



Regular City Commission Meeting Minutes
March 23, 2026 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, Kathy Chambers, Tom Tuttle, Owen Kitchens, Ava Sanabria, Connie Meyer, Bill Smith, Julie Smith, Damien Sanders, Scott Butterson, Tom Hubbard, Jackson Youmas.

STAFF ATTENDING: Jeanene Carrillo, Heather Carter, Carson Crockett, Jack Hansen, Lynn Hayes, Janet Knapp, Brent Lanier, Carl Newsome, Jesse Sandusky, 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. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

INVOCATION

Jon Rappa, Worship Leader, First Baptist Church

PLEDGE TO THE FLAG

Walter Welch, Mayor, with Commissioner Jacob Fletcher absent.

APPROVAL OF THE AGENDA

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

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

A) IRBY ELEMENTARY ARTIST APPRECIATION

Rose Magarino, Art Teacher for W.W. Irby Elementary – received.

B) 2026 GREAT AMERICAN CLEANUP PROCLAMATION

Rodolfo Valladares, City Manager, 2026 Great American Cleanup staff report – filed.

C) HATHCOCK COMMUNITY CENTER - UPDATE

Barnett Chenault, RA, LEED GA, Monarch Design Group, Hathcock Community Center staff report – filed.

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)

Tom Tuttle
Stan Solas
Jackson Youmas

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 26-06 - AN ORDINANCE OF THE CITY OF ALACHUA,

FLORIDA, RELATING TO THE AMEDNMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS (“LDRS”); AMENDING SECTION 4.4.4(A) RELATING TO ACCESSORY DWELLING UNIT STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING; LEGISLATIVE HEARING).

Carson Crockett, Principal Planner, Ordinance 26-06 staff report – filed.

Commissioner Ringersen moved that, based upon the presentation before this Commission and Staff’s recommendation, this Commission finds the proposed text amendment to Section 4.4.4(A) of 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 26-06 upon first reading and (2) schedule second and final reading for April 6, 2026; seconded by Commissioner Williams.

Passed 4-0 by roll call.

- B) ORDINANCE 26-07 - 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 ARTICLE 2, ESTABLISHING SECTION 2.4.25 RELATING TO THE REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES; AMENDING ARTICLE 10, ESTABLISHING A DEFINITION FOR CERTIFIED RECOVERY RESIDENCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING; LEGISLATIVE HEARING).

Carson Crockett, Principal Planner, Ordinance 26-07 staff report – filed.

Commissioner Ringersen moved that, based upon the presentation before this Commission and Staff’s recommendation, this Commission finds the proposed text amendment to Article 2 and Article 10 of 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 26-07 upon first reading and (2) schedule second and final reading for April 6, 2026; seconded by Commissioner Williams.

Passed 4-0 by roll call.

- C) ORDINANCE 26-04 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF AN AMENDMENT TO THE CITY OF ALACHUA FUTURE LAND USE MAP

(FLUM). THE PROPOSED AMENDMENT WOULD CHANGE THE FUTURE LAND USE DESIGNATION OF A +/- 4.17- ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMERCIAL. THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING FLU: AGRICULTURE; PROPOSED FLU: COMMERCIAL (LEGISLATIVE HEARING, SECOND READING).

Bryan Thomas, Planning and Community Development Director, Ordinance 26-04 staff report – filed.

Commissioner Williams moved that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Small-Scale Comprehensive Plan Amendment for Professional Engineering Consultants, LLC, on behalf of Alachua 441/235, LLC to be consistent with the City of Alachua Comprehensive Plan and approve Ordinance 26-04 upon second and final reading; seconded by Commissioner Ringersen.

Passed 4-0 by roll call.

- D) ORDINANCE 26-05 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, LLC, PROPERTY OWNERS, FOR CONSIDERATION OF A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONING DISTRICT OF A +/- 4.17- ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI). THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING ZONING: AGRICULTURAL; PROPOSED ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING, SECOND READING).

Bryan Thomas, Planning and Community Development Director, Ordinance 26-05 staff report – filed.

Commissioner Williams moved that, based upon the competent and substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a site-specific amendment to the Official Zoning Atlas for Alachua 441/235, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve Ordinance 26-05 upon second and final reading; seconded by Commissioner Ringersen.

Passed 4-0 by roll call.

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA
(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

Tom Tuttle

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Vice Mayor Shirley Green Brown.

Passed by unanimous consent.

Meeting adjourned at 8:00 p.m.

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 FEBRUARY 23, 2026, CITY COMMISSION MEETING MINUTES**
- B) APPROVAL OF THE MARCH 09, 2026, CITY COMMISSION MEETING MINUTES**

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor