



Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: November 24, 2025

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

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

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) GROWING GREATNESS TO HELP CLOSE THE ACHIEVEMENT GAP IN ALACHUA COUNTY

B) ALACHUA TRAIL CORRIDOR STUDY

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)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A)** ORDINANCE 26-01 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; FIRST READING).

- B)** ORDINANCE 25-13, SECOND AND FINAL READING: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S CODE OF ORDINANCES; AMENDING SUBPART A, CHAPTER 4, ALCOHOLIC BEVERAGES, OF THE CITY OF ALACHUA CODE OF ORDINANCES; PROVIDING FOR THE EXEMPTION OF THE COMMUNITY REDEVELOPMENT AGENCY DISTRICT FROM THE RESTRICTIONS OF ALCOHOL SALES WITHIN PROXIMITY OF RELIGIOUS INSTITUTIONS AS SET FORTH IN SECTION 3; PROVIDING FOR CODIFICATION OF THIS AMENDMENT IN THE CITY'S CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE)
ECONOMIC DEVELOPMENT
QUALITY OF LIFE
COMMUNITY ENHANCEMENT

V. AGENDA ITEMS

- A)** DESIGN SERVICES FOR THE CLEATHER HATHCOCK CENTER FACILITY

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.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

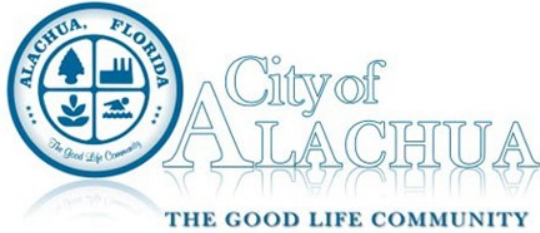
Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

- A)** APPROVAL OF THE SEPTEMBER 08, 2025, CITY COMMISSION MEETING MINUTES.

- B)** APPROVAL OF THE OCTOBER 13, 2025, CITY COMMISSION MEETING MINUTES.

- C)** APPROVAL OF THE OCTOBER 27, 2025, CITY COMMISSION MEETING MINUTES.

D) APPROVAL OF THE NOVEMBER 10, 2025, CITY COMMISSION MEETING MINUTES.



Commission Agenda Item

MEETING DATE: November 24, 2025

SUBJECT: Growing Greatness to Help Close the Achievement Gap in Alachua County

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Receive the presentation.

Summary

Gainesville for All, Inc., a nonprofit created to address persistent equity and poverty-related problems, opened its Gainesville Empowerment Zone Family Learning Center in 2023 to address Alachua County's unacceptable academic achievement gap.

The GEZFLC accepts children from 6 weeks to 4 years old to provide them and their families with a foundation for a lifetime of learning. Their curriculum is endorsed by the Early Learning Coalition of Alachua County, and they are currently preparing for the final inspection for accreditation, a status held by only a relatively few child care facilities in the county.

GEZFLC's approach is already being recognized. The Florida Department of Education, for instance, rated them this summer as "Above expectations." It's notable, too, that 90 percent of the 4-year olds made measurable gains in the past school year, according to ELC. Their motto says it all: "We're growing greatness."

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Alachua Presentation



James Lawrence
President/CEO

Gainesville Empowerment Zone
Family Learning Center

“We Grow Greatness”



By **GAINESVILLE FOR ALL**



GNV4all



By GAINESVILLE FOR ALL

Elizabeth Woods Executive Director

- Lifelong advocate for children and family empowerment
- Director with a heart for equity, early learning, and community collaboration
- Proud to serve Gainesville families — now ready to share that same vision with Alachua
- Believer in second chances, strong partnerships, and the power of early education to change futures

Our Story: Gainesville Empowerment Zone Family Learning Center

- Founded on the belief that every child deserves a strong start
 - Serving children birth to 5 and supporting families as partners
 - Integrated learning, family empowerment, and community connection





What Sets Us Apart

- Family-centered learning model that supports both child and parent growth
- Empowered Educators
- Families are partners, not clients
- GEZFLC is the heart of community change



By GAINESVILLE FOR ALL





Our Impact by the Numbers

- 90% of children showed growth and 100% Kindergarten ready
 - 89% parent satisfaction
 - 94% Family Empowerment (as measured by via parent survey)
 - Partnerships with local organizations (Bread of the Mighty, OBGYN Mobile Clinic, UF Dental)



The Model: What Makes It Work

- High-Quality Early Learning – nurturing, evidence-based curriculum
 - Family Empowerment – parent workshops, literacy events, goal coaching
 - Community Partnership – local agencies, schools, and business support





Testimonials & Voices

- “I have seen a significant improvement in my children’s learning and understanding of the world.”
 - “My littles have learned SO MUCH!”





Why Alachua? The Opportunity

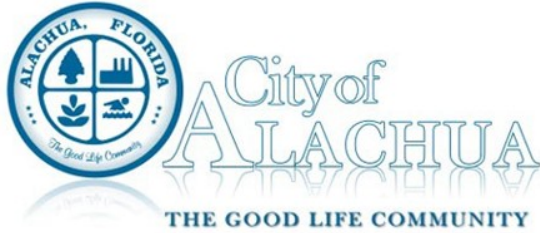
- Growing number of young families
- Strong civic and business leadership
- Space for collaborative investment



Partnering for Progress

- City collaboration for site and outreach
 - Shared funding and in-kind resources
 - Commitment to measurable outcomes





Commission Agenda Item

MEETING DATE: November 24, 2025

SUBJECT: Alachua Trail Corridor Study

PREPARED BY: Bernadette Fisher

RECOMMENDED ACTION:

No action required.

Summary

The Department of Planning and Community Development, in partnership with the consulting firm NV5, Incorporated, is undertaking a comprehensive study to assess the feasibility of a multi-use trail corridor. This initiative aims to enhance active transportation and recreational opportunities, thereby fostering stronger community connections. The proposed trail will expand existing networks, linking residential neighborhoods, commercial districts, parks, and schools, while promoting alternative transportation modes. We anticipate that this project will significantly enhance the community's quality of life, public health, and economic vitality. Throughout this process, staff will pledge to engage with community stakeholders to ensure the successful development of a valuable addition to the City's infrastructure.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Economic Development
Quality of Life
Community Enhancement
Residential Opportunities
Funding Source - Grants
Funding Source - Other

ATTACHMENTS

1. Alachua Trails Study

Trail Corridor Study

CITY COMMISSION MEETING

NOVEMBER 24, 2025



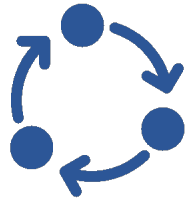
- Trails are the **#1 facility residents want in their communities.** [\[floridadep.gov\]](http://floridadep.gov)
- State-wide, trails generate **\$52.3 billion in annual economic impact**, support **465,853 jobs**, and contribute **\$26.4 billion in wages** statewide. [\[fgtf.org\]](http://fgtf.org)
- In Alachua County, there are **17+ existing trails covering 210 miles**, including the Gainesville-Hawthorne State Trail and trails throughout the **7,000 acre San Felasco Hammock Preserve State Park** here in Alachua.
- Florida's Trail Town Program was launched in 2018 by the Office of Greenways and Trails (OGT) under the Florida Department of Environmental Protection with the goal to **create vibrant destinations that benefit both residents and visitors while boosting local economies.** [\[floridadep.gov\]](http://floridadep.gov)

Why Trails?



As Alachua grows, it is important to plan for future infrastructure, including trails. A well-designed trails network can support the City's identify as the "Good Life Community" by enhancing access, recreational opportunities, and linking important community assets.

**This strategic initiative is to
develop a Comprehensive City-wide
Trails Master Plan**



ENHANCE COMMUNITY CONNECTIVITY

Create a safe, accessible, and interconnected trail network that links neighborhoods, schools, parks, downtown, and regional destinations like San Felasco Hammock Preserve State Park.



PROMOTE HEALTH AND WELLNESS

Encourage active lifestyles by providing residents of all ages and abilities with opportunities for walking, biking, and outdoor recreation close to home.



SUPPORT SUSTAINABLE GROWTH

Integrate trails into future development plans to increase connectivity and promote multi-modal transportation opportunities.



BOOST LOCAL ECONOMY AND TOURISM

Leverage trails to attract visitors, support local businesses, and enhance Alachua's appeal as a destination for eco-tourism and outdoor adventure.



Ensure Equity and Accessibility

Design trails that are inclusive and accessible to all residents, regardless of age, ability, or income, ensuring equitable access to recreational and transportation options.



Celebrate Natural and Cultural Assets

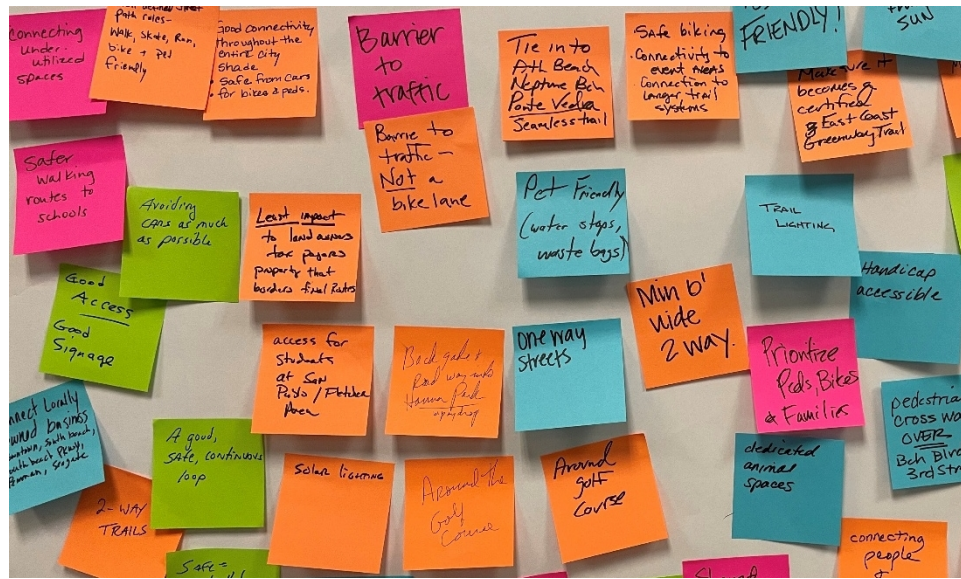
Use the trail network to highlight Alachua's unique natural features, springs, and historical landmarks, fostering community pride and environmental stewardship.

Project goals



Process

- 1. OPPORTUNITIES + CONSTRAINTS**
- 2. ORIGINS + DESTINATIONS**
- 3. TRAIL CORRIDORS**
- 4. CROSS SECTIONS**
- 5. PRIORITIZATION + FUNDING**



Opportunities + Constraints

IDENTIFY OUR POSITIVE AND LIMITING FACTORS TO GUIDE DECISION MAKING.

Origins + Destinations

WHERE ARE PEOPLE COMING FROM AND WHERE DO PEOPLE WANT TO GO WITHIN AND AROUND THE CITY LIMITS. HELPS TO IDENTIFY DESIRED CONNECTIONS.

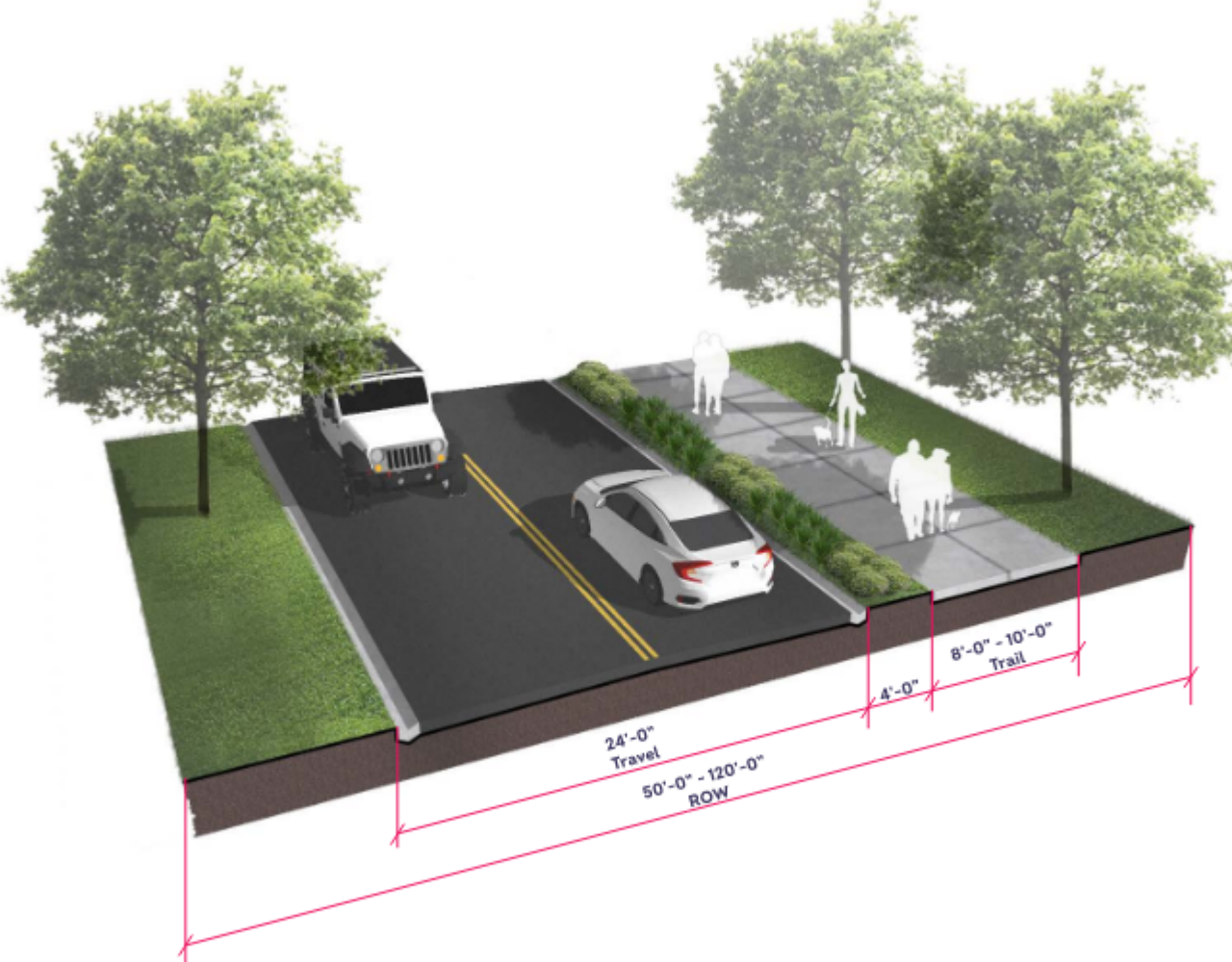


Trail Corridors

IDENTIFY CORRIDORS THROUGHOUT THE CITY LIMITS TO PROVIDE DESIRED CONNECTIONS. PRIORITIZE SAFE CROSSINGS, AVAILABLE RIGHTS-OF-WAY, AND EXISTING CONNECTIONS.

Cross Sections

REVIEW CORRIDORS AND DEVELOP CROSS SECTIONS FOR WIDTHS OF TRAILS AND RELATIONSHIPS OF ELEMENTS

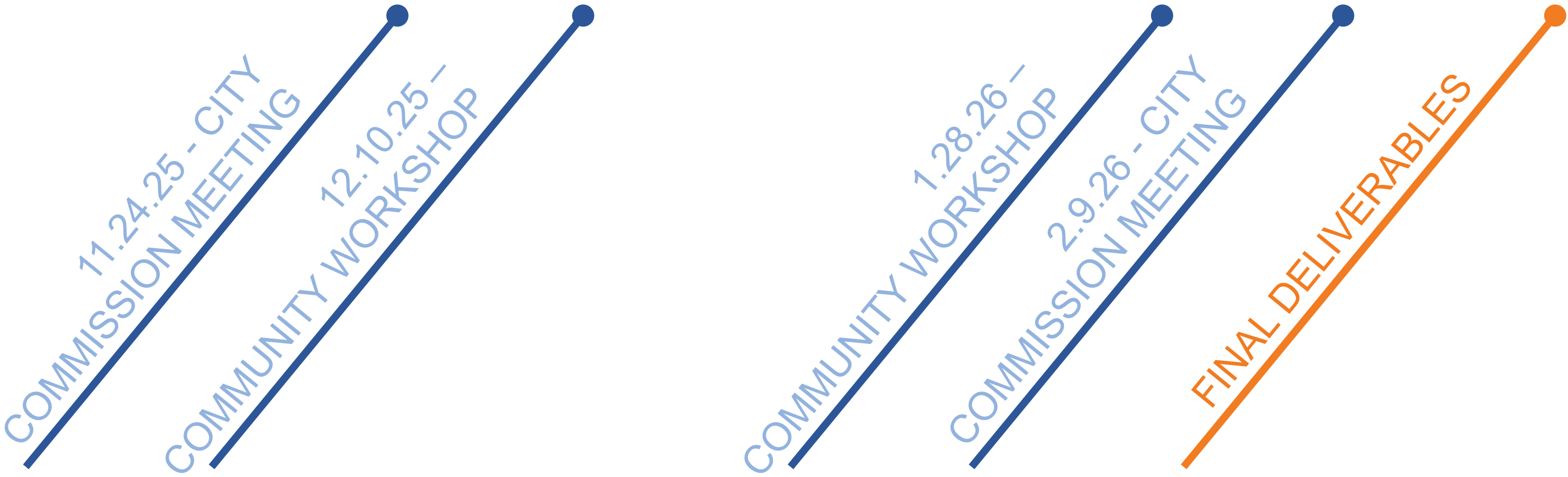
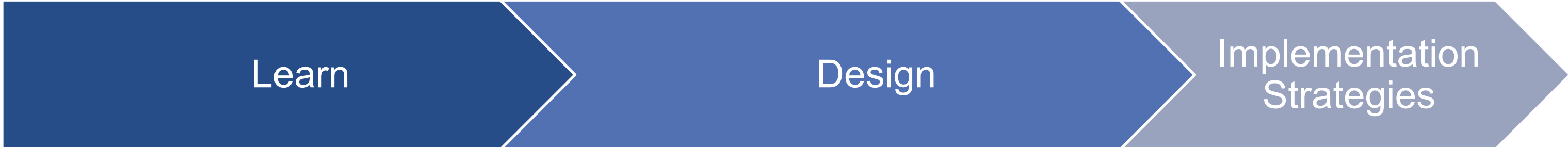




PRIORITIZATION + FUNDING

BASED ON PRIORITIES FROM THE COMMUNITY, DEVELOP A PHASED APPROACH WITH BUILDABLE TRAIL SEGMENTS. PROVIDE COST PROJECTIONS PER SEGMENT + IDENTIFY POTENTIAL FUNDING SOURCES.

SCHEDULE



THANK YOU + discussion

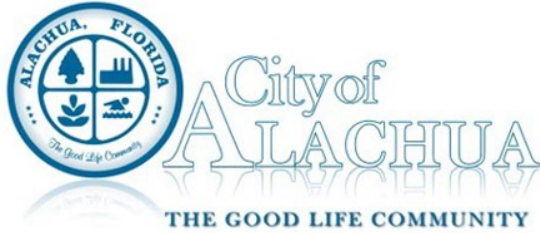


City of
ALACHUA
the good life community

Trail Corridor Study

CITY COMMISSION MEETING

NOVEMBER 24, 2025



Commission Agenda Item

MEETING DATE: November 24, 2025

SUBJECT: Ordinance 26-01 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Legislative Hearing; First Reading).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-01 upon first reading and (2) schedule second and final reading for December 8, 2025.

Recommended Motion: I move that this Commission finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-01 upon first reading and (2) schedule second and final reading for December 8, 2025.

Summary

This application is a staff-initiated text amendment to the City of Alachua Land Development Regulations amending Section 4.4.4(A)(2) relating to manufactured homes as accessory dwelling units in the Agricultural ("A") and Residential Single-Family – 1 ("RSF-1") zone districts. The purpose of this text amendment is to clarify the existing text of the Land Development Regulations in Section 4.4.4(A)(2) which states:

(2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.

The specific portion that requires clarification is the sentence “mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.” Previous interpretations of this section have been that all mobile homes, including manufactured homes, may not be used as accessory dwelling units; however, the City’s Land Development Regulations defines mobile home and manufactured home separately. The Planning & Community Development Department wishes to clarify this text, while also allowing for a greater flexibility in the use of manufactured homes as accessory dwelling units given that manufactured homes are built to higher standards than other, non-site-built structures.

The Planning & Zoning Board, sitting as the Local Planning Agency (LPA), held a duly advertised public hearing on November 18, 2025, and voted 3-0 to transmit the amendment to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

- 1. Ordinance 26-01
- 2. Staff Report
- 3. Business Impact Estimate
- 4. Public Notice Materials
- 5. Carson J. Crockett, AICP - Resume on File

ORDINANCE 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL (“A”) AND RESIDENTIAL SINGLE-FAMILY – 1 (“RSF-1”) ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations (“LDRs”) through Ordinance 06-11, as amended from time to time; and,

WHEREAS, a text amendment (“Amendment”) to the City’s LDRs, as described below, has been proposed; and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on November 18, 2025, by the Planning & Zoning Board, sitting as the Local Planning Agency (“LPA”) and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon first reading on _____, 2025, and scheduled second and final reading for _____, 2025; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon second and final reading on _____, 2025; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City’s Comprehensive Plan and the City’s LDRs; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit.* An accessory dwelling unit shall comply with the following standards:

- (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles, and travel trailers shall not be used as accessory dwelling units.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the ____ day of _____, 2025.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____, day of _____, 2025.

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

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

Scott Walker, Interim City Attorney



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

November 18, 2025
Application #: PTAL25-0001

SUBJECT:

A staff-initiated text amendment to the City of Alachua Land Development Regulations amending Section 4.4.4(A)(2) relating to manufactured homes as accessory dwelling units in the Agricultural (“A”) and Residential Single-Family - 1 (“RSF-1”) zone districts.

APPLICANT/AGENT:

City of Alachua

PROJECT PLANNER:

Carson J. Crockett, AICP

RECOMMENDATION:

Staff recommends that the Planning & Zoning Board find the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve.

RECOMMENDED MOTION:

I move that this Board finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve.

SUMMARY

This application is a staff-initiated text amendment to the City of Alachua Land Development Regulations amending Section 4.4.4(A)(2) relating to manufactured homes as accessory dwelling units in the Agricultural (“A”) and Residential Single-Family - 1 (“RSF-1”) zone districts. The purpose of this text amendment is to clarify the existing text of the Land Development Regulations in Section 4.4.4(A)(2) which states:

- (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.

The specific portion that requires clarification is the sentence “mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.” Previous interpretations of this section have been that all mobile homes, including manufactured homes, may not be used as accessory dwelling units; however, the City’s Land Development Regulations defines mobile home and manufactured home separately. The Planning & Community Development Department wishes to clarify this text, while also allowing for a greater flexibility in the use of manufactured homes as accessory dwelling units given that manufactured homes are built to higher standards than other, non-site-built structures.

Summary of Proposed Amendment

Text that is shown as underlined is to be added and text that is shown as ~~striketrough~~ is to be removed.

ARTICLE 4 USE REGULATIONS

Section 4.4.4. *Accessory uses and structures allowed.*

- (A) *Accessory dwelling unit.* An accessory dwelling unit shall comply with the following standards:
 - (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.

The addition of manufactured homes, separated out from mobile homes, will increase clarity that both are prohibited for use as an accessory dwelling unit (as is the current interpretation). An addition of an exception for manufactured homes specifically to be permitted as accessory dwelling units in the A and RSF-1 zone districts was considered to increase flexibility for accessory dwelling units where lots are larger, utilities are not required, and the context of the City is more rural.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The goals, objectives, and policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

Goal 1: Future Land Use Map 2035

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Policy 1.1.a: *Residential Uses*: Except as otherwise provided for in the Comprehensive Plan for conservation subdivisions, residential uses within with Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family detached dwelling units;
2. Manufactured, modular, and mobile homes, not to include mobile home parks;
3. Accessory dwelling units; and,
4. Group Living, as provided by special exception.

Policy 1.2.a: *Low Density Residential* (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: Both the Agriculture and Low Density Residential land use categories permit for accessory dwelling units and manufactured homes meeting certain design criteria. Both land use categories consider accessory dwelling units as part of the permitted residential densities. As such, the proposed text amendment is consistent with these policies.

Objective 2.7: *Discouragement of Urban Sprawl*

The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.

Evaluation & Findings: Accessory dwelling units are a form of infill development that have the potential to reduce urban sprawl by offering increased opportunities to place accessory dwelling units on already developed lots, whether those lots be in the Agriculture or High Density Residential land use categories.

Housing Element

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes, and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation & Findings: Accessory dwelling units offer flexibility in providing multiple housing types, including increasing opportunities for generational housing and more affordable housing. Accessory dwelling units and manufactured housing are both called out in Policy 1.1.a as potential housing types.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Text Amendments to the Land Development Regulations Standards

Section 2.4.1(E)(1) of the City’s Land Development Regulations (LDRs) establishes the standards with which all text amendments to the Land Development Regulations must be found compliant. The proposed amendment has been reviewed for compliance with the standards of Section 2.4.1(E)(1). An evaluation of the findings of compliance with the standards of Section 2.4.1(E)(1) is provided below.

(1) **Text Amendments.** Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weigh the relevance of the following factors:

(a) ***Consistent with Comprehensive Plan.*** Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Evaluation & Findings: The proposed text amendment does not conflict with any goals, objectives, or policies in the City’s Comprehensive Plan. An analysis of consistency with the City’s Comprehensive Plan has been included in this report.

(b) ***Consistent with ordinances.*** Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: The proposed text amendment does not conflict with any other provisions of the City’s Land Development Regulations of Code of Ordinances.

(c) ***Changed conditions.*** Whether and the extent to which there are changed conditions that require an amendment.

Evaluation & Findings: The proposed text amendment was initiated to help the Planning & Community Development Department best serve the City of Alachua by offering further clarification of an existing regulation while increasing flexibility in accessory dwelling unit type and affordability in the A and RSF-1 district.

(d) ***Community need.*** Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Evaluation & Findings: The proposed text amendment was initiated to help the Planning & Community Development Department best serve the City of Alachua by offering further clarification of an existing regulation while increasing flexibility in accessory dwelling unit type and affordability in the A and RSF-1 district.

- (e) ***Compatible with surrounding uses.*** Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed text amendment does not alter any use-specific standards, setbacks, residential protection standards, or environmental standards. The only change would be allowing manufactured homes as accessory dwelling units in the A and RSF-1 districts, which already allow and contain both accessory dwelling units and manufactured homes in relatively low density areas. As both are already present in these low density districts, there are no concerns regarding compatibility with allowing manufactured homes as accessory dwelling units in the A and RSF-1 districts.

- (f) ***Development patterns.*** Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed text amendment would not alter the existing pattern of development.

- (g) ***Effect on natural environment.*** Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendment does not alter existing environmental protection standards and will not impact the natural environment.

- (h) ***Public facilities.*** Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Evaluation & Findings: The proposed text amendment does not alter where accessory dwelling units are permitted, except that for the A and RSF-1 districts, manufactured homes will be permitted as accessory dwelling units. Neither the A nor RSF-1 districts require connection to public facilities, unless within the distances specified in the Community Facilities Element of the City of Alachua Comprehensive Plan. No increase in public facilities demand is expected as a result of the proposed text amendment.

EXHIBIT "A"
TO
PTAL25-0001 | MANUFACTURED HOMES AS
ACCESSORY DWELLING UNITS LDR TEXT AMENDMENT
STAFF REPORT

DRAFT
ORDINANCE 26-01

ORDINANCE 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL (“A”) AND RESIDENTIAL SINGLE-FAMILY – 1 (“RSF-1”) ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations (“LDRs”) through Ordinance 06-11, as amended from time to time; and,

WHEREAS, a text amendment (“Amendment”) to the City’s LDRs, as described below, has been proposed; and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on November 18, 2025, by the Planning & Zoning Board, sitting as the Local Planning Agency (“LPA”) and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon first reading on _____, 2025, and scheduled second and final reading for _____, 2025; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon second and final reading on _____, 2025; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City’s Comprehensive Plan and the City’s LDRs; and,

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the City Commission of Alachua, Florida finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit.* An accessory dwelling unit shall comply with the following standards:

- (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles, and travel trailers shall not be used as accessory dwelling units.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the ____ day of _____, 2025.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____, day of _____, 2025.

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

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladres, City Manager/Clerk

Scott Walker, Interim City Attorney

Business Impact Estimate Form

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is advertised and published.

Proposed ordinance's title:

ORDINANCE NO. 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY – 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This application is a staff-initiated text amendment to the City of Alachua Land Development Regulations amending Section 4.4.4(A)(2) relating to manufactured homes as accessory dwelling units in the Agricultural ("A") and Residential Single-Family – 1 ("RSF-1") zone districts. The purpose of this text amendment is to clarify the existing text of the Land Development Regulations in Section 4.4.4(A)(2) which states:

- (2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.

The specific portion that requires clarification is the sentence “mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.” Previous interpretations of this section have been that all mobile homes, including manufactured homes, may not be used as accessory dwelling units; however, the City’s Land Development Regulations defines mobile home and manufactured home separately. The Planning & Community Development Department wishes to clarify this text, while also allowing for a greater flexibility in the use of manufactured homes as accessory dwelling units given that manufactured homes are built to higher standards than other, non-site-built structures.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

\$0.00

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

None

(c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

\$0.00

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful (if any):

None

o stages.

Nov. 22: The High Springs New Century Woman's Club will host Craft and Bake Sale fundraiser on Saturday, Nov. 22 from 10 a.m. to 3 p.m. at 23674 West U.S. Hwy 27, High Springs. The proceeds will benefit First Responders. More than 50 vendors will showcase beautiful handmade items - perfect for gifts or personal treasures - both inside and outside the clubhouse.

The bakery table will be led with delicious pies, cakes, breads, cookies, and the goodies we love to give for the holidays. The menu will include chili, hot dogs, Frito pies, tater tots, and chips. Credit cards will be accepted. For more information, please call 386-518-3278 Ext. 2.

Nov. 28 - 29: A. L. Mebane High School Alumni Association, Inc. Schedule of events:

Friday Evening, Nov. 28 at the High Springs Civic Center, 19107 N.W. 240th Street - High Springs.

6:00 p.m. Alumni Class Reception Classes, 1960, 1965, 1970 & 1975

7:00 p.m. Live Auction, Mr. and Ms. Alumni Pageant

Saturday, Nov. 29 at A.L. Mebane Middle School - Alachua

8:00 a.m. - Vendor setup and trade registration

9:00 a.m. - Lee's Preschool, 241N parade lineup

1:00 p.m. - Parade, starting from North Main Street through downtown Alachua and returning to A.L. Mebane Middle School after parade.



A City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on an ordinance. The hearing will be held on November 24, 2025, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

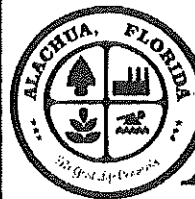
The ordinance title is as follows:

ORDINANCE 25-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S CODE OF ORDINANCES; AMENDING SUBPART A, CHAPTER 4, ALCOHOLIC BEVERAGES, OF THE CITY OF ALACHUA CODE OF ORDINANCES; PROVIDING FOR THE EXEMPTION OF THE COMMUNITY REDEVELOPMENT AGENCY DISTRICT FROM THE RESTRICTIONS OF ALCOHOL SALES WITHIN PROXIMITY TO RELIGIOUS INSTITUTIONS AS SET FORTH IN SECTION 3; PROVIDING FOR CODIFICATION OF THIS AMENDMENT IN THE CITY'S CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the item. Copies of the ordinance and supplementary material are available for public inspection at the Deputy City Clerk's Office, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the item may be sent to the following address: City of Alachua, Deputy City Clerk, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the Deputy City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - November 13, 2025)



A City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on November 24, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

Ordinance 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL, 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - November 13, 2025)



Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and
the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, FL 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, FL 33701 | (727) 822-4317

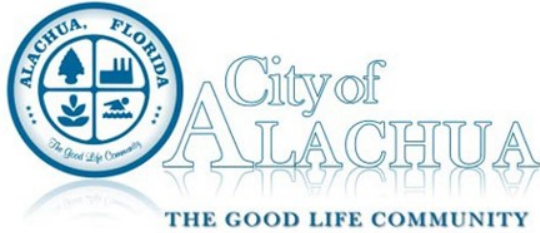
PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word
PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient



Commission Agenda Item

MEETING DATE: November 24, 2025

SUBJECT: Ordinance 25-13, Second and Final Reading: An ordinance of the City of Alachua, Florida, relating to the amendment of the City's Code of Ordinances; amending Subpart A, Chapter 4, Alcoholic Beverages, of the City of Alachua Code of Ordinances; providing for the exemption of the Community Redevelopment Agency District from the restrictions of alcohol sales within proximity of religious institutions as set forth in Section 3; providing for codification of this amendment in the City's Code of Ordinances; providing a repealing clause; providing severability; and providing an effective date. (Legislative)

PREPARED BY: David Wisener

RECOMMENDED ACTION:

Approve Ordinance 25-13 on second and final reading.

Summary

Staff here presents Ordinance 25-13 for the City Commission's consideration on second and final reading. First reading was held during the last Regular Commission meeting on November 10. This Ordinance amends, by Commission request, an existing City ordinance that prohibits the sale of alcohol within 450 feet of a religious institution on all businesses that are not licensed as restaurants that derive at least 51 percent of gross revenue from the sale of food and nonalcoholic beverages. Specifically, this Ordinance would exempt businesses within the Community Redevelopment Agency (CRA) District from this prohibition while leaving the prohibition in place in the rest of the City. A copy of the proposed ordinance, the letter sent to notify churches of both this and the Ordinance's first reading, and a map of the CRA District has been included with this item.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Economic Development

Quality of Life
Community Enhancement

ATTACHMENTS

1. Ordinance 25-13 Alcohol sales restrictions update
2. Letter Noticing Ordinance 25-13 to Main Street Churches
3. Map of CRA Geographic Boundary

ORDINANCE 25-13

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY’S CODE OF ORDINANCES; AMENDING SUBPART A, CHAPTER 4, ALCOHOLIC BEVERAGES, OF THE CITY OF ALACHUA CODE OF ORDINANCES; PROVIDING FOR THE EXEMPTION OF THE COMMUNITY REDEVELOPMENT AGENCY DISTRICT FROM THE RESTRICTIONS OF ALCOHOL SALES WITHIN PROXIMITY TO RELIGIOUS INSTITUTIONS AS SET FORTH IN SECTION 3; PROVIDING FOR CODIFICATION OF THIS AMENDMENT IN THE CITY’S CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City of Alachua (the “City”) recognizes that economic development is a vital component of creating and maintain a sustainable community; and

WHEREAS, the City Comprehensive Plan provides for economic development to serve as a focus on maintaining a welcoming business environment; and

WHEREAS, in order to continue the City’s positive economic development activities, the Alachua City Commission recognizes that creating a more welcoming environment in the Community Redevelopment Agency (“CRA”) District for a broader range of businesses is beneficial; and

WHEREAS, Subpart A, Chapter 4 of the City’s Code of Ordinances (“Code”) establishes regulations pertaining to alcoholic beverages; and

WHEREAS, the City Commission held public hearings on June 23, 2025, and on July 28, 2025; and

WHEREAS, this Ordinance amends Subpart A, Chapter 4 of the Code by exempting the CRA District from the restrictions in Section 3, as set forth below.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this Ordinance.

Section 2. Findings of Fact

The City Commission finds that it is feasible and beneficial to exempt the CRA District from the restrictions of the City Code Subpart A, Chapter 4, Section 3 to promote economic development that protects and maintains the quality of life and prosperity of the community.

Section 3. Conclusions of Law

The authority for the enactment of this Ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City’s Comprehensive Plan.

Section 4. Amendment to the City Code of Ordinances

The proposed Amendment to the City Code Subpart A, Chapter 4, Section 3 is attached as Exhibit “A” and is hereby incorporated herein by reference.

Section 5. Codification of and Correction of Scrivener’s Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this Ordinance. A corrected copy shall be posted in the public record.

Section 6. Ordinance to be Construed Liberally

This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 7. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 8. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this Ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance, and the remainder of the Ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 9. Effective Date

This Ordinance shall take effect immediately upon its adoption by the City Commission.

Passed on First Reading the 10th day of November, 2025.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this **24th day of November, 2025**.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Rodolfo Valladares, City Manager/Clerk

Scott Walker, City Attorney

EXHIBIT “A”

Chapter 4, Section 3 of the City Code of Ordinances is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Chapter 4 remains in full force and effect:

Sec. 4-3. – Sales, new licenses for sale, prohibited near religious institution.

It is unlawful for any sale of alcoholic beverage to take place or occur, whether for consumption on or off a premises, within 450 feet of a religious institution, as defined by the City's Land Development Regulations unless authorized by a special event permit issued pursuant to Section 4.6, special events, of the Land Development Regulations (LDRs), or unless authorized for a temporary event where the sale of alcoholic beverages will not exceed a period of three days for a single event. Such distance shall be measured from the center of the main entrance of the licensed premises and follow the most direct public route of pedestrian travel to the center of the main entrance of the religious institution. However, this section shall not apply within the Community Redevelopment Agency District, to those sales of beer and malt beverages for consumption off the premises and for locations that are licensed as restaurants which derive at least 51 percent of gross revenue from the sale of food and nonalcoholic beverages, or for a premises licensed on or before July 1, 1999 and continuously operating.



City of Alachua

MAYOR WALTER WELCH

Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

OFFICE OF THE CITY MANAGER

RODOLFO VALLADARES

October 21, 2025

Dear Pastors and Church leaders:

As a church that is located either close to or along Alachua's Main Street, I wanted to let you know the City Commission will be voting on whether to adopt Ordinance 25-13 at 6:00 pm at its November 10 regular meeting.

If adopted, Ordinance 25-13 would repeal a restriction on the sale of alcoholic beverages within 450 feet of a religious institution within the Community Redevelopment Area District (but would maintain that restriction in the rest of the city). Currently, businesses that "derive at least 51 percent of gross revenue from the sale of food and nonalcoholic beverages" are already exempt from this restriction.

The intent behind this ordinance is to allow businesses such as a craft brewery or a wine bar (like Daft Cow and Beaker and Flask currently in San Felasco Tech City) to operate on Main Street with the idea that it would increase foot traffic in the area and bolster business overall. Currently, the proximity of four churches to Main Street would prohibit that. As mentioned above, restaurants that receive most of their sales from food and nonalcoholic beverages are already able to sell alcohol without this restriction.

The City Commission wants you to be aware of this meeting and welcomes your input and any questions you may have. The Commission invites you to attend the November 10 meeting to share your thoughts as your opinions are highly valued and your positive contribution to the Good Life Community is greatly appreciated.

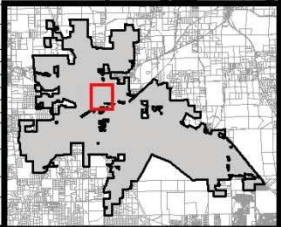
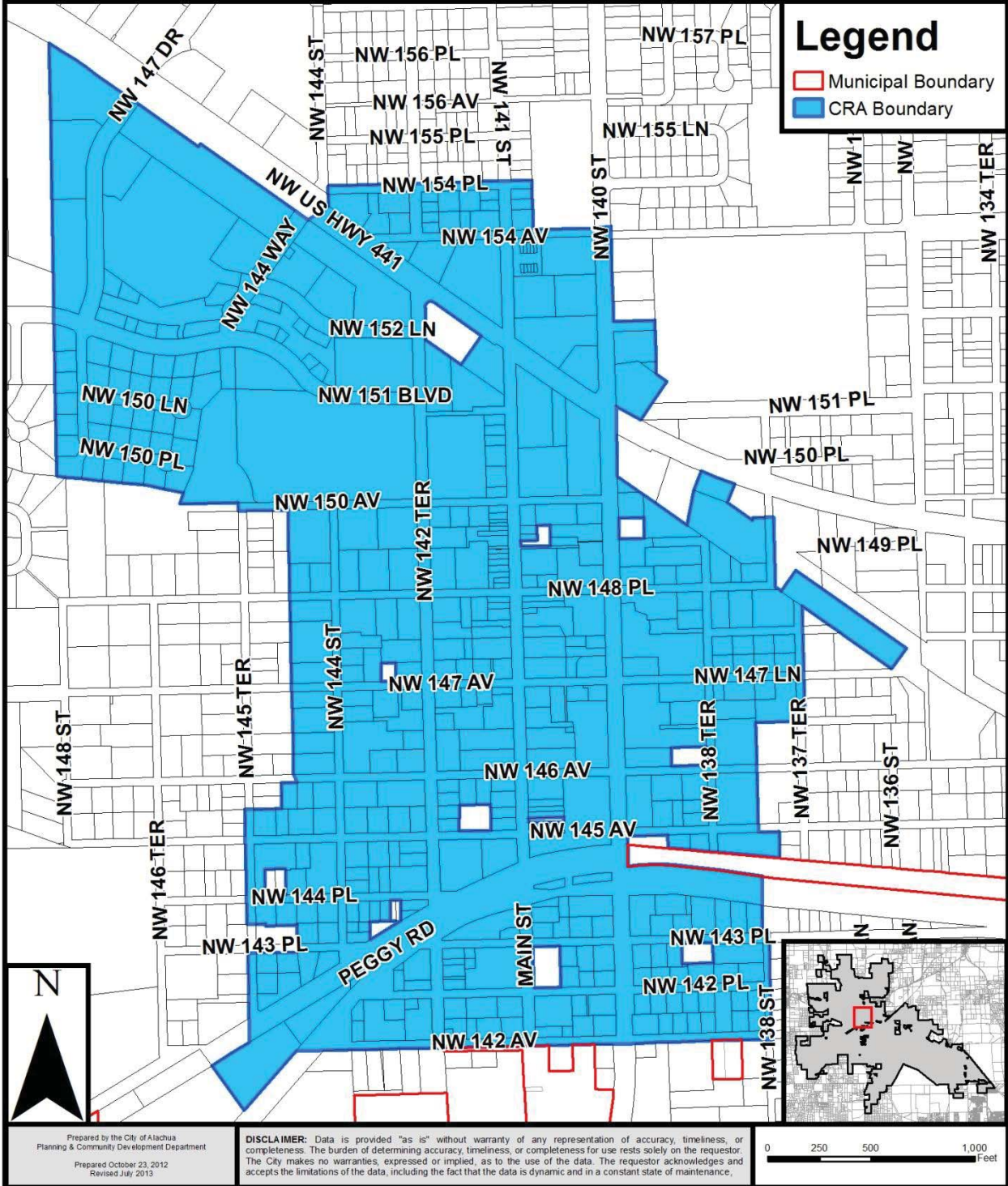
If the City Commission votes to pass Ordinance 25-13 at the November 10 meeting, it would need to be voted on and passed one more time at the November 24 meeting in order for it to take effect. There would be more opportunity to share input at the November 24 meeting, as well, if the ordinance passes November 10.

Sincerely,

David Wisener
Economic Development Manager

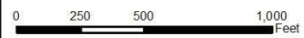


City of Alachua Community Redevelopment Area

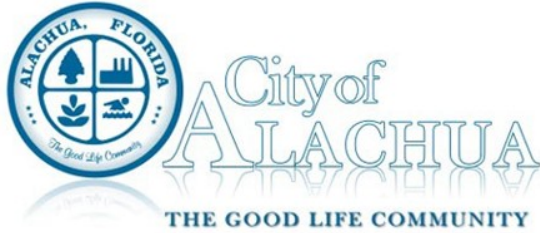


Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 23, 2012
Revised July 2013

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance.



Total Acreage: 256 acres



Commission Agenda Item

MEETING DATE: November 24, 2025

SUBJECT: Design Services for the Cleather Hathcock Center Facility

PREPARED BY: Rodolfo Valladares, City Manager

RECOMMENDED ACTION:

Accept the Change Order #1 Task 2 from Monarch Design Group for the City of Alachua Hathcock Community Center project, and authorize the City Manager to execute associated documents.

Summary

The City of Alachua is moving forward with the planned improvements and development of the Hathcock Community Center. As part of the phased project delivery, Monarch Design Group has completed initial project scoping and conceptual efforts under Task 1. Task 2 represents the next step in the design process and is required to advance the project toward full design and subsequent construction activities.

Monarch Design Group has submitted its proposal outlining the scope, schedule and cost for Task 2 design services, including architectural development, engineering components, schematic refinement and project coordination. These services will provide the foundational design materials necessary for future construction documents and competitive procurement.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of Life
Community Enhancement
Strengthen Community Service
Funding Source - Other

ATTACHMENTS

1. CO #1_Monarch Design Group_Hathcock Community Center

CITY OF ALACHUA

CHANGE ORDER #1

PURCHASE ORDER NO.: 25-04047

(For billing purposes only, to be assigned by COA after execution)

PROJECT NAME: Hathcock Community Center

CITY: City of Alachua, a municipality in Alachua County, Florida

PROJECT MANAGER: Rodolfo Valladares

CONSULTANT: Monarch Design Group, LLC

CONSULTANT'S ADDRESS: 112 Southwest 6th Street

(Street Address)

Gainesville, Florida 32601

(City, State and Zip)

Delivery to CONSULTANT of this fully executed Change Order and Amended Purchase Order shall serve as authorization for the CONSULTANT to modify the work as set out in the changed Scope of Work attached as Exhibit "A" and to establish performance date(s) for the above project. The work set forth in Exhibit "A" shall commence upon receipt of a Notice to Proceed (NTP) from CITY to CONSULTANT, that will be delivered no sooner than January 5, 2026, and require the work be completed no later than one hundred twenty (120) days after delivery of the NTP. This Change Order shall be an addendum to the Contract dated 07/01/2025 between CITY and CONSULTANT.

ATTACHMENTS (Check all that apply):

DETAILED CHANGED SCOPE OF WORK FOR PROJECT

CONSULTANT shall provide the work (Exhibit "A") pursuant to this Change Order, Amended Purchase Order and attachments incorporated herein. All other provisions of the Contract shall continue in full force and effect.

METHOD OF COMPENSATION:

(a) This Change Order is issued on a:

Lump Sum Basis

Hourly Rate Basis with Not-to-Exceed Amount of \$N/A.

Hourly Rate Basis with a Limitation of Funds Amount of \$N/A.

- (b) If the compensation is based on a “Lump Sum Basis,” then CONSULTANT shall perform all work required by this Change Order and Amended Purchase Order for the sum of DOLLARS (\$328,793.00). In no event shall CONSULTANT be paid more than the “Lump Sum Fee” amount.
- (c) If the compensation is based on an “Hourly Rate Basis” with a “Not-to-Exceed” amount, then CONSULTANT shall perform all work required by this Change Order for a sum not exceeding DOLLARS (\$N/A). CONSULTANT compensation shall be based on the actual work required by this Change Order.

COA shall make payment to the CONSULTANT in strict accordance with the payment terms of the above-referenced Contract and this Change Order.

It is expressly understood by the CONSULTANT that this Change Order and Amended Purchase Order, until executed by CITY does not authorize the performance of any services by the CONSULTANT and that CITY, prior to its execution of the Change Order and Amended Purchase Order, reserves the right to authorize a party other than the CONSULTANT to perform the services called for under this Change Order if it is determined that to do so is in the best interest of CITY.

IN WITNESS WHEREOF, the parties hereto have made and executed this Change Order on this ____ day of November 2025 for the purposes stated herein.

[CONSULTANT]

Barnett Chenault

By: _____

Title: President

CITY OF ALACHUA, FLORIDA

By: _____

Title: City Manager

Task 2

Construction Documents



City of Alachua

HATHCOCK COMMUNITY CENTER PROJECT

November 19, 2025

MONARCH DESIGN GROUP
217 SE 1st Ave #103
Ocala, FL 34471
352-378-4400 PH

MONARCH DESIGN GROUP
112 SW 6th St,
Gainesville, FL 32601
352-378-4400 PH

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SUMMARY

Task 2 Details





Rodolfo Valladares, P.E.
City Manager
City of Alachua, Florida Phone:
(386) 418-6100
rvalladares@cityofalachua.org

November 19, 2025

Re: **Construction Documents Task 2**
Project Name: City of Alachua Hathcock Community Center

Dear Rodolfo,

Having successfully completed Task 1: Program Assessment, we are excited to begin **Task 2: Construction Documents**, with Task 3: Construction Administration to follow at a later stage under a separate proposal. We truly enjoyed working on the programming phase and sincerely appreciate the opportunity to continue contributing to this important community project. During Task 1, we conducted a thorough needs assessment to determine the specific requirements of the general public and identified user groups. With a clearer understanding of the facility’s needs and priorities, we are now moving into **Task 2**, where we will prepare detailed construction documents that translate the approved conceptual design into coordinated drawings and specifications suitable for bidding and construction. Task 3, covering construction administration, will be developed under a separate proposal as we near completion of Task 2. We look forward to advancing the Hathcock Community Center toward successful realization.

PROJECT TASKS for the Hathcock Community Center Project:

Task 1: Programming Assessment	Completed
Task 2: Construction Documents	Current Task
Task 3: Construction Administration	TBD

TASK 2: PROJECT SCOPE & UNDERSTANDING:

We agreed continuing the design for the Hathcock Community Center, building on the foundation established during our initial discussions, user group meetings, community workshops, and direction from the City Commission. Our next steps are to initiate design conversations that will ultimately lead to the development of detailed Construction Documents, which will be used for permitting and the commencement of construction.

Under this agreement, we will be responsible for providing the following under the basic architectural service package:



- Architectural design phase services
- Mechanical Engineering Services
- Electrical Engineering Services
- Plumbing Engineering Services
- Structural Engineering services
- Signed and Sealed drawings as needed to submit for a building permit.
- Bidding Services

In addition to these basic architectural services, we will also be providing:

- Civil Engineering
- Geotechnical Engineering
- Survey
- Photometrics
- Consultant Coordination

(Architecture Additional Requirements/ See Architecture Summary- Beginning on page 10)

SERVICES & DELIVERABLES IN TASK 2:

This phase will include a full range of design and technical services that will lay the groundwork for a comprehensive and effective architectural design. Below is a detailed breakdown of the services and corresponding deliverables for each discipline involved in the project:

1. Architecture

- Design Development: Refined architectural drawings and models that demonstrate the design concept, including floor plans, elevations, and sections. These will incorporate the site investigation findings and architectural program.
- Renderings and Visuals: High-quality renderings and 3D models showcasing the proposed design's aesthetics, materials, and spatial organization.
- Construction Documents: Detailed architectural drawings to be used for permitting and construction, including specifications for finishes, materials, and building systems.

2. Mechanical Engineering

- HVAC Design: Schematic designs for the heating, ventilation, and air conditioning systems that meet the building's program and energy performance goals.
- Mechanical Systems Layout: Detailed drawings for mechanical system placements, including air handling units, ductwork, and other related equipment.
- Energy Modeling and Performance Analysis: Calculations and reports on system performance to ensure efficiency and compliance with building codes and sustainability standards.

3. Electrical Engineering

- Electrical System Design: Electrical load calculations and design for power distribution, lighting, and backup power systems.





- Lighting Design: Energy-efficient lighting strategies, fixture specifications, and lighting control systems for the project.
- Power Distribution and Wiring Diagrams: Detailed electrical drawings for outlets, panels, and wiring to ensure code compliance and operational efficiency.
- 4. Plumbing Engineering**
 - Plumbing System Design: Plans for water supply, waste, and stormwater systems to ensure the building operates efficiently while meeting code requirements.
 - Fixture Schedules: A schedule specifying the required fixtures and their locations, including plumbing connections.
- 5. Structural Engineering**
 - Structural System Design: Detailed drawings and calculations for the structural systems, including foundations, framing, and load-bearing elements, ensuring compliance with codes and site conditions.
 - Foundation and Site Structure Plans: Engineering drawings for the foundations and structural elements that integrate with the site's topography and soil conditions.
 - Wind Load Calculations: Structural analysis to ensure that the building can withstand wind forces and other environmental conditions.
- 6. Civil Engineering**
 - Site Development Plans: Detailed civil drawings addressing grading, drainage, utilities, and any necessary site improvements (e.g., sidewalks, parking, landscaping, and roadway (NW 159th Lane, located between and connecting two roadways-141st street and 140th street).
 - Stormwater Management Plan: A plan that details how stormwater will be managed on-site, including retention/detention strategies, swales, and infiltration systems.
 - Utility Coordination: Coordination of water, sewer, and other utility services to ensure proper infrastructure connections.
- 7. Geotechnical**
 - Site Soil Testing: Conduct soil borings and testing to determine soil conditions, including compaction, moisture content, and bearing capacity.
 - Geotechnical Recommendations: Based on soil testing, recommendations will be made for foundation design, slope stability, and other site-specific concerns.
- 8. Photometrics**
 - Lighting Analysis: A detailed photometric analysis to assess lighting levels and distribution throughout the site, ensuring adequate illumination for safety, functionality, and aesthetics.
- 9. Consultant Coordination**
 - Management and integration of all design consultants to ensure consistency, compatibility, and compliance across disciplines, resulting in a coordinated and constructible set of documents that reflect the overall design intent
- 10. Landscaping**
 - Develop a "code minimum" landscape design and prepare an initial Code Compliant Landscape Plan for City Site Approval. Develop a "code minimum" irrigation design and prepare an Initial Code Compliant Irrigation Plan for City Site Plan Approval.





FEE FOR PROFESSIONAL SERVICES:

The fee for these professional services is a lump sum.

Task 1: Programming Assessment	Completed
Task 2: Construction Documents	\$328,793
Task 3: Construction Administration	TBD

Architectural and Engineering Fee Breakdown:

- Architectural Design \$132,090 See Architecture Section and Scope
- MEP/F Engineering \$30,940
- Structural Engineering \$18,300

Additional Services outside standard architectural services provided in this contract:

- Civil Engineering \$48,500
- Survey \$13,500
- Geotechnical \$10,500
- Landscape Architecture Design \$9,000
- Site Permitting \$26,000
- Photometrics \$3,500
- Consultant Coordination \$16,650
- Additional Architectural Requirements \$19,813 See Architecture Section & Scope

ADDITIONAL FEES NOT INCLUDED IN TOTAL:

+ CONTINGENCY FEES:

Though not expected, in addition to these services, we will carry a 0% contingency fee to address any unforeseen studies/fees that may arise beyond the basic design services listed here.

Contingency @ 0%

+ PERMITTING FEES:

All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request that Monarch Design Group advance any project fees on the Client's behalf, an invoice for such fees, with a 15% markup, will be issued immediately to and paid by the Client.

+ REIMBURSABLE EXPENSES:

See Continuing Contract





BILLING SCHEDULE:

The Fee for Professional Services is due according to the following billing schedule:

- Kickoff Meeting Minutes 10%
- Schematic Design 30%
- Design Development 30%
- Construction Documents 30%

LATE PAYMENT AND ATTORNEY'S FEES:

See Continuing Contract

HOURLY FEE SCHEDULE:

See Continuing Contract and Page 15 for Rates

EXCLUSIONS

The following services are not included in this phase or in the design process and are not included in the fee listed above, but may be added if desired.

1. Environmental Studies
2. Inspections
3. Construction Material Testing
4. Hazardous Material Assessment
5. Accelerated/Fast-Track Construction Document Services
6. Building Systems Commissioning

These services are provided under sub-consultant contracts:

1. Security Design/Fire Protection
3. Photometrics
4. Survey



ARCHITECTURE

Task 2 Details





Architectural Services

PROJECT SCOPE & UNDERSTANDING:

We will provide architectural services for **Task 2** of the project, beginning with design discussions and culminating in the preparation of Construction Documents. These documents will form the basis for permitting and will be used to initiate construction.

- The project is located at 15818 NW 140th Street, Alachua, FL 32615
- This project consists of the architectural and engineering design for the **Hathcock Community Center**

BASIC ARCHITECTURAL DESIGN SERVICES PROVIDED IN THIS PHASE:

1. **Kickoff Meeting** – During this phase of the project, we will reassess and update the goals of the project to account for any changes made between the Programming Study and this current phase. We will revisit and reaffirm the project's initial goals and objectives. We will review and update the design requirements and programmatic needs to reflect any changes in client preferences, regulatory updates, or market conditions that may have emerged during the transition, and we will assess the existing design against the current program to ensure that it remains relevant and effective
2. **Schematic Design** – The first step will be to clarify and elaborate on the ideas and goals expressed. We will gather the information pertaining to the applicable building codes, utilities, and site to determine the parameters for the project. We will also look at the siting of the building and see how the project's various elements should relate to the site. These drawings will consist of plans and elevations, 3-D models, and sketches to convey the architectural character of the design.
3. **Design Development** – Using the schematic phase drawings completed in the previous phase, we will complete the design to the point where the engineering of the building systems can begin. We will submit plans, sections, interior and exterior elevations, as well as finish door and window schedules for your review. At this time, we will also begin discussing finishes and fixtures under our Interior Design services if requested. We will review any proposed structural and MEP systems with you prior to engineering.
4. **100% Construction Documents** – This will be the final design phase in which the design drawings are completed and translated into construction documents. Architectural details will be added along with the finalized structural and MEP system designs. We will coordinate our designs with those of the civil engineers, landscape architects, and other design consultants.





Before finalizing the drawings and calculations we will submit a completed set of drawings and meet with you to verify compliance with design intent. Following that we will provide documents as needed for bidding and submitting a building permit for application.

5. **Permit Documents** - We will provide signed and sealed drawings and calculations as required for a building permit application.

SPECIALTY SERVICES:

Specialty Service 1 Interior Design & FFE

Interior design works together with all phases of the process, including design workshops and deliverables.

- Schematic Design
 - Establish functional and aesthetic goals for materials and design
 - Provide space plans with furniture layouts for major spaces
- Design Development
 - Elevate all Casework and counters
 - Provide (3) interior material finish concepts for selection.
 - Security screening design
 - Public space design
 - Interior elevations
 - Interior details
 - Floor and Wall finish plans
 - Reflected Ceiling Plans, coordinated with MEP
- Construction Documents
 - Provide final materials board
 - Design all interior details, finishes, and transitions
 - Finalize all drawing coordination
 - Final specifications of materials, finishes, and products
- Construction Administration
 - Coordinate and review drawings with contractors
 - Review interior bids, pricing, and substitutions
 - Review RFI's and Submittals related to interior design
 - Substantial Completion review and Final Inspection.

General

The furniture shall be aesthetically pleasing while also being durable and cost-effective throughout its life. As the buildings are built for the public they serve, furniture must be designed for longevity and easily maintained. Using durable materials and systems that last the life of the building is key to making long-term choices that have lower cost over time.

- Develop furniture, fixture, and equipment program (FF&E)
- Create FF&E budget for all buildings
- Provide furniture, fixture, and equipment space plans





- Select new FF&E from approved manufacturers
- Develop FF&E finishes and upholsteries
- Conduct FF&E meetings with furniture presentations
- Construction Documents – Complete FF&E plans, schedules in coordination with owner owner-approved vendor to produce specifications
- Bid Management – Review FF&E specifications and modify selections in coordination with owner owner-approved vendor in compliance with budgets, goals
- Coordination of FF&E with procurement administration with owner-approved vendors
- Construction Administration- Oversee construction, RFI submittals, and final inspection of FF&E

FF&E Phases

- Schematic Design
 - Meeting 1 - with the Procurement Department
 - Review FF&E Budget
 - Meeting 2 - Discuss Furniture Needs
 - Provide space plans with furniture layouts for major spaces
- Design Development
 - Determine Existing FF&E to be reused vs New
 - Develop furniture with interior design
 - Select new furniture and equipment from various manufacturers, including products, models, and finish selections.
 - Meeting 3 – Presentation for client review
- Construction Documents
 - Furniture Finishes and Upholsteries
 - Coordinate equipment for power, data, and space requirements (i.e., printers, copiers, multifunction devices, etc.).
 - Meeting 4 – Presentation of final FF&E design
 - Completed FF&E Plans, schedules, and specifications for Bidding
- Bid Management
 - Review and respond to Bidder RFIs
 - Review FF&E Bids for compliance with design
 - Coordination with Procurement Administration.
- Construction Administration
 - Review RFI's and Submittals related to FF&E
 - Observe construction conditions for FF&E readiness
 - Site Observation of the installed FF&E
 - OAC participation
 - Substantial Completion review and Final Inspection.

Specialty Service 2 Graphic/ Wayfinding / Signage –

Monarch Design Group will be responsible for experiential graphic design services for the project. This will include the monument sign, pedestrian signage, exterior building signage, building directory, department signage, LEED Signage, county seals, ADA signage, room signage, and facility wayfinding. Monarch will develop





up to three (3) design concepts for the signage. This scope includes up to (2) rounds of revisions for the selected option.

The deliverable will be a biddable document that includes detailed sign drawings, message schedules, and location plans. Monarch will review fabricator shop drawings during the fabrication process and will provide a punch list during install.

- Additional Experiential Graphics \$3,500 per unique instance. (20 hours)
- Revisions that exceed three (2) rounds will potentially be a charge at our hourly rates.
- This scope does not include custom wall graphics or art design/curation, but can be added as an additional service upon request.

Specialty Service 3 Record Drawings

Upon project completion, the Architect will compile and issue Record Drawings. These drawings will be based on contractor-provided markups and verified field information, documenting the final constructed conditions of the project. The Record Drawings will serve as an accurate reference of the completed work for future maintenance, renovations, or facility management.

Base Services – Hathcock Community Center

Architectural	\$132,090
TOTAL	\$132,090

Additional Architectural

Requirements

Interior Design / FFE	\$13,209
Graphic and Signage	\$3,302
Record Drawings	\$3,302
TOTAL	\$19,813

HOURLY FEE SCHEDULE:

See attached.





EXCLUSIONS

The following services are not included in this phase or of the design process and are not included in the fee listed above.

1. Acoustical Engineering
2. LEED / Energy Certification
3. Programming / Feasibility Assessments
4. Measured Drawings



HOURLY FEE SCHEDULE

RATE

Clerical / Bookkeeping	\$ 75.00
Team Member	\$ 100.00
Interiors	\$ 135.00
Team Leader	\$ 160.00
Urban Design	\$ 160.00
Project Manager	\$ 170.00
Registered Architect	\$ 200.00

REIMBURSABLE EXPENSES

Addressed within individual project

PER DIEM AND TRAVEL EXPENSES

Addressed within individual project

MILEAGE

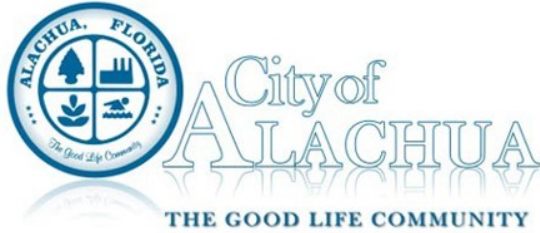
Addressed within individual project



Monarch Design Group, LLC.
 112 SW 6th St,
 Gainesville, FL 32601
 1 (352)-378-4400

Hourly Fee Schedule Effective February 17, 2022

Any hourly fees or charges shall require prior approval through a City-issued Change Order before such fees or charges are incurred.



Commission Agenda Item

MEETING DATE: November 24, 2025

SUBJECT: Approval of the September 08, 2025, City Commission Meeting Minutes.

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the September 08, 2025, City Commission Meeting Minutes.

Summary

Approval of the September 08, 2025, City Commission Meeting Minutes.

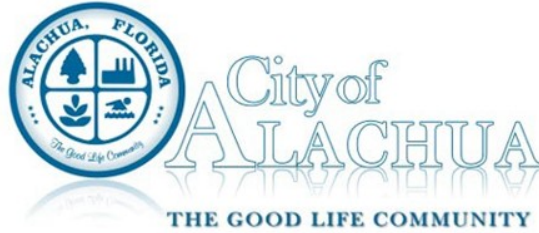
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.09.08.M.CCM



Regular City Commission Meeting Minutes
September 8, 2025 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Marian Rush

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

CITIZENS PRESENT: James Curington, Jean Calderwood, Bud Calderwood, Erik Anderson, Glen Anderson, Chris Hill, Soorya Lindberg, Bill Smith, Rudy Rothseiden, Diana Rothseiden, Jacob Rush.

STAFF ATTENDING: Robert Bonetti, Jeanene Carrillo, Michael Carrillo, Heather Carter, Carson Crockett, Kenyata Curtis, Lisa Freeman, Jack Hansen, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Bryan Thomas, LeAnne Williams, Tyler Williams, Cap Wilson.

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 Walter Welch.

INVOCATION

Led by Pastor Warren Pope, Alachua Methodist Church

PLEDGE TO THE FLAG

Led by Mayor Welch, with Commissioner Jacob Fletcher absent.

APPROVAL OF THE AGENDA

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

Mayor Welch opened the floor for public comment.

Judge Jonathan Ramsey of the Eighth Judicial Circuit addressed the Commission and introduced himself.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

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 Welch opened the floor for public comment.

Citizens expressed their appreciation for City Attorney Marian Rush and her commitment to the City of Alachua.

Rudy Rothseiden
Jean Caulderwood
Diana Rothseiden
Justin Tabor

Cassandra Davis, representing A.L. Mebane High School Alumni Association, thanked the Commission for support.

Soorya Lindberg stated she didn't see the attorney job opening on various websites.

City Attorney Rush stated the City had hired an interim City Attorney, introduced him, and asked Mayor Welch to place him on the dais in her place.

Scott Walker introduced himself and expressed his appreciation for City Attorney Rush.

City Attorney Walker took his place on the dais.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY

ANNOUNCEMENTS

A) PROGRESS REPORT FOR THE HATHCOCK COMMUNITY CENTER PROJECT

City Manager Rodolfo Valladares introduced the Progress Report for the Hathcock Community Center Project item.

Barnett Chenault of Monarch Design Group made the presentation.

Mayor Welch invited the commissioners to ask questions or offer comments.

Vice Mayor Shirley Green Brown asked if pickleball was being considered.

Mr. Chenault stated he would look into this.

Vice Mayor Brown stated she would like to see new construction and saw benefits for both a one-story and a two-story building.

Commissioner Ringersen stated that she would also like to see new construction and a one-story building. She expressed her concerns about parking.

Mr. Chenault provided information.

City Manager Valladares discussed parking options and affirmed the suggestion of road improvements.

Mr. Chenault stated the second floor could be administrative, while the first floor could contain the community activities.

Commissioner Williams stated she would like to see new construction and a two-story building. She said future growth may require a two-story building. She asked if a CDBG grant could be obtained to help with the cost of the road improvements.

Mayor Welch stated he would like to see a two-story building.

Vice Mayor Brown asked if a room could be dedicated to historical preservation.

Mr. Chenault stated there were plans to show history throughout the building.

Commissioner Ringersen suggested that storage space be plentiful. She requested a large multipurpose room as well as a smaller conference room. She also suggested there be a computer room.

City Manager Valladares stated this was a first concept iteration, and it would be refined as the project moves forward.

B) INTERLOCAL AGREEMENT WITH CAREERSOURCE

City Manager Valladares introduced the Interlocal Agreement with CareerSource item and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Williams asked for clarification regarding office space.

City Manager Valladares provided the information.

Vice Mayor Brown moved to authorize the Mayor and City Manager to sign and execute the interlocal agreement with CareerSource North Central Florida; seconded by Commissioner Williams.

Mayor Welch 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) RESOLUTION 25-17 RELATING TO THE LEVY OF GENERAL PURPOSE AD VALOREM TAXES FOR THE 2025 TAX YEAR; AND, RESOLUTION 25-18 RELATING TO ITS BUDGET FOR THE 2025-2026 FISCAL YEAR

Finance & Administrative Services Director Robert Bonetti introduced the item and provided the staff report.

City Manager Valladares thanked all City staff. He noted three priorities within the budget:

1. Infrastructure and Capital Projects
2. Parks, Recreation, and Culture
3. Technology and Innovation

Mayor Welch called the Public Hearing to order on the City of Alachua's Fiscal Year 2025-2026 Final Millage and Final Budget.

City Attorney Walker provided an overview of the Truth-in-Millage Legislation (TRIM).

City Manager Valladares explained the General City Final and Rolled Back Millage Rates.

Finance & Administrative Services Director Bonetti presented an overview of the final Fiscal Year 2025-2026 budget and adjustments.

Mayor Welch opened the floor for comments.

Jim Curington stated that the Commission, Finance & Administrative Services Director Bonetti, and City Manager Valladares were doing an excellent job for the City. He requested that they be mindful of the citizens' taxes as they continue to do good things for the City.

City Attorney Walker read Resolution 25-17 by title only.

City Manager Valladares announced the City of Alachua Commission had determined that a tentative millage rate of 6.2500 mills was necessary to fund the tentative general City budget. He said the tentative millage rate represents an increase of 8.86% from the rolled-back rate of 5.7413 mills.

Mayor Welch asked the commissioners for questions or comments.

There were no comments.

Commissioner Williams moved to adopt Resolution 25-17; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 4-0 on roll call vote.

City Attorney Walker read Resolution 25-18 by title only.

Mayor Welch asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Ringersen moved to adopt Resolution 25-18; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 4-0 on roll call vote.

Mayor Welch called for the adjournment of the public hearing.

Commissioner Ringersen moved to adjourn the public hearing; seconded by Commissioner Williams.

Passed 4-0 on roll call vote.

- B) ORDINANCE 25-05 - 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 ARTICLE 2 RELATING TO THE POWERS AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING ARTICLE 3 RELATING TO THE PERMITTED DENSITY AND INTENSITY AND PURPOSES OF THE BUSINESS DISTRICTS; AMENDING ARTICLE 4 RELATING TO USE SPECIFIC STANDARDS AND THE CREATION OF MIXED-USE SPECIFIC STANDARDS; AMENDING ARTICLE 5 RELATING TO THE PERMITTED DENSITY AND INTENSITY OF THE BUSINESS DISTRICTS AND ESTABLISHING DIMENSIONAL STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 6 RELATING TO OFF-STREET PARKING AND LOADING STANDARDS AND TREE PROTECTION AND LANDSCAPING STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 10 RELATING TO THE DEFINITIONS OF DEVELOPMENT AREA AND MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (SECOND READING, LEGISLATIVE HEARING). RESIDENTIAL OPPORTUNITIES**

City Attorney Walker read Ordinance 25-05 by title only.

Principal Planner Carson Crockett introduced Ordinance 25-05 and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Ringersen moved that, based upon the competent and substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve Ordinance 25-05 upon second and final reading; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- C) ORDINANCE 25-14 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (“A”) (COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”), PLANNED DEVELOPMENT – COMMERCIAL (“PD-COMM”), AND CONSERVATION (“CSV”) ON A ± 111.25-ACRE SUBJECT PROPERTY; GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING, QUASI JUDICIAL HEARING).

City Attorney Walker read Ordinance 25-14 by title only.

City Attorney Walker conducted a voir dire of the Commission.

Deputy City Clerk LeAnne Williams swore in all individuals intending to speak on Ordinance 25-14.

Principal Planner Crockett introduced Ordinance 25-14.

Gerry Dedenbauch, NV5, Inc., presented a report.

City Attorney Walker opened the floor for comments from affected parties.

There were no comments.

Principal Planner Crockett presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Williams stated that this proposal falls within the Commission's goals.

Commissioner Williams moved that, based upon competent and substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 25-14 upon first reading and (2) schedule second and final reading for October 13, 2025, subject to the approval of Ordinance 25-12; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

Rudy Rothseiden requested that the conservation boundary be expanded. He

suggested improvements to the view for residents. He questioned whether this created an enclave.

Passed 4-0 by roll call.

V. AGENDA ITEMS

- A) RESOLUTION 25-19 TK STORMWATER BASIN MAINTENANCE ASSESSMENT ANNUAL RATE RESOLUTION

City Attorney Walker read Resolution 25-19 by title only.

Finance and Administrative Services Director Bonetti introduced Resolution 25-19 and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Ringersen moved to adopt Resolution 25-19; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

Mr. Rothseiden requested that the basin be mowed less frequently.

Passed 4-0 by roll call.

- B) RESOLUTION 25-20: AMENDING THE FISCAL YEAR 2024-2025 BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE CDBG-ED CAPITAL PROJECTS FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE FLORIDA DEPARTMENT OF COMMERCE (COMMERCE) SUBGRANT AGREEMENT - FFY23 FUNDING CYCLE IN THE AMOUNT OF \$1,500,000; PROVIDING AN EFFECTIVE DATE.

City Attorney Walker read Resolution 25-20 by title only.

Senior Accountant Tyler Williams introduced Resolution 25-20 and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Vice Mayor Brown moved to adopt Resolution 25-20 and approve the budget amendment; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

City Manager Valladares thanked staff for pursuing grants that benefit the City.

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 Welch opened the floor for comments.

Mr. Dedenbauch, Chair of the American Planning Association San Felasco Section, invited the Commission, staff, and the Planning and Zoning Board members to attend a Planning Official training session on October 1, 2025, at the Menthollee Norfleet Municipal Building in Newberry.

Mr. Rothseiden stated he attended Santa Fe High School football games, which were great. He noted that if the old Hathcock building were going to be destroyed, he would like to have it moved and refurbished. He said he would like to hear more questions from the Commissioners on all topics.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Valladares updated the Commission on the City Attorney opening. He introduced Interim City Attorney Scott Walker, who would assist the City while a search was underway for a City Attorney.

City Attorney Walker complimented Mayor Welch for running an efficient meeting. He thanked Finance and Administrative Services Director Bonetti for a well-written script. He thanked Judge Ramsey for attending the meeting. He announced that an ethics training would be held at their offices on December 4, 2025, from 4:00 p.m. to 8:00 p.m.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Williams stated she attended the tailgate party for Mebane alumni. She welcomed City Attorney Walker. She stated she participated in a ribbon-cutting for Miranda Homes in Briarwood and for Fundora Jewelry.

Commissioner Ringersen thanked Chief Jessy Sandusky for keeping the City safe. She stated she would like to see a swimming pool and a dog park in the City.

Commissioner Williams asked City Manager Valladares if the residence requirement for the City Attorney was necessary.

There was a consensus among the commissioners.

City Manager Valladares stated he would make a note of their thoughts.

Vice Mayor Brown thanked Pastor Pope for the invocation. She thanked the citizens for commenting during the meeting. She commended Judge Ramsey for staying till the end of the meeting. She stated she attended the celebration for Staff Sgt. Carlos Riviera and for Miranda Homes. She expressed her appreciation to A.L. Mebane Alumni and Santa Fe High School.

Mayor Welch thanked those who came to the meeting. He stated he enjoyed the celebration with A.L. Mebane Alumni and Santa Fe High School.

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.

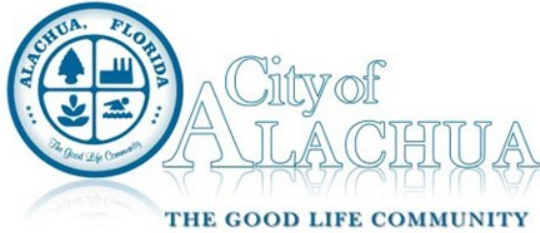
- A) APPROVAL OF THE JULY 28, 2025, CITY COMMISSION MEETING MINUTES.**
- B) APPROVAL OF THE AUGUST 11, 2025, CITY COMMISSION MEETING MINUTES.**
- C) APPROVAL OF THE AUGUST 11, 2025, CITY COMMISSION WORKSHOP MINUTES.**

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: November 24, 2025

SUBJECT: Approval of the October 13, 2025, City Commission Meeting Minutes.

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the October 13, 2025, City Commission Meeting Minutes.

Summary

Approval of the October 13, 2025, City Commission Meeting Minutes.

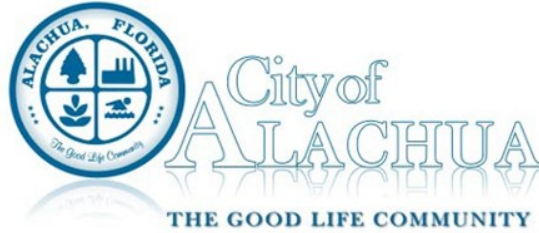
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.10.13.M.CCM



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

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

CITIZENS PRESENT: James Curington, Chris Hill, Robert Jernigan, Larry Crosby, Tom Hillard, Kiana Davis, Malcolm Dixon, Bill Smith, Julie Smith, Soorya Lindberg, LaKesha Jenkins.

STAFF ATTENDING: Michael Carrillo, Heather Carter, Carson Crockett, Kenyata Curtis, Brenda Flieger, Lisa Freeman, Jack Hansen, Carlos Hunt, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jason Moses, Donna Smith, Bryan Thomas, 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 Walter Welch.

INVOCATION

Led by Elder Malcolm Dixon, Southside Church of God in Christ.

PLEDGE TO THE FLAG

Led by Mayor Welch.

APPROVAL OF THE AGENDA

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

Mayor Welch opened the floor for public comment.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) SANTA FE HIGH SCHOOL STUDENT PERFORMING ARTS APPRECIATION

Deputy City Clerk LeAnne Williams introduced the presentation.

Band Master Jacob Messina lead the Santa Fe Symphonic Band in the performance.

Vice Mayor Brown expressed her appreciation for the band.

City Manager Rodolfo Valladares echoed the sentiment.

B) 2025 NATIONAL BREAST CANCER AWARENESS MONTH AND ALACHUA GOES PINK!

City Attorney Scott Walker read the 2025 National Breast Cancer Awareness Month and Alachua Goes Pink proclamation.

Human Resources Director Tara Malone provided the Commission with details about the activities the City would implement to support National Breast Cancer Awareness Month and Alachua Goes Pink!

Mayor Welch officially declared October 2025 as National Breast Cancer Awareness

Month and Alachua Goes Pink!

C) COMMUNITY PLANNING MONTH PROCLAMATION

City Attorney Walker read the Community Planning Month Proclamation.

Mayor Welch officially declared October 2025 as Community Planning Month.

D) FLORIDA CITY WEEK 2025 PROCLAMATION

Deputy City Clerk Williams introduced the Florida City Week 2025 Proclamation, informing the Commission about the activities that would take place at the schools.

City Attorney Walker read the Florida City Week 2025 proclamation.

Mayor Welch officially declared October 20 through 26, 2025, as Florida City Week.

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 Welch opened the floor for public comment.

Soorya Lindberg requested an update on the Tara Forest West plat.

Larry Crosby of Meridian Health Care discussed its disaster recovery team and informed the Commission about its mission.

Judge Jonathan (JR) Ransom provided the Commission with an update on the status of the judiciary.

Mandy Bucci also updated the Commission about Market on Main. She stated she needed letters of support for the Levitt Concert Series.

Lakesha Jenkins asked for help with her car.

Jim Curington announced that Wednesday, October 15, 2025, would be the Senior Showcase at Legacy Park Multipurpose Center.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) PROGRESS REPORT FOR THE HATHCOCK COMMUNITY CENTER PROJECT

City Manager Valladares introduced the Progress Report for the Hathcock Community Center Project.

Barnett Chenault, President of Monarch Design Group, and Donald Buraco gave presentations.

The Commission discussed the options and made recommendations.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A)** ORDINANCE 25-12: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM COMMERCIAL (± 23.05-ACRES), INDUSTRIAL (± 81.31-ACRES), AND CONSERVATION (± 7.40-ACRES) TO MODERATE DENSITY RESIDENTIAL (± 89.80-ACRES), COMMERCIAL (± 14.04-ACRES), AND CONSERVATION (± 7.40-ACRES) ON A ± 111.25-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (SECOND READING; LEGISLATIVE HEARING).

City Attorney Walker read Ordinance 25-12 by title only.

Principal Planner Carson Crockett introduced the item and presented the staff report.

Applicant Gerry Dedenbach, Vice President of NV5, provided additional information.

Mayor Welch invited the commissioners to ask questions or offer comments.

Vice Mayor Brown moved that this Commission find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and approve Ordinance 25-12 upon second and final reading; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

Ms. Lindberg suggested charging impact fees.

Passed 5-0 by roll call.

- B)** ORDINANCE 25-14 - AN ORDINANCE OF THE CITY OF ALACHUA,

FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (“A”) (COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”), PLANNED DEVELOPMENT – COMMERCIAL (“PD-COMM”), AND CONSERVATION (“CSV”) ON A ± 111.25-ACRE SUBJECT PROPERTY; GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (SECOND READING, QUASI JUDICIAL HEARING).

City Attorney Walker read Ordinance 25-14 by title only.

City Attorney Walker conducted a voir dire of the Commission.

Deputy City Clerk Williams swore in all individuals intending to speak on Ordinance 25-14.

Principal Planner Carson Crockett introduced the item.

Applicant, Mr. Dedenbach, Vice President of NV5, provided a presentation.

Principal Planner Carson Crockett presented the staff report and asked that his report from Ordinance 25-12 be added to this item.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Ringersen moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff’s recommendation, this Commission find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and (1) approve Ordinance 25-14 upon second and final reading, (2) authorize and direct the Mayor to enter into the PD Agreement, and (3) approve the PD Master Plan; seconded by Commissioner Williams.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

V. AGENDA ITEMS

- A) FY2025/2026 CITY OF ALACHUA/ALACHUA POLICE DEPARTMENT-FRATERNAL ORDER OF POLICE COLLECTIVE BARGAINING AGREEMENT

Compliance and Risk Management Director Cap Wilson presented the FY2025/2026 City of Alachua/Alachua Police Department—Fraternal Order of Police Collective Bargaining Agreement, the staff report, and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Williams moved to ratify the FY2025/2026 City of Alachua/Alachua Police Department—Fraternal Order of Police Collective Bargaining Agreement and authorize and direct the Mayor of the City of Alachua, Walter Welch, to execute the Agreement; seconded by Commissioner Jacob Fletcher.

Mayor Welch opened the floor for public comment.

Passed 5-0 by roll call.

Vice Mayor Brown thanked Compliance and Risk Management Director Wilson for his exceptional work.

Mayor Welch confirmed that the entire board shared this sentiment.

B) REVISION TO FY 2026 COMPENSATION PLAN

Human Resources Director Malone introduced the Revision to FY 2026 Compensation Plan and made a staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Ringersen moved to approve the proposed revisions to the FY 2026 Compensation Plan; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0 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 Welch opened the floor for public comment.

There were no comments.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Valladares announced that staff were working on the strategic initiatives for the new fiscal year. He also announced that the Alachua Police Department received the Crime Prevention Program Award.

City Attorney Walker thanked Judge Ramsey for attending the meeting. He reminded the Commission that an ethics training was scheduled on December 4, 2025, from 4:00 p.m. to 8:00 p.m., and invited them to attend. He introduced Josh Silverman, who had attended the meeting.

Mayor Welch welcomed Mr. Silverman.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Williams expressed her satisfaction with the direction in which the City is heading.

Commissioner Fletcher stated he attended the Police Department's presentation for Breast Cancer Month. He reflected on the loss of loved ones to breast cancer. He said he also attended the Special Olympics at Legacy Park.

Commissioner Ringersen stated she attended the Market on Main.

Vice Mayor Brown thanked Elder Dixon for the invocation. She stated she attended the Senior Resources Advisory Council meeting, Alachua Learning Academy, where she read to the kindergartners, the Market on Main, and the swearing-in ceremony for Sergeant Davis. She thanked Officer Stanfield and Officer Hunt for attending the Pink Dress luncheon. She congratulated the Alachua Police Department for winning the Crime Prevention Award. She thanked Judge Ramsey and the citizens who participated in the meeting. She welcomed Josh Silverman.

Mayor Welch thanked the citizens for their attendance and noted he attended the Special Olympics.

Commissioner Ringersen expressed appreciation for Commissioner Fletcher's research on breast cancer and for bringing the information to the Commission's attention.

Vice Mayor Brown also commended Commissioner Fletcher for his efforts.

Mayor Welch stated his pink suit was in honor of his wife, who was a breast cancer survivor.

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.

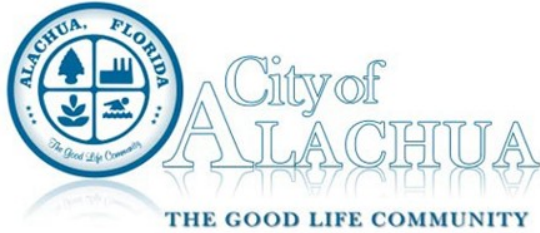
- A) 2026 CITY COMMISSION CALENDAR**
- B) APPROVAL OF THE AUGUST 25, 2025, CITY COMMISSION BUDGET WORKSHOP MEETING MINUTES**
- C) APPROVAL OF THE AUGUST 25, 2025, CITY COMMISSION MEETING MINUTES**
- D) 2026 BUCKET TRUCK (F600 SKYLIFT SBA471 TRUCK W/ARTICULATING BOOM)**

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: November 24, 2025

SUBJECT: Approval of the October 27, 2025, City Commission Meeting Minutes.

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the October 27, 2025, City Commission Meeting Minutes.

Summary

Approval of the October 27, 2025, City Commission Meeting Minutes.

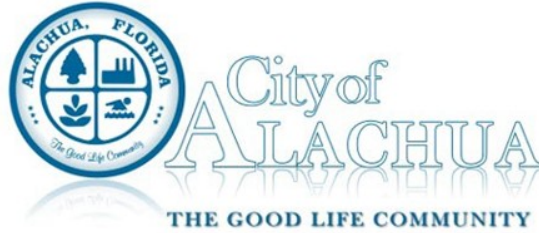
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.10.27.M.CCM



Regular City Commission Meeting Minutes
October 27, 2025 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

CITIZENS PRESENT: Zoe King, Michael Miller, Dennis Pocard, Susan Sapp, Asia Eichmiller, Connie Meyer, Soorya Lindberg, Jackson Youmas, Phyllis Strickland, Mandy Bucci, Sunita Parke,
STAFF ATTENDING: Michael Carrillo, Jeanene Carrillo, Heather Carter, Kenyata Curtis, Lisa Freeman, Jack Hansen, Carlos Hunt, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Bryan Thomas, 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 Walter Welch.

INVOCATION

Led by Pastor Michael Miller, Antioch Baptist Church.

PLEDGE TO THE FLAG

Led by Mayor Welch.

APPROVAL OF THE AGENDA

Commissioner Jacob Fletcher requested that Consent Agenda Item B be moved to Agenda Items as Item A.

Vice Mayor Shirley Green Brown moved to approve the amended agenda; seconded by Commissioner Fletcher.

Mayor Welch opened the floor for public comment.

Tamara Robbins asked for an update on the status of the alcohol ordinance and live-streaming item of the Commission meetings, and asked about the cost of the police vehicles.

Zoe King explained the cost of the police vehicles.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

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 Welch opened the floor for public comment.

Ms. Robbins requested clarification regarding the roles of City Attorney Scott Walker and David Theriaque.

Ms. King proposed designating U.S. 441 to NW County Road 235 to NW 173 St. as residential. She urged the City to attract businesses, such as grocery stores, to Alachua. She also asked why the city had only one fire station.

Asia Eichmiller requested that sewer service be extended to the Pilot Grove subdivision.

Soorya Lindberg asked the City to connect her neighborhood to the city's water system.

Dennis Pollard inquired about the possibility of constructing a Santa House behind the Chamber of Commerce.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE CITIZEN ADVISORY TASK FORCE (CATF)

Deputy City Clerk LeAnne Williams presented the item regarding appointments to the Citizen Advisory Task Force.

Applicants Phyllis Strickland and Annie Welch addressed the Commission and shared their interest in serving on the board.

Deputy City Clerk Williams conducted the ballot process and announced the vote. Following the vote, Phyllis Strickland and Annie Welch received the majority of votes.

Commissioner Dayna Williams moved to appoint Phyllis Strickland and Annie Welch to the Citizen Advisory Task Force, each with a three-year term expiring September 30, 2028; seconded by Commissioner Fletcher.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0 by roll call

Vice Mayor Brown commended Ms. Strickland and Ms. Welch on their commitment to the Community.

B) APPOINTMENT TO THE SENIOR RESOURCES ADVISORY BOARD (SRAB)

Deputy City Clerk Williams presented the item regarding Senior Resources Advisory Board appointments.

Applicants Asia Eichmiller and Susan Sapp addressed the Commission and shared their interest in serving on the board.

Deputy City Clerk Williams conducted the ballot process and announced the vote. Following the vote, Jim Curington and Asia Eichmiller received the majority of votes.

Commissioner Fletcher moved to appoint Jim Curington and Asia Eichmiller to the Senior Resources Advisory Board, each with a three-year term expiring October 02, 2028; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0 by roll call

Vice Mayor Brown commended Mr. Curington and Ms. Eichmiller for their dedication and thanked the applicants, and encouraged them to apply to other boards.

C) APPOINTMENT TO THE YOUTH ADVISORY COUNCIL (YAC)

Deputy City Clerk Williams presented the item regarding Youth Advisory Council appointments.

Deputy City Clerk Williams conducted the ballot process and announced the vote. Following the vote, Robert Hu received the majority of the votes.

Commissioner Williams moved to appoint Robert Hu to the Youth Advisory Council, with a two-year term expiring September 04, 2027; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

There were no comments.

Passed 5-0 by roll call

Vice Mayor Brown spoke of her interaction with Mr. Hu, and congratulated him.

D) MILL CREEK WETLAND PARK EDUCATIONAL PANELS

City Manager Rodolfo Valladares presented the Mill Creek Wetland Park Educational Panels.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher inquired whether the University of Florida (UF) or Santa Fe College could come to conduct research at the park.

City Manager Valladares responded that UF had already conducted studies in the park.

Commissioner Fletcher then asked about the park's size, to which City Manager Valladares replied that it was approximately 5 acres.

Vice Mayor Brown expressed gratitude to City Manager Valladares for creating a beautiful space for citizens to enjoy and for students to learn.

IV. PUBLIC HEARINGS AND ORDINANCES

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

V. AGENDA ITEMS

A. BS&A.Net Conversion to Cloud

Purchasing Specialist Donna Smith presented the BS&A.Net Conversion to Cloud, staff report, and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher inquired about potential cost savings and the benefits of using cloud services. He also raised a question about the proposed fee increases.

City Manager Valladares provided the necessary information.

A discussion followed among the Commissioners, City Manager Valladares, and City Attorney Walker regarding the fees.

Commissioner Williams expressed her preference for the contract to specify that the increases would be "no greater than 5%."

Commissioner Williams moved to authorize the issuance of a Purchase Order to Belle Szure & Associates (BS&A) in the amount of \$147,910.00 and authorize the City Manager to execute any necessary documents to proceed with the BS&A.Net Conversion to Cloud, contingent on the yearly increase not exceeding 5% and based on the CPI index; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

Citizens voiced their concern:

Ms. King

Ms. Lindberg

Ms. Robbins

Commissioner Williams moved to amend the motion on the floor to continue this agenda item to allow staff to address the concerns regarding the business and bring it back to a Commission Meeting, date uncertain; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for public comment.

Ms. Robbins asked for clarification regarding the business registration.

City Attorney Walker addressed the concerns raised.

Discussion ensued regarding the business's registration.

Ms. King explained the procurement procedures.

Ms. Lindberg offered suggestions about procurement and inquired whether this program had live-streaming capabilities.

Passed 5-0 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 Welch opened the floor for public comment.

Bryan Buescher discussed a public records request he had received a few months prior.

Mandy Bucci provided an update on the Farmers' Market.

Phyllis Strickland expressed her enthusiasm, calling the Farmers' Market fantastic.

Sunita Parks also shared that she was pleased with the Farmers' Market.

Connie Meyers voiced her concerns regarding construction near her home.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Valladares provided an update to the Commission on the alcohol ordinance and live-streaming. He addressed several concerns raised by citizens during the meeting.

APD Chief Jesse Sandusky clarified details regarding the purchase of vehicles.

City Manager Valladares praised Florida City Week, organized by Deputy City Clerk Williams, and highlighted the students' attentiveness and excitement at seeing the Public Services vehicles.

City Attorney Walker mentioned that the ethics training date would need to be rescheduled and that he would provide an update once a new date was set.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Fletcher expressed gratitude to the public for their comments and thanked the applicants who showed interest in volunteering for the city's boards.

Commissioner Ringersen also thanked the public for their input. She expressed her appreciation for Chief Sandusky's efforts in protecting the community. She requested that the ethics training be postponed until January, noting that the Commission had already received ethics training for the year.

City Attorney Walker indicated that they would consider this request for the 2026 training.

Commissioner Ringersen also asked everyone to keep Jamaica in their prayers as the

country was suffering from Hurricane Melissa.

Vice Mayor Brown thanked Pastor Miller for the invocation. She announced that Friends of the Library needed volunteers and informed the community about the African American Read-In scheduled for February 22, 2026. Additionally, she thanked the citizens for voicing their concerns. She announced a Town Hall Meeting at Eastside High School on October 29, 2025, from 5:30 p.m. to 7:00 p.m., and at Santa Fe High School on October 30, 2025, from 5:30 p.m. to 7:00 p.m. She stated that these meetings aim to gather community input on reading and writing.

Commissioner Ringersen inquired whether a member of the Education Task Force could attend these meetings.

Economic Development Manager David Wisener responded that he would ensure a member would be present.

Mayor Welch concluded by thanking the citizens for their input and Pastor Miller for the invocation.

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Fletcher.

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.

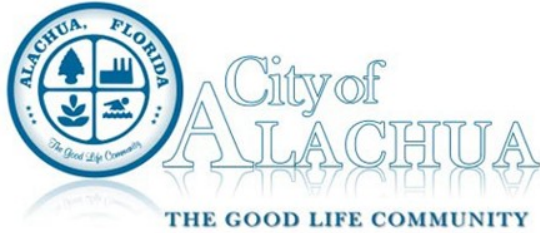
- A) FY 2026 PURCHASE OF POLICE PATROL VEHICLES**
- B) BS&A.NET CONVERSION TO CLOUD**

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor



Commission Agenda Item

MEETING DATE: November 24, 2025

SUBJECT: Approval of the November 10, 2025, City Commission Meeting Minutes.

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the of the November 10, 2025, City Commission Meeting Minutes.

Summary

Approval of the November 10, 2025, City Commission Meeting Minutes.

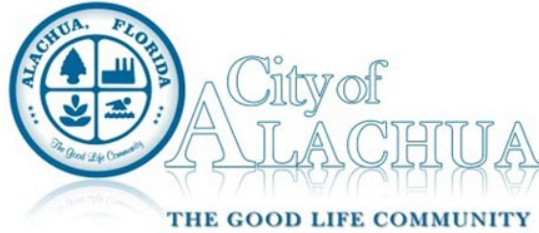
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.11.10.M.CCM



Regular City Commission Meeting Minutes
November 10, 2025 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

CITIZENS PRESENT: Connie Meyer, Jackson Youmas.
STAFF ATTENDING: Robert Bonetti, Heather Carter, Carson Crockett, Kenyata Curtis,
Bernadette Fisher, Lisa Freeman, Carlos Hunt, Janet Knapp, Brent Lanier, Tara
Malone, Damon Messina, Jason Moses, Donna Smith, Bryan Thomas, 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 Walter Welch.

INVOCATION

A moment of silence was observed.

PLEDGE TO THE FLAG

Led by Mayor Welch, with Commissioner Dayna Williams absent.

APPROVAL OF THE AGENDA

Vice Mayor Shirley Green Brown moved to approve the agenda; seconded by

Commissioner Jennifer Ringersen.

Mayor Welch opened the floor for public comment.

Tamara Robbins asked for an update on the placement of the live-streaming item on the agenda.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) PRESENTATION: EARLY LEARNING COALITION OF ALACHUA COUNTY

Xaviera White from the Early Learning Coalition of Alachua County made the presentation.

Commissioner Ringersen expressed her gratitude to Ms. White for attending and highlighted her appreciation for the organization's work.

City Manager Rodolfo Valladares also thanked Ms. White and praised the mission of the Early Learning Coalition.

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)

Julie Smith addressed errors found on the Supervisor of Elections (SOE) website regarding the City of High Springs and requested that the City conduct an audit to ensure their accuracy. She raised concerns about issues related to the SOE regarding the 2025 election in High Springs.

Commissioner Fletcher inquired about who was responsible for overseeing the City of Alachua elections.

City Manager Valladares responded that the Deputy City Clerk's office was in charge.

Ms. Robbins questioned the Planning and Zoning Board's residency requirement and expressed her frustration with the unavailability of the Tara April application.

Michelle Lee encouraged citizens to sign up for "Christmas on Main" and provided the

Commission with an update on the Good Life Station.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) ORDINANCE 25-13, FIRST READING: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S CODE OF ORDINANCES; AMENDING SUBPART A, CHAPTER 4, ALCOHOLIC BEVERAGES, OF THE CITY OF ALACHUA CODE OF ORDINANCES; PROVIDING FOR THE EXEMPTION OF THE COMMUNITY REDEVELOPMENT AGENCY DISTRICT FROM THE RESTRICTIONS OF ALCOHOL SALES WITHIN PROXIMITY OF RELIGIOUS INSTITUTIONS AS SET FORTH IN SECTION 3; PROVIDING FOR CODIFICATION OF THIS AMENDMENT IN THE CITY'S CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE)**
ECONOMIC DEVELOPMENT
QUALITY OF LIFE
COMMUNITY ENHANCEMENT

City Attorney Scott Walker read Ordinance 25-13 by title only.

Economic Development Manager David Wisener introduced Ordinance 25-13 and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked whether a map of the proposed area was available.

Economic Development Manager Wisener said he didn't have it with him, but it was the CRA district.

Vice Mayor Brown moved to approve Ordinance 25-13 on first reading and schedule a second reading for November 24, 2025; seconded by Commissioner Fletcher.

Mayor Welch opened the floor for comments.

Ms. Robbins asked for a map of the area and questioned why the Business Impact Estimate (BIE) listed economic impact as "none."

Deputy City Clerk LeAnne Williams provided the map.

Ms. Smith spoke in favor of the ordinance.

Commissioner Fletcher asked whether this ordinance would affect open containers in the area.

Economic Development Manager Wisener stated it had no impact on open containers.

Mitch Glaeser and Ms. Lee spoke in favor of the ordinance.

Commissioner Fletcher asked how the new state statute concerning the church's ability to open schools would impact this ordinance.

City Attorney Walker stated the ordinance would be grandfathered in. He responded to Ms. Robbins' inquiry regarding BIE, noting that only anticipated costs are considered and not a full economic analysis.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A) DEED OF DEDICATION (FROM WACO PROPERTIES, INC. TO THE CITY OF ALACHUA FOR NW 115TH AVENUE EXTENSION)

City Attorney Walker introduced the item.

Economic Development Manager Wisener provided the Deed of Dedication (from Waco Properties, Inc. to the City of Alachua for NW 115th Avenue Extension) staff report and made recommendations.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked about the specifics of the road.

Economic Development Manager Wisener provided the information.

Vice Mayor Brown moved to accept the Deed of Dedication from Waco Properties and authorize and direct the Mayor to execute the Deed of Dedication and Closing Statement by affixing his signature to both documents; seconded by Commissioner Fletcher.

Commissioner Fletcher asked about road maintenance.

Economic Development Manager Wisener provided information.

City Manager Valladares gave a further explanation.

Mayor Welch opened the floor for comments.

Ms. Robbins asked for specifics about road maintenance.

City Manager Valladares stated this was funded by a Community Development Block Grant given to the City of Alachua by the State of Florida. He then outlined the project's benefits.

Commissioner Fletcher asked for a financial study of future projects.

Passed 4-0 by roll call.

B) RFB 2025-02 - NW 115TH AVENUE EXTENSION - AWARD

Purchasing Specialist Donna Smith presented the RFB 2025-02 - NW 115th Avenue Extension, staff report, and made recommendations.

Commissioner Ringersen moved to accept the bid received from John C. Hipp Construction Equipment Company for RFB 2025-02, and authorize the City Manager to enter into a contract with John C. Hipp Construction Equipment Company and to issue a Purchase Order in the amount of \$829,129.43; seconded by Commissioner Fletcher.

Mayor Welch opened the floor for comments.

Ms. Robbins asked about the difference between the bid amount and the awarded grant. She also asked about the process of change orders.

City Attorney Walker provided information.

Passed 4-0 by roll call.

C) RESOLUTION 26-01: AMENDING THE FISCAL YEAR 2024-2025 GENERAL FUND BUDGET; AUTHORIZING THE TRANSFER AND APPROPRIATION OF \$101,964 FROM THE GENERAL FUND CONTINGENCY TO THE CITY COMMISSION, HUMAN RESOURCES, CITY ATTORNEY, AND RECREATION AND CULTURE DEPARTMENTAL BUDGETS.

City Attorney Walker read Resolution 26-01 by title only.

Finance and Administrative Services Director Rob Bonetti introduced Resolution 26-01 and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Fletcher asked whether a tracking system was in place for the issues outlined in this item.

Finance and Administrative Services Director Bonetti provided the information.

Commissioner Fletcher moved to adopt Resolution 26-01; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

Ms. Robbins asked about the litigation services as indicated in the budget.

Finance and Administrative Services Director Bonetti provided the information.

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 Welch opened the floor for comments.

There were no comments.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Valladares shared letters from citizens and presented letters of appreciation from the second-grade class at W.W. Irby Elementary, all praising the quality of the staff's work during Florida City Week. He mentioned attending a food drive at St. Matthew's Baptist Church and meeting with the principal of Santa Fe High School to discuss opportunities for collaboration. Additionally, he attended the ribbon-cutting ceremony for the well field and participated in an event with the National Coalition of 100 Black Women.

City Attorney Walker announced that the new date for the ethics training would be December 18, 2025, and that they plan to offer another training session in January 2026.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Fletcher discussed the Commission's motion on live-streaming. He stated he attended the Community Literacy Collaborative Workshop at Santa Fe High School. He mentioned statistics regarding veterans, as November 11th was Veterans Day.

Commissioner Ringersen stated that O2B Kids wrote letters to veterans. She said she attended the ribbon-cutting for the Alachua Water Quality and Resiliency Improvement Project, the Just Between Friends sale, and the National Coalition of 100 Black Women. She thanked the Early Learning Coalition for a quality program.

Vice Mayor Brown stated she attended the Chamber of Commerce meeting and the

ribbon-cutting for the Alachua Water Quality and Resiliency Improvement Project. She thanked Pam Philman for the veterans' luncheon. She thanked those who attended the National Coalition of 100 Black Women.

Mayor Welch congratulated Vice Mayor Brown on the success of the National Coalition of 100 Black Women. He stated he attended the food giveaway at Hal Brady. He thanked the citizens for coming to the meeting. He also acknowledged the tremendous efforts of the staff.

Vice Mayor Brown requested that attendees of the Commission Meetings step outside if they needed to have conversations.

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Fletcher.

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.

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor