



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Regular City Commission Meeting
Minutes
October 11, 2021**

Mayor Gib Coerper
Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: October 11, 2021

Meeting Location: James A Lewis Commission Chambers

CITIZENS ATTENDING: William Bater, Robert Wolarwitz, John Sapp, Jerry Pinney, Jimmy Amoszewski, Marnique Edwards, Caeli Tolar (CHW), Scott Modesitt, Madalene Rhyand. **STAFF PRESENT:** Robert Bonetti, Carlos Hunt, Donna Myers, Chad Scott, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn.

CITY COMMISSION MEETING

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Led by Mayor Gib Coerper.

INVOCATION

Led by Vice Mayor Shirley Green Brown.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Robert Wilford moved to approve the agenda; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Legacy Summer Camp Artwork Certificate Presentation

Deputy City Clerk LeAnne Williams introduced the item.

Mayor Coerper and Ladtetre McClain presented the students with certificates.

Mayor Coerper thanked the children and parents for coming.

B. Colonial Heritage Month

Deputy City Clerk Williams introduced the proclamation.

Mayor Coerper read the proclamation and presented it to Kaye Hall, Kaye Hall, President of the Abraham Venable I Chapter National Society Colonial Dames XVII Century.

President Hall provided remarks.

C. National Community Planning Month Proclamation

Deputy City Clerk Williams introduced the proclamation.

Mayor Coerper read the proclamation and presented it to Planning and Community Development Director Kathy Winburn.

D. Florida City Government Week Proclamation 2021

Deputy City Clerk Williams introduced the proclamation.

Mayor Coerper read the proclamation and presented it to City Manager Mike DaRoza.

E. White Cane Safety Month Proclamation

Deputy City Clerk Williams introduced the proclamation.

Mayor Coerper read the proclamation and presented it to Dayna Miller, President of the Alachua Lions Club.

F. Red Ribbon Week Proclamation

Deputy City Clerk Williams introduced the proclamation.

Mayor Coerper read the proclamation and presented it to Commissioner Wilford.

G. 2021 National Breast Cancer Awareness Month & Alachua Goes Pink! Proclamation

Deputy City Clerk Williams introduced the proclamation.

Mayor Coerper read the proclamation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Jimmy Amoszewski spoke of his concerns regarding Tara Forest and the plans to place 500 homes in close proximity to his neighborhood.

Bob Wolarwitz, President of the Homeowners Association of Dogwood Acres, First Addition, spoke of his concerns of the density of Tara West, and asked for berms and privacy fences to be required.

John Sapp spoke of his concerns about the density of Tara West, the "cookie cutter" style homes that might be built, the lack of privacy walls, and other concerns.

William Baker spoke of the reasons he chose the neighborhood in which he lives, and how he would like to see native trees and street lights that minimize glare.

John Humphrey, spoke of an ongoing problem with a neighbor who would not turn down loud music.

"Candice" spoke regarding the same neighbor, and stated music was blasting and could go on for 12 hours. She requested a noise ordinance. She stated her windows shake from the music. She said the police stated they must go to the City Commission for answers.

Allen, spoke of the shopping carts in front of the neighbors home. He stated noise keeps his baby from sleeping, and the City needs a noise ordinance.

Madalene Rhyand stated she would like to see a noise ordinance as well. She stated on Saturday night at 1:30 a.m., a truck sat in front of the community center for an hour with blasting music to the point that the windows were shaking.

Mayor Coerper spoke of a Florida Statute for loud music, which was found unconstitutional.

City Manager DaRoza stated he would be available after the meeting to discuss this situation.

(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

A. North Central Florida Regional Planning Council (NCFRPC) Report

Commissioner Wilford presented the report.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Ordinance 21-09, Second Reading: Large Scale Comprehensive Plan Amendment (LSCPA) - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±16.10 acre subject property from Agriculture to Commercial on ±6.26 acres and from Agriculture to Industrial on ±9.84 acres. Tax Parcel Number 05970-004-000 (Legislative Hearing).

Having been sworn in, Principal Planner Justin Tabor introduced the item and provided the staff report.

Clay Sweger, AICP, LEED AP, Director of Planning, EDA Engineers – Surveyors – Planners, Inc. provided additional information for the Commission to consider.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

City Attorney Marian Rush read Ordinance 21-09 by title only.

Commissioner Jennifer Blalock moved to adopt Ordinance 21-09 on second and final reading; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B. Ordinance 21-10, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning): - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Envision Seven Limited Liability Company, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±16.10 acre subject property from Agriculture (County) to Commercial Intensive (CI) on ±6.26 acres and from Agriculture (County) to Light & Warehouse Industrial (ILW) on ±9.84 acres. Tax Parcel Number 05970-004-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 21-10 by title only.

Principal Planner Tabor requested the staff report from Ordinance 21-09 be incorporated as the staff report for Ordinance 21-10.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas

submitted by EDA Consultants, Inc. on behalf of Envision Seven Limited Liability Company to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and adopts Ordinance 21-10 on second and final reading; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- C. Ordinance 22-01, Second Reading: Land Development Regulations (LDR) Text Amendment: Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend or create the following Sections of the City of Alachua LDRs: 2.4.10(B)(3); 3.5.2(F); 4.1.1; 4.3.1(A)(5); 5.1.3; 6.1.4(B)(1); 6.2.2(B); 6.2.2(D)(3)(c); 7.2.4(A)(2); 7.3.1(B)(1); and 10.2; and amending Tables 4.1-1; 5.1-3; 6.1-1; 6.2-2; 7.3-1; and Table 7.3-2 (Legislative Hearing).

City Attorney Rush read Ordinance 22-01 by title only.

Principal Planner Justin Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Brown moved based upon the competent substantial evidence presented at this hearing, the presentation to this Commission, and Staff's recommendation, this Commission finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopts Ordinance 22-01 on second and final reading; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

Mitch Glaeser voiced his concerns regarding multi-ownership of this style of property.

Commissioner Miller asked Mr. Glaeser to elaborate.

Mr. Glaeser explained further.

Passed 5-0 by roll call.

- D. Public Hearing – Florida Community Development Block Grant - Coronavirus (CDBG-CV) Program

Finance and Administrative Services Director Robert Bonetti introduced the item.

Scott Modesitt of Summit Professionals provided the report and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford asked who would track requirements.

Mr. Modesitt stated his firm would track it.

Vice Mayor Brown moved to conduct the Second Public Hearing to receive citizen input, re-affirm direction to submit the CDBG-CV application to the DEO, and authorize the Mayor to sign documents; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

Ms. Rhyand stated the Cleather H. Hathcock, Sr. Center was a wonderful building and Ms. McClain was wonderful with the citizens. And she was excited to see this happen for the community.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. Resolution 22-01: Foundation Park Phase 2 Off-Site Tree Mitigation Request

City Attorney Rush read Resolution 22-01 by title only.

Principal Planner Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Brown moved to adopt Resolution 22-01; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

B. Power Purchase Agreement with FPL

Public Services Director Rodolfo Valladares introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford stated it was encouraging to see there were seven bidders for the project.

Vice Mayor Brown moved to approve the Agreement for the Purchase and Sale of Electric Energy and Capacity Between the City of Alachua and Florida Power and Light and authorize and direct the City Manager to execute the contract and any other necessary documents; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Mr. Modesitt stated he had experience with noise ordinances, and asked if the City of Alachua had some restrictions in Municode.

Mayor Coerper asked if Mr. Modesitt would stay after the meeting to assist with the discussion.

(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

City Manager DaRoza thanked all of the Citizens who came to speak from Dogwood Acres and those who came regarding the noisy neighbor. He stated he would like to hear more from Ms. Rhyand and her situation at 1:30 a.m. He stated on Friday, October 15, 2021, at Legacy Park Amphitheater, the movie Spies in Disguise would be viewed. He announced Trick or Treat on Main would be on October 30, 2021, from 6:00 p.m. to 8:00 p.m.

City Attorney Rush read into the record Form 8B from Vice Mayor Brown regarding the appointing of John Brown to the Senior Resources Advisory Board.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Blalock thanked everyone for coming and expressed her dismay at their situation.

Commissioner Wilford thanked:

1. Those who attended the meeting from Dogwood Acres
2. Those who come to discuss the noise in their neighborhood
3. Chief Chad Scott and his staff for the protection they provide
4. Vice Mayor Brown for the invocation

He stated he attended the recent Alachua Chamber of Commerce luncheon, where Sheriff Clovis Watson Jr. gave a wonderful speech.

Commissioner Miller stated she appreciated the residents for coming to the meeting and she hoped a resolution could be found.

Vice Mayor Brown thanked the citizens for coming out. She stated if she was in their neighborhood, she would be sitting there with them. She offered her help in the situation. She announced the Youth Advisory Council would be sponsoring a Senior Octoberfest on October 23, 2021, from 2:00 p.m. to 4:00 p.m.

Mayor Coerper reminded the citizens to stay after the meeting so City Manager DaRoza could help them. He stated he was interviewed by the University of Florida as a part of their preservation of history project.

ADJOURN

Commissioner Wilford moved to adjourn; seconded by Commissioner Blalock.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. September 27, 2021 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA


Mike DaRoza, City Manager/Clerk
Gib Coerper, Mayor