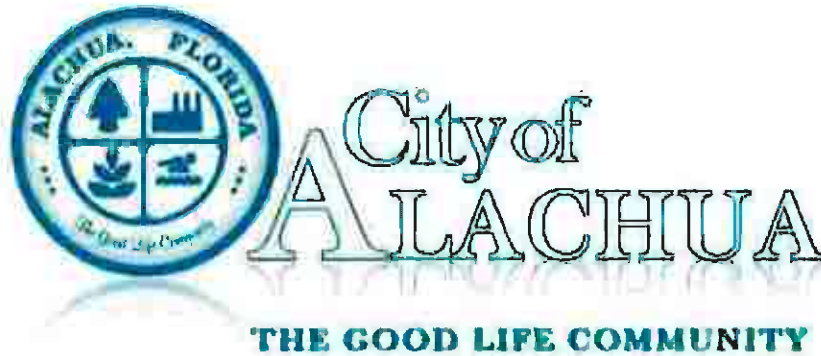




**Regular City Commission Meeting
Minutes
May 22, 2023**

Mayor Gib Coerper

Vice Mayor Dayna Miller

Commissioner Jennifer Blalock

Commissioner Shirley Green Brown

Commissioner Edward Potts

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: May 22, 2023

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Terri Warrington, Ronald Lang, Phyllis W. Strickland, Mike Cooksey, Dave Lowney, Christopher Potts, Cermon Murry, Harold Theus, Gerred Murphy. **STAFF PRESENT:** Diane Amendola, Robert Bonetti, Adam Hall, Tara Malone, Damon Messina, Jesse Sandusky, Justin Tabor, Rodolfo Valladares, Cap Wilson, Brandon Young.

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

A moment of silence was observed.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Jennifer Blalock moved to approve the amended agenda; seconded by Commissioner Edward Potts.

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

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Teacher of the Year Recognition

Assistant Deputy City Clerk Diane Amendola introduced the presentation.

Mayor Coerper and Assistant Deputy City Clerk Amendola presented the certificates.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no comments.

(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

There were no reports.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Infrastructure Plan – Santa Fe Crossing: A request by Christopher Potts, P.E., of J Brown Professional Group, Inc., applicant and agent for Alachua 441/235, LLC, property owner, for consideration of an Infrastructure Plan proposing the construction of roadways, utility infrastructure, and stormwater management facilities to support future commercial development; Tax Parcel Numbers 03042-050-008 and 03044-003-000 (Quasi-Judicial Hearing).

Assistant Deputy City Clerk Amendola swore in all who intended to speak for Item A. Infrastructure Plan.

Having been sworn in, 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.

Christopher Potts, JB Pro Director of Engineering, stated he was available for any questions or comments.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Miller moved to approve the Infrastructure Plan for Santa Fe Crossing subject to the (5) conditions provided in exhibit "A" and located on page 13 of the May 22, 2023 staff report to the City Commission; Approve the "Infrastructure Plan Agreement for Santa Fe Crossing" (the "Agreement"); Authorize the Mayor and City Attorney to sign the Agreement; and Accept the Common Law Performance Bond from Alachua 441/235, LLC in the amount of \$3,003,320.71 as the surety instrument for the construction of public and private infrastructure improvements; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no questions or comments.

Passed 5-0 by roll call.

- B. Maria's Place Minor Subdivision Final Plat: A request by Austin Blazs, PSM of CHW, Inc., applicant and agent for Maria Dziebakowski-Ghetman, property owner, for a Final Plat, which proposes to replat Lot 2 of the Alachua Realty Co Addition Subdivision into two (2) lots, consisting of a ±0.98 acre subject property located at 16183 NW 141st Street (Parcel 03100-001-000) (Quasi-Judicial Hearing).

Assistant Deputy City Clerk Amendola swore in all who intended to speak for Item B. Maria's Place Minor Subdivision Final Plat.

Having been sworn in, Principal Planner Adam Hall introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Blalock moved to approve the Minor Subdivision/ Final Plat and Authorize the Mayor to sign the Final Plat; and Authorize the City Attorney to sign the Final Plat, approving their legal form and sufficiency; seconded by Commissioner Shirley Green-Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

C. Ordinance 23-03, Second and Final Reading: Briarwood Town Center: Site-Specific Amendment to the Official Zoning Atlas: a request by Craig Brashier, AICP of CHW, Inc., applicant and agent for Eric J. Parker and Joy A. Parker Community Property Trust, and Florida Timber Co., property owners, for the consideration of the rezoning of the subject property from Agricultural ("A")(Alachua County), Community Commercial ("CC"), and Residential Multiple-Family -8 ("RMF-8") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±306.34 acre subject property. Consisting of Parcel Numbers 03024-000-000, 03024-002-000, 03024-003-000, 03024-004-000-000, 03045-000-000, 03044-010-001, 03044-010-002, 03044-012-001, 03044-012-002, 03044-012-003, 03044-012-003, 03044-012-005, 03046-000-000, 03046-005-000, 03047-000-000, 03047-001-000, 03047-001-001, 03047-001-002, 03047-001-003, 03047-001-004, 03047-001-005, 03048-002-000, and 03047-001-006(Quasi-Judicial Hearing).

City Attorney Marian Rush read Resolution 23-03 by title only.

Assistant Deputy City Clerk Amendola swore in all who intended to speak for Ordinance 23-03.

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

Having been sworn in, Craig Brashier, Director of Planning, CHW provided the presentation.

Mayor Coerper asked the commissioners for questions or comments.

City Attorney Rush explained the item was only regarding rezoning and was not regarding development. She further explained there would be future community meetings concerning any future development.

Commissioner Potts moved to adopt Ordinance 23-03 on second and final reading and approve the Planned Development Agreement for the Briarwood Town Center Planned Development Project and authorize the Mayor to sign the Agreement; and authorize staff to record the Planned Development Agreement for Briarwood Town Center Planned Development Project in the Public Records of Alachua County; seconded by Vice Mayor Miller.

Mayor Coerper opened the floor for comments.

Mr. Dave Lowney expressed concerns regarding the community notification process. He requested the decision be postponed in order to allow more citizens to have a voice in the project.

Mr. Matthew Rooney commented he had similar concerns as Mr. Lowney and about the upcoming water management plan for the new Briarwood plans.

Mr. Gerard Murphy expressed concerns about his utilities increasing due to the new subdivisions coming in without impact fees.

Mr. Robert Hart requested a fence be placed between Santa Fe Hills and the new developments. He emphasized his concerns regarding increased wildlife moving onto his property due to the recent housing developments.

Principal Planner Hall answered questions and provided clarification to citizens.

Mr. Brashier, Director of Planning, CHW offered further clarification and instructed citizens to reach out to him with additional questions or concerns. He stated he had business cards available for those who would like them.

Mayor Coerper encouraged citizens to reach out to Mr. Brashier with additional concerns. He stated there could potentially be sidewalks added for additional safety.

City Manager Mike DaRoza noted the City of Alachua had capital facility charges instead of impact fees used for the upkeep for the added burden of infrastructure.

Mayor Coerper questioned City Attorney Rush on postponing the vote for the item.

City Attorney Rush emphasized there were strict rules and state statutes regarding advertising and conducting meetings. She explained if the vote was postponed it would cost several thousand dollars to re-advertise.

Mayor Coerper asked Mr. Brashier to further clarify for citizens.

Mr. Brashier, Director of Planning, CHW offered clarification.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. Resolution 23-09 Wild Spaces Public Places and Infrastructure Distribution

City Attorney Rush read Resolution 23-09 by title only.

City Manager DaRoza introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Blalock moved to adopt Resolution 23-09; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

Christopher Mallinson stated smaller cities had not paid the same amount of funds as the City of Alachua. He asked if there was a way to prorate or utilize a sliding scale for the smaller cities.

Mayor Coerper stated all of the cities voted to give equal shares in order to help out the county community as a whole.

City Manager DaRoza provided additional clarification.

Passed 4-1 by roll call.

- B. Resolution 23-10: Amending the Fiscal Year 2022-2023 Budget for the Receipt of Unanticipated Revenue; Increasing the Children's Trust Grant Special Revenue Fund to Appropriate Revenues and Expenses Related to the Children's Trust of Alachua County Agreement; Providing an Effective Date.

City Attorney Rush read Resolution 23-10 by title only.

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

Commissioner Blalock moved to adopt Resolution 23-10; seconded by Commissioner Brown.

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. Robert Sharpe stated the need for the whole City to be taken care of.

(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 the County Commission and the citizens for their time and being present at the meeting. He congratulated the teachers on their Teacher of the Year Awards and expressed his thanks to all teachers in education.

City Attorney Rush gave an update on the civil suit against Alachua County.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Blalock thanked Alachua Police Chief Jesse Sandusky and the officers at APD for keeping the community safe.

Commissioner Brown attended the Take Stock in Children's Scholarship Ceremony, and Alpha Kappa Alpha Sorority's Blood and Book Blood Drive. She expressed thanks to Mr. Joe Hancock for meeting with the Alachua County Community Remembrance Quilt Project Committee members who created and designed the Alachua-Newnansville Remembrance Quilt. She noted Friday, May 26, 2023, at 5:00 PM Alachua Friends of the Library would honor Vada Horner, long time volunteer, with a plaque. She reminded citizens Tuesday, June 13, 2023, there would be a Joint City Commission meeting with the Alachua County School Board at 6:00 PM located at Alachua City Hall in the James A. Lewis Commission Chambers.

Commissioner Potts attended the Alachua County Schools input session.

Vice Mayor Miller announced the groundbreaking ceremony of the Arbours of Merrillwood Phase I would be held Thursday, June 8, 2023, at 9:00 AM.

Mayor Coerper thanked all the teachers for their dedication and hard work. He attended a basketball tournament at Legacy Park, and he and Chief Sandusky met with 3rd grade students to answer questions the children had.

ADJOURN

Commissioner Potts moved to adjourn; seconded by Commissioner Blalock.

Passed by unanimous consent.

Mayor Coerper adjourned the meeting.

CONSENT AGENDA

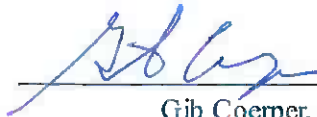
CONSENT AGENDA ITEMS

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Mike DaRoza, City Manager/Clerk



Gib Coerper, Mayor