



City of  
**ALACHUA**

**THE GOOD LIFE COMMUNITY**

**Regular City Commission Meeting  
Minutes  
March 28, 2022**

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

**City Manager Mike DaRoza**  
City Attorney Marlan Rush

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

**Meeting Date:** March 28, 2022

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

COMMOSSIONERS PRESENT: Jennifer Blalock, Shirley Green Brown, Gib Coerper, Dayna Miller, and Robert Wilford. Citizens Present: Tom Coleridge, Vickie Coleridge, Ken Sulak, Janet Yesh, Ken Arml, Don Yesh, Ben Boukari, Jovante Hayes, David Smith, Tom Hubbard, Sean Brewer, Ron Edwards, Thelma Barows, Lany Cumbaa, Veta Cumbaa, Becky Cumbaa, James Curington, Rupert Murphy II, Nigel Watson, Chistopher Potts, Shirley Tyree, Thomas Tyree. Staff Attending: Diane Amendola, Robert Bonetti, Adam Hall, Elliot Harris, Lynn Hayes, Donna Myers, Jesse Sandusky, Justin Tabor, Rodolfo Valladares, 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 Chad Scott.

## **PLEDGE TO THE FLAG**

Led by Mayor Coerper.

## **APPROVAL OF THE AGENDA**

City Attorney Marian Rush requested Item G under Public Hearing be moved to Item A.

Commissioner Dayna Miller moved to approve the amended agenda; seconded by Vice Mayor Shirley Green 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**

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

Passed by unanimous consent.

## **I. SPECIAL PRESENTATIONS**

### **A. Presentation to Commissioner Robert Wilford**

City Manager Mike DaRoza read Commissioner Robert Wilford's resignation letter and made the presentation.

Commissioner Wilford spoke of his time as a Commissioner and his love for the City of Alachua.

Mayor Coerper presented Commissioner Wilford with a plaque of recognition.

Vice Mayor Brown thanked Commissioner Wilford for his years of service and wished him well.

Commissioner Blalock thanked Commissioner Wilford for his mentorship and leadership.

Commissioner Miller thanked Commissioner Wilford for his dedication and love for the City of Alachua.

Mayor Coerper thanked Commissioner Wilford for his years of service to the City of Alachua.

City Manager Mike DaRoza congratulated Commissioner Wilford.

### **B. Mi Apa to Present Donation to Alachua Dream Team, Relay for Life**

Mayor Coerper thanked those involved and stated the event raised \$1,355.66.

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

Mitch Glaeser informed the Commission the Chamber of Commerce is partnering with the Alachua County

School Board with a pilot program called I.A.M. Program: W.W. Irby Elementary, Alachua Elementary, and A.L. Mabane Middle School. Each child will be provided with a laptop. He announced a new business at San Felasco Tech City.

Sean Brewer stated he was running for Circuit Judge and presented himself to the Commission.

(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. Burrows Minor Subdivision Final Plat: A request by Ronald Edwards, applicant and agent for Thomas and Phyllis Burrows, property owners, for a Final Plat, which proposes to replat Lots 15 and 16 of the Oak Ridge Crossing Subdivision, consisting of a ±5.0 acre subject property (Parcel 03925-010-015) (Quasi-Judicial Hearing).

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.

Ron Edwards, agent, stated he was pleased with the work.

Vice Mayor Brown moved to approved the Final Plat for Thomas and Phyllis Burrows ("Final Plat") and authorized the Mayor and City Attorney to sign the Final Plat; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call; with Commissioner Wilford absent.

- B. Ordinance 22-03: Second Reading, an Ordinance of the City of Alachua, Florida relating to the amendment of the City's Comprehensive Plan; Amending the City's Comprehensive Plan to Add a Property Rights Element; Providing a Repealing Clause; Providing Severability; and Providing an Effective Date. (Legislative Hearing)

City Attorney Rush read Resolution 22-03 by title only.

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

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Blalock moved to adopt Ordinance 22-03 upon Second and Final Reading; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 4-0 by roll call.**

- C. Ordinance 22-04, Second Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment on a ±160.2 acre subject property to amend the Future Land Use Map (FLUM) from Commercial (±25.4 acres), Community Commercial (±16.3 acres), High Density Residential (±16.1 acres), and Moderate Density Residential (±102.5 acres) to Corporate Park. Tax Parcel Number 05949-000-000 (Legislative Hearing).

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

**City Attorney Rush read Resolution 22-04 by title only.**

Applicant Seth Wood stated the presentation was comprehensive and sufficient.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Commissioner Blalock moved to adopt Ordinance 22-04 upon Second and Final Reading; seconded by Commissioner Miller.**

Mayor Coerper opened the floor for comments.

Karen Arrington spoke on preserving the land as farm land.

Principal Planner Tabor stated the land use designation.

**Passed 4-0 by roll call.**

Mayor Coerper mentioned that this land backs up to Sal Felasco preserve.

- D. Ordinance 22-05, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±160.2 acre subject property from Agricultural (A) to Corporate Park (CP). Tax Parcel Number 05949-000-000 (Quasi-Judicial Hearing).

**City Attorney Rush read Resolution 22-05 by title only.**

Principal Planner Tabor requested the staff report from Ordinance 22-04 be incorporated as the staff report for Ordinance 22-05.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Commissioner Blalock moved to adopt Ordinance 22-05 upon Second and Final Reading; seconded by Vice Mayor Brown.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 4-0 by roll call.**

- E. Ordinance 22-10, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - Savannah Station Phase 3: a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R") on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).

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

Gerry Dedenbach, AICP, LEED AP, Vice President, CHW provided additional information.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked for clarification regarding the tree line.

Mr. Dedenbach provided the information.

**City Attorney Rush read Resolution 22-10 by title only.**

**Vice Mayor Brown moved to adopt Ordinance 22-10 on first reading; seconded by Commissioner Blalock.**

Mayor Coerper opened the floor for comments.

Ken Sulack mentioned concerns regarding the setbacks. He stated he was not notified about neighborhood meetings. He stated he felt the findings were incorrect.

Ken Bryan stated the plan was not consistent with the surrounding area. He asked about septic/sewer.

Mr. Dedenbach addressed the concerns.

**Passed 4-0 by roll call.**

- F. Ordinance 22-08, First Reading: Large Scale Comprehensive Plan Amendment -Schmidt Farms: A request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property . Consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Legislative Hearing)

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

Chris Potts, Director of Engineering, JB Pro, provided additional information.

Pete Wallace, Biologist/Ecologist, provided information.

Mayor Coerper opened the floor for comments.

Commissioner Miller asked for specifics regarding land use.

Principal Planner Hall provided the information.

Pete Wallace discussed the conservation management area.

**City Attorney Rush read Resolution 22-08 by title only.**

**Commissioner Blalock moved to approve Ordinance 22-08 on first reading and authorize City Staff to transmit the proposed Large-Scale Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process; seconded by Commissioner Miller.**

Mayor Coerper opened the floor for comments.

The following citizens came forward and shared their concerns:

James Curington  
Rupert L Murphy II  
Karen Arrington  
Barbara Kirkoff  
Becky Cumbaa  
Thomas Coleridge  
Mary Helen Wheeler  
Shirley Tyree

Mr. Wallace responded with a presentation.

Nigel Watson

Mayor Coerper responded.

Vicky Coleridge

Commissioner Miller responded.

**Passed 4-0 by roll call.**

- G. Ordinance 22-09, First Reading: Site-Specific Amendment to the Official Zoning Atlas - Schmidt Farms: a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±121.1 acre subject property. Consisting of Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000(Quasi-Judicial Hearing).

**City Attorney Rush read Resolution 22-09 by title only.**

Principal Planner Hall requested the staff report from Ordinance 22-08 be incorporated as the staff report for Ordinance 22-09.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved to approve Ordinance 22-09 on first reading; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

## **V. AGENDA ITEMS**

A. Children's Trust of Alachua County Contract

Recreation and Culture Director Elliot Harris introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Brown moved to approve the City Manager to enter into negotiations with CTAC and to sign all appropriate documents to secure the grant; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

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

Mayor Coerper opened the floor for comments.

Robert Sharpe stated NW 158 PL was in need of a clean up, as tires are on the side of the road.

Mayor Coerper informed Mr. Sharpe the City of Alachua will participate in the Great American Clean Up in May.

Mr. Sharpe thanked the Commission.

(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 wished Commissioner Wilford well. He stated the bulk power agreements were coming to a close, and he updated the Commission on their status. He asked Public Services Director Rodolfo

Valladares to update the Commission on the specifics, which he did.

City Attorney Rush congratulated Public Services Director Valladares and his team.

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

Commissioner Blalock stated she attended the Cattleman's Banquet. She thanked Chief Jesse Sandusky for keeping the city safe.

Commissioner Miller stated, while she is the President of the Lion's Club, she was very proud of the Cattleman's Banquet and the success of the evening.

Vice Mayor Brown thanked former Chief Scott for the prayer. She congratulated Commissioner Wilford and wished him well. She thanked the citizens and Mr. Brewer for their attendance and comments. She stated she attended:

1. Senior Resources Advisory Board meeting, who held a productive meeting on March 17, 2022.
2. Insider Exposure Basketball tournament under the leadership of Mr. John McGraw on March 20, 2022.
3. Parks and Recreation board meeting on March 28, 2022, which was highly productive and informative.
4. FBC-LEO spring conference March 16-18, 2022.

She expressed her highest commendations to the City staff for their hard work. She encouraged them to challenge themselves and to pursue career educational opportunities.

Mayor Coerper thanked Commissioner Wilford for his service and Mi Apa for the Relay for Life proceeds. He stated he attended a Vietnam Veteran's Memorial event.

### **ADJOURN**

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

Passed by unanimous consent.

## **CONSENT AGENDA**

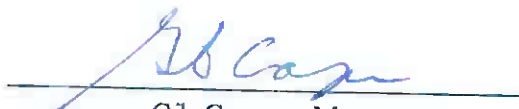
### **CONSENT AGENDA ITEMS**

- A. February 28, 2022, City Commission Meeting Minutes

ATTEST:

  
Mike DaRoza, City Manager/Clerk

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

  
Gib Coerper, Mayor