



Regular City Commission Meeting Minutes
December 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 Scott Walker

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

CITIZENS PRESENT: Connie Meyer, Jackson Youmas, Carol Richardson, Glen Anderson, Vailma Roca Fernandez, James Curington, Tanya Floyd, Samantha King, Collette Gardner, Michelle Lee.

STAFF ATTENDING: Carson Crockett, Janet Knapp, Tara Malone, Brent Lanier, Damon Messina, Jason Moses, Jesse Sandusky, Donna Smith, Bryan Thomas, LeAnne Williams, Tyler Williams.

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

Shirley Green Brown, Vice Mayor

INVOCATION

Pastor Natron Curtis, The Well Church.

PLEDGE TO THE FLAG

Shirley Green Brown, Vice Mayor

APPROVAL OF THE AGENDA

Amendments to the agenda:

* Public Hearings and Ordinances Item A switched with Item B.

* November 24, 2025, City Commission Meeting Minutes removed from agenda, to be placed on January 12, 2026, City Commission Meetings, under Agenda Items.

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

Citizens Commented:

Tamara Robbins

Soorya Lindburg

Zoe King

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) ALACHUA ELEMENTARY SCHOOL STUDENT PERFORMING ARTS APPRECIATION

LeAnne Williams, Deputy City Clerk, Alachua Elementary School Students Performing Arts Appreciation. Filed.

B) MATTHEW LEWEY PROCLAMATION

Janet Knapp, Assistant Deputy City Clerk, Matthew Lewey Proclamation presentation. Filed.

Carol Richardson, Alachua/Newnansville Subcommittee of the Alachua County Community Remembrance Project, received the proclamation.

C) FISCAL ANALYSIS REPORT FOR FY 2024-2025 THROUGH SEPTEMBER 30, 2025

Tyler Williams, Accounting Manager, Fiscal Analysis Report for FY 2024-2025 through September 30, 2025. Filed.

Commissioner Fletcher moved to accept the report; no second.

Vice Mayor Brown announced the motion died for lack of a second.

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)

Kelly Harris
Soorya Lindberg
Michelle Lee
Mitch Glaeser

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

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

Appointment to the Planning and Zoning Board provided by LeAnne Williams, Deputy City Clerk. Filed.

Commissioner Jennifer Ringersen moved to accept Bonnie Burgess's application for consideration for the Planning and Zoning Board; seconded by Commissioner Fletcher.

Citizens Commented:
Samantha King
Tamara Robbins
Soorya Lindberg
Julie Smith

Passed 3-2 by roll, with Commissioner Fletcher and Mayor Welch dissenting.

Commissioner Ringersen moved to appoint Jenny Highlander to fill a vacant appointment to end in 2026 and William Menadier to fill a vacant appointment to end in 2027 to the Planning & Zoning Board and adopt Resolution 26-02, to be finalized to include the name of the appointed members; seconded by Commissioner Williams.

Passed 5-0 by roll call.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) PPP25-0002 | AMENDMENT TO FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT - A REQUEST BY NV5, INC. (AGENT) ON BEHALF OF FLETCHER DEVELOPMENT, LLC (PROPERTY OWNER) FOR AN AMENDMENT TO THE FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT PROPOSING REPHASING AND REDUCING THE**

TOTAL NUMBER OF SINGLE-FAMILY ATTACHED LOTS FROM 128 TO 28 AND INCREASING THE TOTAL NUMBER OF SINGLE-FAMILY DETACHED LOTS FROM 344 TO 410, FOR A NET DECREASE OF 34 LOTS ON A ± 118.20-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTHEAST OF COUNTY ROAD 235 AND NORTH OF NW 110TH AVENUE (TAX PARCEL 03980-002-001); FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)(QUASI-JUDICIAL HEARING).

Carson Crockett, Principal Planner, provided the Amendment to Fletcher Trace Major Subdivision Preliminary Plat staff report – filed.

Commissioner Ringersen moved based upon the competent, substantial evidence, the presentation before this Commission, and Staff's recommendation, that this Commission find the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approve the application for Fletcher Development, LLC, subject to the two conditions found in Exhibit "A" and located on page 22 of the staff report; Seconded by Commissioner Williams.

Citizens Commented:
Samantha King
Tamara Robbins
Soorya Lindberg

Passed 5-0 by roll call.

- B) 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; SECOND READING).

Carson Crockett, Principal Planner, provided the Ordinance 26-01 staff report – filed.

Commissioner Williams moved that this 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 adopt Ordinance 26-01 upon second and final reading; Seconded by Commissioner Ringersen.

Citizens Commented:
Tamara Robbins

Passed 5-0 by roll call.

- C) PSP25-0007 | WESTSIDE COMMONS INFRASTRUCTURE PLAN - A REQUEST BY ALAKAI ACQUISITIONS LLC (APPLICANT/AGENT) ON BEHALF OF BROWNING FAMILY REVOCABLE TRUST AND SANTA FE HILLS CHURCH OF CHRIST, INC. (PROPERTY OWNERS) FOR AN INFRASTRUCTURE PLAN WHICH PROPOSES THE INSTALLATION OF COMMON DRIVEWAYS, STORMWATER FACILITIES, UTILITIES, AND OTHER INFRASTRUCTURE FOR THREE COMMERCIAL LOTS ON A ± 5.07-ACRE SUBJECT PROPERTY; TAX PARCEL: 03044-001-002, 03044-002-000; FLU: COMMERCIAL; ZONING: COMMUNITY COMMERCIAL (QUASI-JUDICIAL HEARING).

Carson Crockett, Principal Planner, provided the Westside Commons Infrastructure Plan staff report – filed.

Commissioner Williams moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission find the application for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the infrastructure plan, subject to the four conditions in Exhibit "A" and located on page 17 of the staff report; Seconded by Commissioner Ringersen.

Citizen Comments:
Sorrya Lindberg
Samantha King
Tamara Robbins

Passed 5-0 by roll call.

V. AGENDA ITEMS

- A) Discussion and Direction: Public Records Requests and Access to City Policies

Jacob Fletcher, Commissioner, provided the Public Records Request and Access to City Policies report – filed.

Commissioner Feltcher moved to schedule a workshop before January 31, 2026, to discuss public records policies and access; no second.

Vice Chair Brown announced the motion failed for lack of a second.

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.)

Samantha King
James Curington
Tamara Robbins
Soorya Lindberg

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Fletcher moved to adjourn; seconded by Commissioner Ringersen.

Passed by unanimous consent.

CONSENT AGENDA

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

- A) PURCHASE OF PRIMARY UG WIRE
- B) APPROVAL OF NOVEMBER 24, 2025 MINUTES

ATTEST:

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



Rodolfo Valladares, City
Manager/Clerk



Walter Welch, Mayor