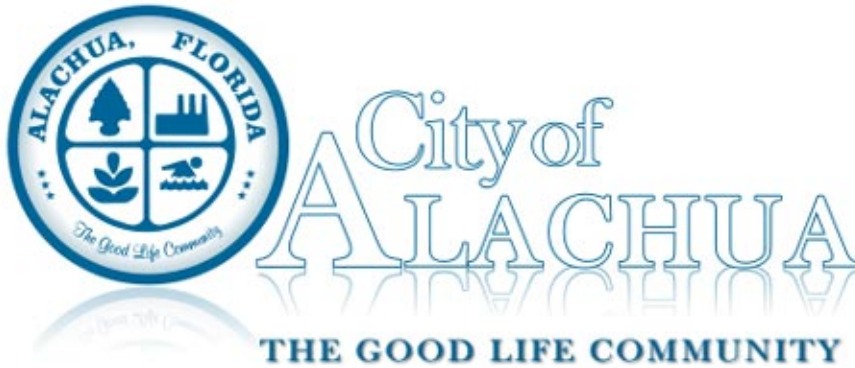




Regular City Commission Meeting Agenda February 14, 2022

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

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: February 14, 2022

Meeting Location: James A Lewis Commission Chambers
15100 NW 142 Terr.

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

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

**APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY
TITLE ONLY**

I. SPECIAL PRESENTATIONS

- A.** W.W. Irby Elementary Art Student Appreciation
- B.** School Crossing Guard Appreciation Day 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.** North Central Florida Regional Planning Council (NCFRPC) Report and Florida Regional Councils Association (FRCA) Report

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A.** Savannah Station Phase IIC Final Plat: A request by Aaron Hickman, PSM., of CHW, Inc., applicant and agent for Gloria's Way LLC, property owner, for consideration of the final plat of Savannah Station Phase IIC, which proposes to subdivide an ±9.2 acre subject property into a total of 43 lots, with associated common areas and right-of-way, consisting of Parcel Number 03980-022-000 (Quasi-Judicial Hearing).

V. AGENDA ITEMS

- A.** Resolution 22-10: Savannah Station Phase 2C Off-Site Tree Mitigation Request
- B.** Resolution 22-11 and Resolution 22-12 Relating to City Participation in Statewide Opioid Litigation Settlements

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

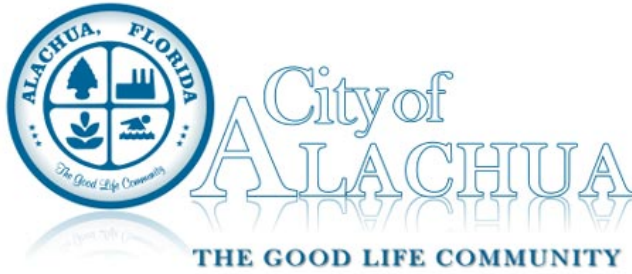
VIII.COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

Purchase of Remanufactured Transformers



Commission Agenda Item

MEETING DATE: 2/14/2022

SUBJECT: W.W. Irby Elementary Art Student Appreciation

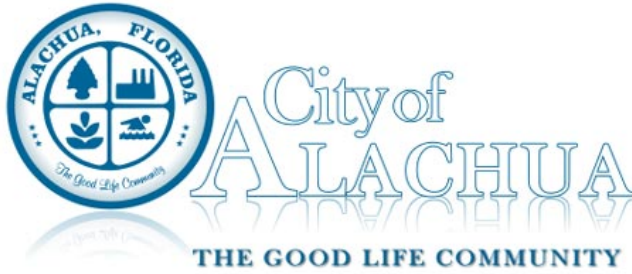
PREPARED BY: Diane Amendola, Staff Assistant to The Deputy City Clerk

RECOMMENDED ACTION:

Mayor Coerper and Melvina Cutright to present certificates to the students.

Summary

Recognition of the student artists and presentation of art certificates to W.W. Irby Elementary students who currently have their artwork, "Fall Trees," on display in the lobby of City Hall.



Commission Agenda Item

MEETING DATE: 2/14/2022

SUBJECT: School Crossing Guard Appreciation Day Proclamation

PREPARED BY: Vicki Floyd, Administrative Services Manager

RECOMMENDED ACTION:

Mayor to read proclamation and proclaim Feb. 4th as School Crossing Guard Appreciation Day.

Summary

Governor Ron DeSantis recently declared February 4th, 2022, as Crossing Guard Appreciation Day. In support of his action and in recognition of those who serve our community in this capacity, a proclamation declaring this date as School Crossing Guard Appreciation Day for the City of Alachua has been prepared. This proclamation is a gesture of gratitude for those who dedicate their service by ensuring the safety of our children as they commute to and from school.

FINANCIAL IMPACT: No

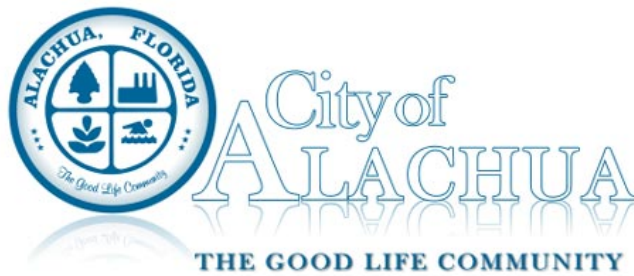
COMMISSION GOALS:

Quality of Life

ATTACHMENTS:

Description

- SCG Appreciation Day Proclamation



Commission Agenda Item

MEETING DATE: 2/14/2022

SUBJECT: North Central Florida Regional Planning Council (NCFRPC) Report and Florida Regional Councils Association (FRCA) Report

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Receive the reports.

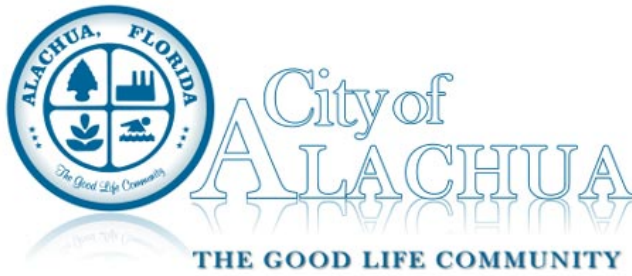
Summary

Commissioner Robert Wilford serves as the City Commission liaison to the North Central Florida Regional Planning Council (NCFRPC) and to the Florida Regional Councils Association (FRCA). He has provided the summary and his notes from the January 14, 2022, and the January 27, 2022, meetings.

ATTACHMENTS:

Description

- ☐ NCFRPC-COA - City Commission Package - 2-14-22
- ☐ FRCA - City Commission Package - 2-14-22



Commission Agenda Item

MEETING DATE: 2/14/2022

SUBJECT: Savannah Station Phase IIC Final Plat: A request by Aaron Hickman, PSM., of CHW, Inc., applicant and agent for Gloria's Way LLC, property owner, for consideration of the final plat of Savannah Station Phase IIC, which proposes to subdivide an ±9.2 acre subject property into a total of 43 lots, with associated common areas and right-of-way, consisting of Parcel Number 03980-022-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, 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 therefore this Commission:

1. Approve the Final Plat of Savannah Station Phase IIC ("Final Plat");
2. Approve the "Subdividers Agreement for Savannah Station Phase IIC" ("Subdividers Agreement");
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement; and,
4. Accept the irrevocable letter of credit from Gloria's Way, LLC in the amount of \$1,397,528.06 as the surety instrument for infrastructure improvements, other than the house sidewalks; and
5. Accept the irrevocable letter of credit from Gloria's Way, LLC in the amount of \$116,482.52 as the surety instrument for the house sidewalks.

Summary

This application is a request by Aaron Hickman, PSM, of CHW, Inc., applicant and agent for Gloria's Way, LLC, property owner, for consideration of the final plat of Savannah Station Phase IIC, which proposes the subdivision of the ±9.2 acre subject property into a total of 43 lots, with associated right-of-way and common areas.

The subject property consists of Parcel Number 03980-022-000, and is located north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235.

The property is comprised of the Savannah Station Planned Development – Residential (PD-R), which was approved in September 2018 by the adoption of Ordinance 18-19. The Savannah Station Phase II PD-R permits a maximum of 180 dwellings on the subject property. The subject property has a Moderate Density Residential Future Land Use Map Designation, which allows a maximum gross density of 4 units per acre.

The Savannah Station PD-R requires the development to provide a minimum 15 foot landscaped buffer along the project's eastern property boundary lines. The buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties.

Development within the proposed subdivision will connect to potable water and wastewater

facilities. Stormwater for the proposed development will be conveyed to one existing retention basin located in Savannah Station Phase 2B, and a new stormwater retention basin located to the north of the proposed lots. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

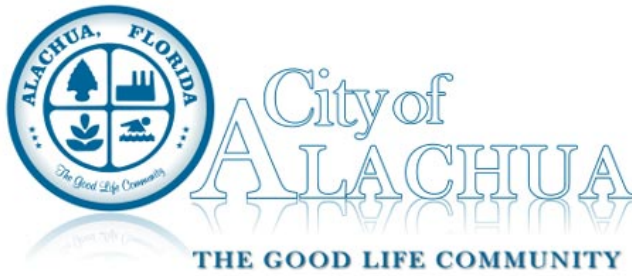
Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The preliminary plat for Savannah Station Phase II was originally approved by the City Commission on February 12, 2019. The phasing schedule for the preliminary plat was amended by the City Commission on August 12, 2019. The construction plans for Savannah Station Phase IIA (Units 1 and 2) were approved administratively (as per Section 2.4.10(G)(3) of the City's Land Development Regulations (LDRs)) on October 3, 2019). The infrastructure for Savannah Station Phase 2A, Unit 1 was completed and approved by the City on October 15, 2020. The Final Plat for Savannah Station Phase 2A, Unit 2 was approved on March 8, 2021. The Construction Plans for Savannah Station Phases 2B and 2C were approved administratively on October 28, 2021. The Final Plat for Savannah Station Phase 2B was approved by the City Commission on December 13, 2021. This is the last subphase for Savannah Station Phase 2.

ATTACHMENTS:

Description

- ☐ Savannah Station Phase 2C Final Plat
- ☐ Staff Report and Staff Supporting Materials
- ☐ Savannah Station Phase 2C Application and Supporting Materials
- ☐ Title Opinion
- ☐ Subdividers Agreement
- ☐ Public Notice Materials for the 02/14/2022 City Commission Hearing



Commission Agenda Item

MEETING DATE: 2/14/2022

SUBJECT: Resolution 22-10: Savannah Station Phase 2C Off-Site Tree Mitigation Request

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:

Adopt Resolution 22-10.

Summary

The City has received an application for a Final Plat for Savannah Station Phase 2C which proposes the subdivision of the ±9.2 acre subject property into a total of 43 lots, with associated right-of-way and common areas.

Section 6.2.1(D)(1) of the City's Land Development Regulations (LDRs) requires new trees to be installed to replace healthy regulated trees, and requires regulated trees to be replaced on a one-for-one basis, and for heritage and champion trees to be replaced on an inch-for-inch basis. A regulated tree is defined in Article 10 of the LDRs as *"any living tree which is ten inches or more in diameter or two feet in circumference, whichever dimension is lesser, measured at a point 4½ feet above ground level. This definition shall not include any species of pine tree or nuisance tree regardless of size..."* Heritage trees are defined in Article 10 of the LDRs as *"trees with a diameter of at least 30 inches or seven feet, ten inches in circumference, whichever dimension is lesser, measured at a point 4½ feet above ground level..."*

When required tree replacement cannot be accommodated through on-site mitigation, Section 6.2.1(D)(7) of the City's LDRs allows for off-site mitigation. Off-site mitigation trees may be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings. The formula for the calculation of off-site mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration. Section 6.2.1(D)(7)(c) requires the fee for off-site mitigation to be adopted by the City Commission through resolution.

The number of trees proposed for removal would require 873 additional replacement trees to be planted to mitigate for trees to be removed. The approved Construction Plans for Savannah Station Phase 2B and 2C propose to provide a total of 48 replacement trees on-site. The applicant has requested the City consider off-site mitigation in accordance with Section 6.2.1(D)(7) of the LDRs for the remainder of the required replacement trees.

The applicant for the Final Plat has provided a memorandum that calculates the fee required for off-site mitigation in accordance with the formula provided within Section 6.2.1(D)(7)(c) of the

LDRs. Sheet LS-1 of the approved Construction Plans for Savannah Station Phase 2B and 2C calculate the required payment as set forth by the aforementioned required fee. This memorandum and Sheet LS-1 are attached to the resolution as Exhibit "B".

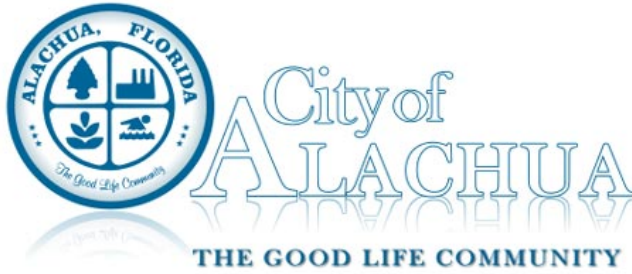
The required payment for off-site mitigation shall be \$128,433.60. In accordance with Section 6.2.1(D)(7)(d) of the LDRs, the fee for off-site mitigation must be paid to the City prior to the issuance of a building permit for new construction associated with the Final Plat.

FINANCIAL IMPACT: Yes

ATTACHMENTS:

Description

☐ Resolution 22-10



Commission Agenda Item

MEETING DATE: 2/14/2022

SUBJECT: Resolution 22-11 and Resolution 22-12 Relating to City Participation in Statewide Opioid Litigation Settlements

PREPARED BY: Mike DaRoza, City Manager

RECOMMENDED ACTION:

Adopt Resolution 21-11 and 21-12.

Summary

The City of Alachua received correspondence from the Office of the State of Florida Attorney General on April 13, 2021 regarding ongoing opioid litigation between the State and a number of defendants. The correspondence provided an update regarding the litigation and potential settlement. The Attorney General provided a proposed Memorandum of Understanding (MOU) for political subdivisions to consider to achieve a settlement.

The City Commission adopted Resolution 21-19 on June 28, 2021, authorizing Alachua County to act on behalf of the City to maximize any recovery from the litigation. Since then, the State has continued its negotiations, resulting in two (2) separate settlements, at the present.

One settlement is referred to as the “Florida Plan” or “Unified Plan” and the other settlement is referred to as the “Janssen Settlement.” Both settlements are estimated to provide a combined total of \$33,506.51 to the City of Alachua over an 18-year payout horizon. The final amount will depend upon the number of other cities and counties that participate as well as fees and costs incurred that are to be paid according to the settlement agreements.

Funds received by the City are to be used for strategies, programming and services used to expand the availability of treatment for individuals impacted by substance abuse disorders, including education/awareness activities.

Resolution 21-11 authorizes the City’s participation in the Florida Plan and Resolution 21-12 authorizes the City’s participation in the Janssen Settlement.

FINANCIAL IMPACT: Yes

AMOUNT: \$33,506.51

FUNDING SOURCE: Other

ATTACHMENTS:

Description

- ☐ Resolution 22-11 With Exhibits
- ☐ Resolution 22-12 With Exhibits