

Regular City Commission Meeting Minutes
April 21, 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: Phyllis Strickland, Joan Sroka, Malcolm Dixon, Kenyata Curtis, Natron Curtis, Alice Peterson, Gwendolyn Day, Jose Brooks, Sr., Joetta Welch, Connie Meyer, Teddy Sanchez, John Brown, Soorya Lindberg.

STAFF ATTENDING: Diane Amendola, Robert Bonetti, Michael Carrillo, Heather Carter, Daniel Chalker, Carson Crockett, Vicki Floyd, Lisa Freeman, Carlos Hunt, Tony Love, Tara Malone, Damon Messina, Jason Moses, Pam Philman, Donna Smith, Thomas Stanfield, 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 Michael Miller, Antioch Baptist Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper, with Vice Mayor Edward Potts absent.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza stated that a scrivener's error was found in the April 7, 2025, minutes, and it had been corrected for the record.

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

Mayor Coerper opened the floor for comments.

Tamara Robbins asked if the scrivener's error could be stated for the record. She cited Rule 20 (C) which guides the Commission regarding removing items from the agenda. She asked if discussion regarding planners' resignations could be added as an item.

City Manager DaRoza stated the error was with a citizen comment.

Commissioner Shirley Green Brown stated, within the minutes, it was stated Oria Jones had passed away, but her name was Gloria Jones.

Passed by unanimous consent, which was a 4-0 vote.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent, which was a 4-0 vote.

I. SPECIAL PRESENTATIONS

A) ALACHUA ELEMENTARY STUDENT PERFORMING ARTS APPRECIATION

Alachua Elementary School students provided a mini-concert.

B) CHECK PRESENTATION FROM MIAPA LATIN CAFE FOR THE AMERICAN CANCER SOCIETY'S 2025 RELAY FOR LIFE

Human Resources Director Tara Malone presented the item.

Freddie Wehbe thanked the community for its support.

Peter Ynigo thanked the Commission for volunteering for this service.

Human Resources Director Malone reminded the Commission that Relay-For-Life would take place on Friday, April 25, 2025, from 6:00 p.m. to 10:00 p.m. at Hal Brady

Recreation Complex.

**C) PRESENTATION OF THE 2025 CITY COMMISSION ELECTION
CERTIFICATION**

Deputy City Clerk LeAnne Williams provided the presentation.

**D) ADMINISTRATION OF THE OATH OF OFFICE FOR CITY COMMISSION
SEATS 1 & 2**

Deputy City Clerk Williams introduced the presentation.

City Manager DaRoza swore in Walter Welch as Mayor and Jacob Fletcher as Commissioner.

E) ELECTION OF THE VICE MAYOR

Deputy City Clerk Williams introduced the presentation.

City Manager DaRoza conducted the election of the Vice Mayor.

Commissioner Ringersen nominated Commissioner Shirley Green Brown.

There were no other nominations.

City Manager DaRoza conducted a roll call vote.

Passed by unanimous consent.

Vice Mayor Brown took her seat as Vice Mayor.

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)

Carol Richardson thanked Edward Potts and Gib Coerper for their commitment to arts and culture. She congratulated Mayor Walter Welch and Commissioner Jacob Fletcher.

Rudy Rothseiden congratulated Mayor Welch and Commissioner Fletcher. He expressed his gratitude for Gib Coerper and Edward Potts' service. He spoke in opposition to the Land Development Regulations (LDR) changes and potential increase in traffic congestion.

Janice Forgeson congratulated Mayor Welch and Commissioner Fletcher. She spoke of springs protection.

John Brown thanked Mr. Potts and Mr. Coerper for their service. He congratulated Mayor Welch and Commissioner Fletcher. He asked for support for the improvements

the Senior Resources Advisory Board was implementing for the seniors in the community.

Ben Boukari congratulated Mayor Welch, Commissioner Fletcher, and Vice Mayor Brown. He provided information regarding the LDRs and traffic. He thanked Mr. Coerper and Mr. Potts.

Mitch Glaeser congratulated Mayor Welch and Commissioner Fletcher. He spoke of his experience with elections. He stated the City of Alachua had ineligible votes in its last election.

Elliott Welker and Karl LaPan of UF Innovate announced that the Sid Martin Biotechnology Incubator won the Entrepreneurship Center of the Year award and presented it to the City.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

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).**

Deputy City Clerk Williams swore in all who intended to speak on Fletcher Trace Phase 1.

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

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

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

The applicant indicated that he didn't have anything to add.

Mayor Welch asked the commissioners for questions or comments.

Jacob Fletcher asked what the water usage was for Phase 1.

Planner Crockett provided the information.

Commissioner Williams moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approves the final plat for phase 1 of the Fletcher Trace Major Subdivision ("Final Plat"); (2) approves the "Subdividers Agreement for Fletcher Trace Phase 1 ("Subdivider's Agreement"); and, (3) authorizes the Mayor and City Attorney to sign the Final Plat and Subdivider's Agreement; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

Ms. Robbins asked if affected parties were going to be called first.

City Attorney Rush provided the definition for affected parties and called them forward.

No one came forward.

Ms. Robbins commented on the dates-certain and dates-uncertain to which this item was deferred.

City Attorney Rush asked Planner Crockett if this item was re-advertised.

Planner Crockett stated it was re-advertised for the April 7, 2025, meeting where it was deferred to a date-certain of April 21, 2025.

Joe Beatty expressed her confusion with the previous discussion.

Planner Crockett explained the process again.

Passed 4-1 by roll call, with Commissioner Fletcher dissenting.

- 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).**

Deputy City Clerk Williams swore in all who intended to speak on Fletcher Trace Phase 2.

City Attorney Rush conducted a voir dire of the Commission.

Planner Crockett introduced the item and provided the staff report.

Mayor Welch asked the commissioners for questions or comments.

Commissioner Fletcher asked about the requirements for deferred items in regard to public comment.

City Attorney Rush stated that no one at that meeting commented or objected on the motion when it was deferred.

Commissioner Fletcher asked if procedure was followed.

City Attorney Rush stated no one was precluded from making a comment.

Commissioner Ringersen moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approves the final plat for phase 2 of the Fletcher Trace Major Subdivision ("Final Plat"); (2) approves the "Subdividers Agreement for Fletcher Trace Phase 2 ("Subdivider's Agreement"); and, (3) authorizes the Mayor and City Attorney to sign the Final Plat and Subdivider's Agreement; seconded by Commissioner Williams.

City Attorney Rush asked for those who might be an affected party to come forward.

No one came forward.

Mayor Welch opened the floor for comments.

Ms. Robbins gave her understanding of the dates involved with this item as they affect public comments. She read from the Commission Rules and cited her objections.

Mr. Rothseiden asked what surety bonds were for, when they were changed in the LDRs, and why the City doesn't require them.

Planner Crockett stated that the February meetings weren't of concern as the item was re-advertised for April 7, 2025. He asked which takes precedence: the Commission Rules or the LDRs.

City Attorney Rush stated that the rules were guidelines for the Commission. She said LDRs were ordinances and were the laws of the City; therefore, they take precedence.

Planner Crockett read the LDRs as they refer to deferring an item.

Discussion ensued, expounding on the subject of deferral.

Planner Crockett provided information regarding surety bonds.

Commissioner Fletcher asked for the hierarchy of the rules.

City Attorney Rush provided the information.

Passed 5-0 by roll call.

- 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).

Deputy City Clerk Williams swore in all who intended to speak on Fletcher Trace Phase 3.

City Attorney Rush conducted a voir dire of the Commission.

Planner Crockett introduced the item and provided the staff report.

Mayor Welch asked the commissioners for questions or comments.

Commissioner Fletcher asked about residual capacity.

Planner Crockett provided the information.

Discussion ensued regarding the concurrency report.

City Attorney Rush asked for those who might be an affected party to come forward.

No one came forward.

Commissioner Ringersen moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approves the final plat for phase 3 of the Fletcher Trace Major Subdivision ("Final Plat"); (2) approves the "Subdividers Agreement for Fletcher Trace Phase 3 ("Subdivider's Agreement"); and, (3) authorizes the Mayor and City Attorney to sign the Final

Plat and Subdivider's Agreement; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

Ms. Robbins continued her argument regarding deferring items. She expressed her displeasure with the lack of impact fees and traffic congestion.

Mr. Rothseiden asked who initiated the change to the LDRs regarding surety bonds.

City Attorney Rush gave an explanation. She asked Planner Crockett more questions about the deferral and how the request came about.

Discussion ensued.

A five-minute recess was requested and granted.

Mayor Welch called the meeting to order.

Planner Crockett stated staff informed the applicant that it would be prudent to request a deferral, and the applicant agreed.

Commissioner Fletcher asked for the City's boundaries, roads connecting the property to CR235, and when the property was annexed.

Planner Crockett provided the information.

Passed 5-0 by roll call.

- 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 (SECOND READING; LEGISLATIVE HEARING).

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

Planner Crockett introduced the item and provided the staff report.

Mayor Welch asked the commissioners for questions or comments.

Commissioner Fletcher asked about the capacity of US Highway 441 and its rating.

Planner Crockett provided the information.

Discussion ensued.

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 approve and adopt Ordinance 25-06 upon second and final reading; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

Jim Curington expressed his dismay at the trees that had been removed due to developments and the conversion of agricultural land to commercial.

Ms. Robbins agreed with Mr. Curington's comments. She stated the Commission is not obligated to rezone the land.

Soorya Lindberg expressed her concerns about traffic.

Mr. Rothseiden discussed the changes that happen with new developments.

Commissioner Fletcher asked when the new numbers would be included in the development monitoring report and its frequency.

Planner Crockett stated the report is quarterly, with an annual report in May, and the new numbers would be included in the May report.

Commissioner Ringersen stated she would like to see something that enhances the lives of the school children next door.

Chris Blurden, the applicant, stated there were no imminent development plans, but they were working with the residents behind the property to ensure tree buffers. He said they expected the development to be either medical or quick-service restaurants.

Passed 4-1 by roll call, with Commissioner Fletcher dissenting.

- 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 (SECOND READING; QUASI-JUDICIAL HEARING).

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

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

Planner Crockett introduced the item and provided the staff report.

City Attorney Rush conducted a voir dire of the Commission.

Mayor Welch asked the commissioners for questions or comments.

Commissioner Fletcher asked for specifics concerning the floor area of community commercial zoning as it relates to this property.

Planner Crockett explained that this item represents two separate parcels.

City Attorney Rush asked for those who might be an affected party to come forward.

Ms. Lindburg stated she lives within 400 feet of the project. She asked what was next for this project. She then asked about impact fees.

City Manager DaRoza said the City had infrastructure improvement fees in certain areas, which were similar to impact fees.

Planner Crockett walked through the application to permit process, including fees.

Ms. Lindberg asked if mixed-use zoning was included.

Planner Crockett stated this was referring to an item currently with the Planning and Zoning Board. He explained the heights permitted and the setbacks.

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 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 approve and adopt Ordinance 25-07 upon second and final reading; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

Ms. Robbins stated there would be adverse effects as any project would have adverse

effects. She requested the Commission establish impact fees.

Ben Boukari spoke about how planned developments came about.

Passed 4-1 by roll call, with Commissioner Fletcher dissenting.

Vice Mayor Brown thanked Planner Crockett for his excellent work and patience throughout the process.

Commissioner Ringersen thanked Planner Crockett for his diligence.

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.)

Mr. Curington thanked Mr. Coerper and Mr. Potts for their service. He wished Commissioner Fletcher and Mayor Welch well. He thanked City Manager DaRoza, City Attorney Rush, and staff for their work.

Ms. Lindberg congratulated the Recreation and Culture department on the success with the Easter Egg Hunt and the music festival.

Ms. Robbins spoke again on deferrals. She stated she received a mailing regarding water usage and said the proposed golf course in Tomoka Hills would use more water than she could save.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza announced that Relay for Life will be held on Friday, April 25, 2025, from 6:00 p.m. to 10:00 p.m. at the Hal Brady Recreation Complex.

City Attorney Rush congratulated Mayor Welch and Commissioner Fletcher.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Ringersen congratulated Mayor Welch and Commissioner Fletcher. She announced the Great American Clean Up would be May 3, 2025. She stated she attended:

- * The ribbon-cutting for NW 86 Drive
- * The Opioid Task Force

She thanked the Alachua Police Department for keeping Alachua safe.

Commissioner Williams congratulated Mayor Welch, Commissioner Fletcher and Vice Mayor Brown.

Commissioner Fletcher thanked the citizens who attended the meeting and said he was looking toward smart growth for the City.

Vice Mayor Brown thanked:

- * Pastor Miller for the invocation
- * The citizens who spoke
- * Mr. Coerper and Mr. Potts for their service

She stated she attended:

- * The ribbon-cutting for NW 86 Drive
- * The Easter Egg Hunt

She welcomed Officer Thomas Stanfield back.

Mayor Welch thanked the community for allowing him to serve as Mayor, his wife and citizens for attending the meeting.

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Williams.

Passed by unanimous consent.

CONSENT AGENDA

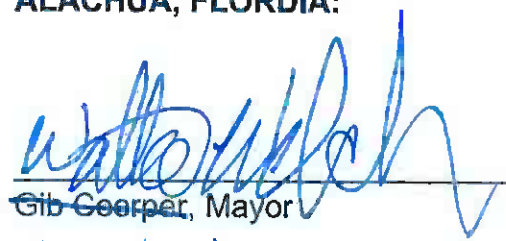
Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) APPROVAL OF THE MINUTES FROM THE APRIL 7, 2025, CITY COMMISSION MEETING

ATTEST:

CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:


Mike DaRoza, City Manager/Clerk


Gib Coerper, Mayor
Walter Welch