



Mayor Walter Welch
Vice Mayor Jennifer Ringersen
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a
Regular City Commission Meeting
At 12:00 PM

to address the item(s) below.

Meeting Date: July 27, 2026

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.

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

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) NATIONAL PARKS AND RECREATION MONTH PROCLAMATION

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

A) APPOINTMENT TO THE EDUCATION TASK FORCE (ETF)

B) 2026-2027 CITY COMMISSION BOARD AND COMMITTEE ASSIGNMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 26-10: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL ("CC"), COMMERCIAL INTENSIVE ("CI"), AND PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON A ± 182-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT 16650 NW US HIGHWAY 441; TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL HEARING; FIRST READING).

B) PPP25-0003 – CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4, "CANOPY TRACE" | A REQUEST BY VECTOR CIVIL ENGINEERING, LLC, AGENT AND APPLICANT FOR SPLIT OAK ALACHUA INVESTMENTS, LLLP, PROPERTY OWNER, FOR THE CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4 WHICH PROPOSES THE SUBDIVISION OF LAND INTO 60 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAYS ON A ± 10.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 ALONG PROGRESS BOULEVARD (TAX PARCEL 03929-005-000.) FUTURE LAND USE: CORPORATE PARK DISTRICT; ZONING: CORPORATE PARK DISTRICT (QUASI-JUDICIAL).

C) ORDINANCE 26-11: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL-SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 1.48-ACRE SUBJECT PROPERTY FROM MEDIUM DENSITY RESIDENTIAL, RECREATION TO PUBLIC; GENERALLY LOCATED AT 15818 NW 140TH ST (TAX PARCEL 03120-000-000; 03113-000-000; 03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; FIRST READING).

D) ORDINANCE 26-12: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL SINGLE FAMILY – 3 ("RSF-3"), TO GOVERNMENT FACILITY ("GF") ON A ± 0.49-ACRE SUBJECT PROPERTY; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER; TAX PARCEL

03114-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (QUASI-JUDICIAL HEARING; FIRST READING).

- E) ORDINANCE 26-13: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY LAND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE, FIRST READING).
COMMUNITY ENHANCEMENT

V. AGENDA ITEMS

- A) RESOLUTION 26-08 ESTABLISHING 6.2500 AS THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2026-2027 WHICH IS 5.42% MORE THAN THE ROLLED-BACK RATE OF 5.9286; SETTING SEPTEMBER 14, 2026, AS THE DATE FOR THE FIRST PUBLIC HEARING.
- B) RESOLUTION 26-09 TK BASIN PRELIMINARY RATE RESOLUTION
- C) EXTENDING INTERLOCAL AGREEMENT WITH CAREERSOURCE

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

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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 JUNE 1, 2026, JOINT CITY COMMISSION - EDUCATION TASK FORCE MEETING MINUTES
- B) APPROVAL OF THE JUNE 22, 2026, CITY COMMISSION MEETING MINUTES
- C) APPROVAL OF THE JULY 9, 2026, SPECIAL CITY COMMISSION MEETING MINUTES
- D) PURCHASE OF ELECTRIC MATERIALS
- E) PURCHASE OF ELECTRIC MATERIALS