



City of  
**ALACHUA**

**THE GOOD LIFE COMMUNITY**

**Regular City Commission Meeting**  
**Minutes**  
**May 9, 2022**

**Mayor Gib Coerper**  
**Vice Mayor Jennifer Blalock**  
Commissioner Shirley Green Brown  
Commissioner Dayna Miller  
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 9, 2022

**Meeting Location:** James A Lewis Commission Chambers

**CITIZENS PRESENT:** Valerie Jones, James Curington, Lindsey Larson, Gwen Mahabir, Menzie Campbell, Mackenzie Douglas. **STAFF PRESENT:** Diane Amendola, Robert Bonetti, Adam Hall, Jesse Sandusky, Donna Smith, Rodolfo Valladares, LeAnne Williams, Cap Wilson, Kathy Winburn, Kim Vermillion, Wesley Barrett, Lisa Freeman, Anne-Marie DiRocco, Elizabeth Smith.

**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 Pastor Ralph Williams of Newberry Church of the Nazarene.

**PLEDGE TO THE FLAG**

Led by Mayor Coerper.

## **APPROVAL OF THE AGENDA**

Commissioner Shirley Green Brown moved to approve the agenda; seconded by Commissioner Dayna Miller.

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

Passed by unanimous consent.

## **I. SPECIAL PRESENTATIONS**

### **A. Florida League of Cities 2021 Hometown Health Award Presentation**

Compliance and Risk Management Coordinator Anne-Marie DiRicco introduced the presentation.

Lindsey Larson, Health Account Executive for Florida League of Cities, congratulated City staff for earning the Hometown Health Award for the third year in a row. She stated the City of Alachua was one of three cities in the state of Florida to receive the award. She presented the award to Compliance and Risk Management Coordinator DiRicco and to Safety and Wellness Specialist Wesley Barrett.

Gwen Mahabir, Wellness Manager for the Hometown Health Program, stated it was an honor to present the award to the City staff. She stated she appreciated the effort made by the City and the commitment to their employees' health. She concluded by congratulating City staff on receiving the Hometown Health Award.

## **II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA**

Ms. Valerie Jones thanked City Manager Mike DaRoza for his efforts in contacting her back. She inquired about the Arbours at Merrillwood Phase I project.

Mayor Coerper stated Ms. Jones could meet with City Manager DaRoza after the meeting to answer her questions.

(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**

## **IV. PUBLIC HEARINGS AND ORDINANCES**

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

- A. Ordinance 22-11; Second Reading; Voluntary Annexation by William and Margaret Kirkland, Tax Parcel Number 03917-200-002

City Attorney Marian Rush read Ordinance 22-11 by title only.

Planning & Community Development Director Kathy Winburn introduced the item and provided the staff report.

Vice Mayor Jennifer Blalock moved to adopt Ordinance 22-11 on the second and final reading; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B. Ordinance 22-13, First Reading: Small Scale Comprehensive Plan Amendment: Tomoka Hills: A request by Craig Brashier, of CHW, Inc., applicant and agent for Tomoka Hills Farms, Inc, property owner, to amend the Future Land Use Map (FLUM) from Agriculture ( $\pm 6.42$  acres) and Moderate Density Residential ( $\pm 19.08$  acres) to Medium Density Residential ( $\pm 11.67$  acres) and Moderate Density Residential ( $\pm 13.81$  acres) on a  $\pm 25.48$  acre subject property. Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000 (Legislative Hearing).

Deputy City Clerk LeAnne Williams swore in all who intended to speak for Ordinances 22-13 and 22-14, as they were related.

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

Craig Brashier, Director of Planning for CHW came forward to introduce Deputy Chief Jeff Taylor with Alachua County Fire Rescue. He stated they both would answer questions from the commissioners.

Mayor Coerper stated he had concerns regarding roadway conditions with future developments.

Mr. Brashier stated the proper traffic studies would take place before any developments were made.

Commissioner Miller asked if the ingress and egress for the new fire station 21 would be located on County Road 235A.

Deputy Chief Taylor provided the response.

Vice Mayor Blalock asked if the new Alachua County Fire Rescue fire station 21 would house two fire engines.

Deputy Chief Taylor provided the response.

Commissioner Brown asked what would happen to the current temporary fire station 21.

Deputy Chief Taylor stated use of the building would be returned to the City, as the City owns it.

City Attorney Rush read Ordinance 22-13 by title only.

Commissioner Brown moved to approve Ordinance 22-13 on first reading; and schedule second and final reading for June 13, 2022; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

Mr. Monty Williams expressed he had concerns with the roadways and townhomes being built near his property lines.

Mayor Coerper stated Alachua County would be responsible for the roadway.

Ms. Menzie Campbell maintained she also had concerns about the traffic increase on the roadway near her property. She asked if the City would force her to convert to city services.

City Manager DaRoza provided the answers.

Principal Planner Hall provided additional information for clarification.

Ms. Valerie Jones requested clarification regarding the location changes for the new fire station.

City Manager DaRoza provided clarification.

Deputy Chief Taylor provided further clarification of the emergency services coverage for the City of Alachua.

Commissioner Miller asked Mr. Brashier to consider continuing to reach out to members of the community who would be affected, and keep an open dialogue as the project moved forward.

Mr. Brashier indicated he would do his best to make sure the community received the notices and noted there would be future opportunities for community engagement on the project.

Mr. James Medley expressed he would like to see additional information regarding the traffic studies and impacts on CR 235A.

Ms. Adrian Medley stated she was concerned about the traffic around Santa Fe High School and the increase of population students in the school.

Mr. Brashier provided additional information about future traffic studies and roadway improvements.

Commissioner Miller asked if FDOT would be involved in the roadway improvements.

Mr. Brashier responded the City, County and FDOT would all be involved when the time comes

for roadway improvements.

Commissioner Brown commented the dialogue had been great, and she thanked the citizens for sharing their concerns.

**Passed 5-0 by roll call.**

- C. Ordinance 22-14, First Reading: Site-Specific Amendment to the Official Zoning Atlas: Tomoka Hills, a request by Craig Brashier, AICP, of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") (±6.42 acres) and Residential Single Family -1 ("RSF-1")(±19.08 acres) to Residential Single Family - 4 ("RSF-4")(±13.81 acres) and Residential Multiple Family ("RMF-8") (±11.67 acres) on a ±25.48 acre subject property. Consisting of Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000(Quasi-Judicial Hearing).

**City Attorney Rush read Ordinance 22-14 by title only.**

**Commissioner Edward Potts moved to approve Ordinance 22-14 on first reading; and schedule second and final reading for June 13, 2022; seconded by Vice Mayor Blalock.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

- D. Ordinance 22-12, First Reading; Land Development Regulations (LDR) Text Amendment: A request by Clay Sweger, eda consultants inc. to amend the following sections of the City of Alachua Land Development Regulations: Article 10; Article 4, Table 4.4-1; Article 4, Section 4.2.4E(2); and Article 4, Section 4.3.3(B)

**City Attorney Rush read Ordinance 22-12 by title only.**

Planning & Community Development Director Winburn introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Commissioner Miller moved to approve Ordinance 22-12 on first reading; and schedule second and final reading for May 23, 2022; seconded by Commissioner Brown.**

Mayor Coerper opened the floor for comments.

Mr. James Curington expressed his concerns about irrigation overuse within the city.

Planning & Community Development Director Winburn addressed Mr. Curington's concerns.

**Passed 5-0 by roll call.**

## **V. AGENDA ITEMS**

### **VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA**

There were no comments.

(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 Pastor Williams for the invocation. He stated he was in attendance for the Legacy Park Spring Concert Series. He stated he attended the Alachua County League of Cities meeting where the Mayor received the Hometown Hero Award. He congratulated City staff for their efforts and involvement in the Hometown Health Award.

### **VIII. COMMISSION COMMENTS/DISCUSSION**

Commissioner Potts mentioned he was also in attendance for the Legacy Park Spring Concert Series and thanked Event Coordinator Kim Vermillion for all her hard work in putting the event together. He stated he attended the Biotech celebration and thought the work they do was astounding. He stated he was invited to speak at the Builders Association to speak as the newly elected commissioner to talk about the new things going on with the city.

Commissioner Brown thanked Pastor Williams for his inspirational prayer. She stated the Youth Advisory Council met, shared their essay submission and would be expecting another winning year. She announced there would be a webinar on affordable housing Tuesday, May 17, 2022, from 2:00-3:00 pm. She informed citizens the Alachua County Community Remembrance Project would be having their Racial Justice Essay Contest awards ceremony at Santa Fe High School's Auditorium, Thursday, May 12, 2022, at 6:30 pm. She stated the Alachua Branch Library and Friends of the Library would be sponsoring the Juneteenth Read-In on Sunday, June 12, 2022, at 3:00 pm.

Commissioner Miller stated the Great American Cleanup event would be Saturday, May 14, 2022, starting at 8:30 am.

Vice Mayor Blalock stated she would be attending the Great American Cleanup event and the Racial Justice Essay Contest awards ceremony.

Mayor Coerper wished all the mothers a Happy Mothers Day. He thanked the City staff for all the effort that was put into winning the Hometown Health award. He stated the Great American Cleanup event would be a public event.

## **ADJOURN**

Vice Mayor Blalock moved to adjourn; seconded by Commissioner Miller.

Passed by unanimous consent.

Mayor Coerper adjourned the meeting.

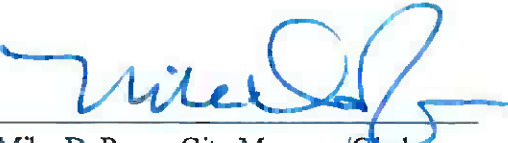
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| <b>CONSENT AGENDA</b> |
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## CONSENT AGENDA ITEMS

- A. April 11, 2022 City Commission Meeting Minutes
- B. April 21, 2022, Special City Commission Meeting Minutes
- C. April 25, 2022, Joint City Commission and Board of Canvassers Minutes
- D. April 25, 2022 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

  
\_\_\_\_\_  
Mike DaRoza, City Manager/Clerk  
\_\_\_\_\_  
Gib Coerper, Mayor