



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Regular City Commission Meeting
Minutes
December 11, 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: December 11, 2023

Meeting Location: James A Lewis Commission Chambers

Citizens Present: Maureen Guskiewicz, Ryan Guskiewicz, Lakwanda Jon, Marvin Wilson, Sharon Reshard, Gary Pappas, Rev. Debra Sermons, Silvia Moukhtara Nomol, Elliott Welker. Staff Present: Heather Carter, Carson Crocket, Adam Hall, Jesse Sandusky, Donna Smith, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn, David Wisener.

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

Gib Coerper, Mayor

INVOCATION

Pastor Debra Sermons, Paradise Community Outreach Ministry

PLEDGE TO THE FLAG

Gib Coerper, Mayor

APPROVAL OF THE AGENDA

Vice Mayor Dayna Miller moved to approve the amended agenda; seconded by Commissioner Jennifer Blalock.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Mathew Lewey Proclamation

Presentation provided.

B. Bhaktivedanta Academy Student Artist Appreciation

Presentation provided.

C. Alachua Learning Academy Student Performing Arts Appreciation

Presentation provided.

D. Fiscal Analysis Report for FY 2022-2023 through September 30, 2023

Presentation provided.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Terrance Pollard

Mitch Glaeser

Michelle Lee

Rudy Rothseiden

(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. Preliminary Plat – Farmlands: A request by Claudia Vega, P.E., of eda, inc., applicant and agent for JTFA, LLC, property owner, for consideration of the Preliminary Plat/ Final PD Plan of the Farmlands Subdivision, which proposes the subdivision of a ±172.33 acre subject property into a total of 246 single family lots, with associated common areas and right-of-way, generally located south of US 441, east of NW 188th Street, and west of Santa Fe Ford dealership; Tax Parcel

Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-003-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Quasi-Judicial Hearing).

Commissioner Blalock moved Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, the recommendation of the Planning and Zoning Board, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat/Final PD Plan of the Farmlands Subdivision, subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the Staff Report; seconded by Vice Mayor Miller.

Citizen Comments:
Gary Pappas

Passed 5-0 by roll call.

- B. Ordinance 24-01, Second Reading: Land Development Regulations (LDRs) Text Amendment: A request by Clay Sweger, of eda, inc., to amend the following sections of the City of Alachua Land Development Regulations: Section 2.4.9 (E) regarding infrastructure plan standards; Section 2.4.10 regarding subdivision standards; Section 3.4.2 regarding specific purposes of residential districts; Section 4.3.1 (A) regarding use-specific standards for residential uses; Section 5.1.2, amending Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts; Section 6.2.1 (A), regarding purpose of tree mitigation standards; Section 6.2.1 (D) regarding tree planting, relocation, replacement, credit, and banking standards; Section 6.5.4 (A) regarding permanent signage within residential and agricultural districts; Section 7.4.1 regarding posting of surety devices for public improvements; and, Section 7.8.1 regarding subdivider responsibility for maintenance of improvements. (Legislative).

Commissioner Blalock moved to adopt Ordinance 24-01 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 text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 24-01 on second and final reading; seconded by Vice Mayor Miller

Citizen Comments:
Rudy Rothseiden

Passed 4-1 by roll call with Commissioner Edward Potts dissenting.

V. AGENDA ITEMS

- A. Amendment to the Subdivider Agreement for Convergence Research Park Residential Phase 1

Commissioner Potts moved to approve the amendment to the subdivider agreement for Convergence Research Park Residential Phase 1, and to authorize the Mayor and City Attorney to sign the amendment to the subdividers agreement for Convergence Research Park Residential Phase 1, and to accept the common law performance bond from Lennar Homes, LLC, in the amount of \$251,964.00 as surety for the installation of sidewalks along lot frontages; seconded by Commissioner Shirley Green Brown.

Passed 5-0 by roll call.

B. Resolution 24-02 Construction and Maintenance Agreement City and DOT 441 Medians

Vice Mayor Miller moved to Adopt Resolution 24-02, and to authorize and direct the Mayor and City Manager to execute the Construction and Maintenance agreement with FDOT; seconded by Commissioner Potts.

Passed 5-0 by roll call.

C. Resolution 24-03 - Revision to Terms of Members of Education Task Force

Commissioner Blalock moved to Adopt Resolution 24-03; seconded by Commissioner Brown.

Passed 5-0 by roll call.

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

ADJOURN

Commissioner Blalock moved to adjourn; seconded by Commissioner Potts.

Passed by unanimous consent.

The meeting adjourned at 7:48 p.m.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. Purchase of 2024 Mack Vacuum/Industrial Tank Truck
- B. November 27, 2023, City Commission Meeting Minutes
- C. Mutual Aid Agreement for Combined Operational Assistance and Voluntary Cooperation between the Alachua County Sheriff and City of Alachua
- D. Mutual Aid Agreement for Voluntary Cooperation for Traffic Control between the Alachua County Sheriff and City of Alachua

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

A handwritten signature in blue ink, appearing to read 'Mike DaRoza', written over a horizontal line.

Mike DaRoza, City Manager/Clerk

A handwritten signature in blue ink, appearing to read 'Gib Coerper', written over a horizontal line.

Gib Coerper, Mayor