking management for Main Street.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None