



Regular City Commission Meeting Minutes
April 7, 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: Soorya Lindberg, Chad Colson, Jazmin Combs, Mary Colms, Ted Sanchez, Michele Lee, Jarred Barzon, Mandy Bucci, Ashley Marotta, David Moccia, Jacob Fletcher, Rudy Rothseiden, Karla Mindez, Elias Gonzalez, Miranda Gonzalez, Krista King.

STAFF ATTENDING: Diane Amendola, Robert Bonetti, Michael Carrillo, Heather Carter, Carson Crockett, David Floyd, Vicki Floyd, Lisa Freeman, Jack Hansen, Tony Love, Tara Malone, Damon Messina, Carl Newsome, Jesse Sandusky, Donna Smith, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, 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 Marco Caballero, Forest Grove Baptist Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper, with Commissioner Jennifer Ringersen absent.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza stated that Public Hearings and Ordinances Items A, B, and C would be deferred to a date certain, the City Commission Meeting, April 21, 2025.

Commissioner Dayna Williams moved to approve the amended agenda; seconded by Commissioner Shirley Green Brown.

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 Ed Potts moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Brown.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) IRBY ELEMENTARY SCHOOL STUDENT ARTIST APPRECIATION

Assistant Deputy City Clerk Diane Amendola introduced the presentation.

Mayor Coerper and Principal Tanya Floyd presented the students with certificates.

Mayor Coerper thanked the parents for supporting their children.

B) NATIONAL PUBLIC SAFETY TELECOMMUNICATIONS WEEK

Administrative Services Manager Vicki Floyd introduced the proclamation.

Mayor Coerper read the proclamation.

Commissioner Brown thanked the telecommunicators for their service.

C) WATER CONSERVATION MONTH PROCLAMATION

Public Services Director Michael Carrillo introduced the proclamation.

Mayor Coerper read the proclamation.

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.

There were no comments.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE YOUTH ADVISORY COUNCIL (YAC)

Deputy City Clerk LeAnne Williams presented the appointment, conducted the ballot process, and announced the vote, with Abigail Carvil receiving a majority of the votes.

Vice Mayor Potts moved to appoint Abigail Carvil to the Youth Advisory Council with a term beginning September 26, 2024, and expiring September 04, 2026; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) PSP24-0007 - FLETCHER TRACE PHASE 1 FINAL PLAT - A REQUEST BY AARON HICKMAN, PSM, OF CHW, LLC, APPLICANT AND AGENT, FOR FLETCHER DEVELOPMENT, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 1, WHICH PROPOSES TO SUBDIVIDE A ± 21.29-ACRE SUBJECT PROPERTY INTO A TOTAL OF 32 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAY; FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PD-R; TAX PARCEL: 03980-002-001 (QUASI-JUDICIAL HEARING).**

Deferred to a date certain: City Commission Meeting, April 21, 2025.

- B)** PSP24-0008 - FLETCHER TRACE PHASE 2 FINAL PLAT - A REQUEST BY AARON HICKMAN, PSM, OF CHW, LLC, APPLICANT AND AGENT, FOR FLETCHER DEVELOPMENT, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 2, WHICH PROPOSES TO SUBDIVIDE A ± 5.11-ACRE SUBJECT PROPERTY INTO A TOTAL OF 42 SINGLE-FAMILY LOTS (14 DETACHED, 28 ATTACHED) WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAY; FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PD-R; TAX PARCEL: 03980-002-001 (QUASI-JUDICIAL HEARING).

Deferred to a date certain: City Commission Meeting, April 21, 2025.

- C)** PSP24-0009 - FLETCHER TRACE PHASE 3 FINAL PLAT - A REQUEST BY AARON HICKMAN, PSM, OF CHW, LLC, APPLICANT AND AGENT, FOR FLETCHER DEVELOPMENT, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 3, WHICH PROPOSES TO SUBDIVIDE A ± 17.66-ACRE SUBJECT PROPERTY INTO A TOTAL OF 37 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAY; FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PD-R; TAX PARCEL: 03980-002-001 (QUASI-JUDICIAL HEARING).

Deferred to a date certain: City Commission Meeting, April 21, 2025.

- D)** ORDINANCE 25-06 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURE AND RURAL/AGRICULTURE (COUNTY) TO COMMERCIAL; LOCATED 16313 NW US HWY 441; TAX PARCEL NUMBERS 03044-001-002 AND 03044-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING; LEGISLATIVE HEARING).

City Attorney Marian Rush read Ordinance 25-06 by title only.

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

Mayor Coerper asked if the applicant would like to say a few words.

Program Manager Chris Blurton, Interplan, LLC, stated he was available for questions.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked if the cul-de-sac on the adjacent property could be used as an ingress/egress.

Program Manager Blurton acknowledged the suggestion.

Commissioner Williams moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a small-scale comprehensive plan amendment for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and (1) approve Ordinance 25-06 upon first reading and (2) schedule second and final reading of Ordinance 25-06 for the April 21, 2025, City Commission meeting; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

Soorya Lindberg stated she was glad the City clarified the property size discrepancy with the Alachua County Property Appraiser's Office. She expressed her concerns regarding the neighborhood behind the property in question.

Rudy Rothseiden stated his concerns about the traffic in the area. He agreed that it was logical for this property to become commercial.

Passed 4-0 by roll call.

- E) ORDINANCE 25-07 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS FOR A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A)(COUNTY) AND ADMINISTRATIVE/PROFESSIONAL (AP)(COUNTY) TO COMMUNITY COMMERCIAL (CC); LOCATED 16313 NW US HWY 441; TAX PARCEL NUMBERS 03044-001-002 AND 03044-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING; QUASI-JUDICIAL HEARING).

City Attorney Rush read Ordinance 25-07 by title only.

Deputy City Clerk Williams swore in all who intended to speak regarding Ordinance 25-07.

Planner Crockett introduced the item.

City Attorney Rush conducted a voir dire of the Commission.

City Attorney Rush explained who an affected party might be and asked that affected parties be allowed to speak first.

Mayor Coerper opened the floor for comments from affected parties.

There were no comments.

Planner Crockett requested that the staff report and comments for Ordinance 25-06 be incorporated into the staff report for Ordinance 25-07.

Planner Crockett provided additional information.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Mayor Coerper opened the floor for comments from affected parties.

There were no comments.

Vice Mayor Potts moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 25-07 upon first reading and (2) schedule second and final reading of Ordinance 25-07 for the April 21, 2025, City Commission meeting; seconded by Commissioner Williams.

Mayor Coerper opened the floor for comments.

Tamara Robins asked what businesses could be placed on the property with the new zoning change.

Mr. Rothseiden asked for clarification regarding the map.

Planner Crockett provided the information.

Mr. Rothseiden expressed his concerns about traffic in the area.

Ms. Lindberg stated she was also concerned about the traffic and the changes within the community.

Jacob Fletcher expressed concern about changes to the comprehensive plan and asked who would have the final say on the LDRs should there be a dispute.

Mayor Coerper stated that there was a certified planner on staff. He stated that getting restaurants in the City took growth and development.

Planner Crockett clarified he was a candidate for certification. He addressed the concerns that had been presented.

Mayor Coerper said the City adheres to all federal, state, and local laws.

Passed 4-0 by roll call.

V. AGENDA ITEMS

- A) RESOLUTION 25-07: ACCEPTING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT AND MANAGEMENT LETTER FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

City Attorney Rush read Resolution 25-07 by title only.

Finance and Administrative Services Director Robert Bonetti introduced the item.

Ron Whitesides, Chair of the audit department at Purvis Gray, provided the audit report.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper thanked Mr. Whitesides for the excellent work they provided and Finance and Administrative Services Director Bonetti and his staff for another great year.

Finance and Administrative Services Director Bonetti stated he would submit the audit to GFOA, and stated this was the 14th year his department had received an excellent audit. He thanked his staff and the City staff for providing the required documents.

Vice Mayor Potts moved to adopt Resolution 25-07; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

Ms. Robbins asked how much money was invested, whether impact fees generated revenue, and whether a separate audit was done for surtax revenue. She also asked what the money was used for and whether fluoride was put in the city water. She asked if reclaimed water could be resold.

Finance and Administrative Services Director Bonetti provided information for all questions.

Mayor Coerper provided information on reused water.

Mr. Fletcher asked if the ARPA grant money was being spent on water infrastructure.

Finance and Administrative Services Director Bonetti said it was used on the water wellhead and on concurrency issues.

Assistant City Manager Rodolfo Valladares answered water questions.

Mayor Coerper stated that the staff always thought ahead.

Passed 4-0 by roll call.

- B) RESOLUTION 25-08: AMENDING THE FISCAL YEAR 2024-2025 GENERAL FUND BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE GENERAL FUND ALACHUA POLICE DEPARTMENT BUDGET TO APPROPRIATE REVENUE AND EXPENSES RELATED TO AN EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT AWARD RECEIVED FROM THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT

City Attorney Rush read Resolution 25-08 by title only.

Senior Accountant Tyler Williams introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Williams thanked Chief of Police Jesse Sandusky for pursuing grants.

Commissioner Williams moved to adopt Resolution 25-08; seconded by Commissioner Brown.

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
(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.

Ms. Robbins stated the open letter from Justin Tabor addressed concerns regarding the interpretation of the LDR's by City Manager Mike DaRoza. She stated this interpretation

wasn't in writing, as required, and she asked the City Commission to urge City Manager DaRoza to write a letter with his interpretation.

Mr. Rothseiden expressed his concerns regarding the March 24, 2025, meeting, stating that much was said and little was accomplished. He said he had hoped that the City Commission would make plans to find a City Planner. He said he was concerned that citizen comments were dismissed because they hadn't participated in City activities. He advocated for citizens to be able to voice their concerns. He asked about the trees that would be cut down for the solar field, a concern Justin Tabor expressed in his open letter. He wished the candidates well as the City Election was the next day.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza stated he attended the T-Mobile Hometown Grant ceremony. He thanked Finance and Administrative Services Director Bonetti and staff. He congratulated Abigail Carvil on her appointment to the YAC.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Brown thanked:

- * Pastor Caballero for the invocation
- * The citizens who spoke

She stated she attended:

- * The Alachua Chamber of Commerce Luncheon
- * The Senior Resources Advisory Board meeting

She announced the passing of Oria Bethea and stated the funeral would be on Saturday, April 12, 2025, at 2:00 p.m., at St. Luke AME Church.

Mayor Coerper stated that jobs were readily available in the City of Alachua. He spoke of the city's growth over the years and expressed his pride in it. He reminded the citizens that the city had the lowest residential electricity rates in Florida. He stated that he visited the blood bank. He urged citizens to get involved.

Vice Mayor Potts thanked the citizens who spoke. He stated that transparency was important for the government to function for the people. He thanked Finance and Administrative Services Director Bonetti and staff.

ADJOURN

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

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.

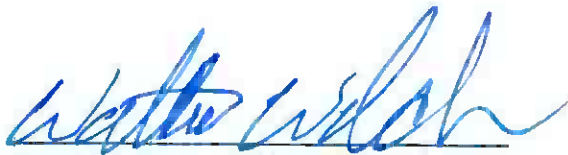
A) APPROVAL OF THE MARCH 24, 2025, CITY COMMISSION MEETING MINUTES

ATTEST:



Mike DaRoza, City Manager/Clerk

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



Gib Cooper, Mayor

Walter Welch