



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Regular City Commission Meeting
Minutes
February 11, 2019**

Mayor Gib Coerper
Vice Mayor Gary Hardacre
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Robert Wilford

City Manager Adam Boukari
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 11, 2019

Meeting Location: James A. Lewis Commission Chambers

CITIZENS PRESENT: David McDaniel, Rev. Debra Frazier Sermons, Joe Feagle, Debbie Feagle, Ross Woodbridge. **STAFF ATTENDING:** Rob Bonetti, Adam Hall, Jesse Sandusky, Chad Scott, Donna Smith, Justin Tabor, LeAnne Williams, 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 Vice Mayor Gary Hardacre, with Mayor Gib Coerper absent.

INVOCATION

Led by Rev. Debra Frazier Sermons of Paradise Community Church.

PLEDGE TO THE FLAG

Led by Vice Mayor Hardacre.

APPROVAL OF THE AGENDA

Commissioner Robert Wilford moved to approve the agenda; seconded by Commissioner Dayna Miller.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. 2019 Economic Development Week Proclamation

Assistant Deputy City Clerk LeAnne Williams introduced the presentation.

Vice Mayor Hardacre read the proclamation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Vice Mayor Hardacre 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

A. North Central Florida Regional Planning Council - January 24, 2019 Meeting

Commissioner Wilford presented the report and answered questions.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Savannah Station Phase 2 Preliminary Plat & Final PD Plan: A request by Daniel Young, P.E. of CHW, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Savannah Station Phase II, which proposes the subdivision of a ±44.67 acre subject property into a total of 178 lots, with associated common areas and right-of-way. Portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000 (Quasi-Judicial Hearing).

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

Robert Walpole of CHW came forward to answer questions.

Vice Mayor Hardacre asked the commissioners for questions or comments.

Commissioner Wilford asked about the conditions that were noted.

Mr. Walpole provided the information.

Commissioner Brown moved to approve the Preliminary Plat and Final PD Plan for the Savannah Station Phase II PD-R, subject to the two (2) conditions as stated in Exhibit "A" and located on page 22 of the January 8, 2019 Staff Report; seconded by Commissioner Wilford.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- B. Alachua West PD-R Preliminary Plat & Final PD Plan: A request by Eric Warren, P.E., of Poulos & Bennett, LLC, agent for M3 Alachua, LLC, applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for the Alachua West PD-R, which proposes the subdivision of a ±35.82 acre subject property into a total of 126 lots, with associated common areas and right-of-way. Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, & 03042-052-006 (Quasi-Judicial Hearing).

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

David McDaniel came forward to answer questions.

Vice Mayor Hardacre asked the commissioners for questions or comments.

City Attorney Marian Rush asked if the applicant intended to comply with the conditions.

Mr. McDaniel affirmed this statement.

Commissioner Brown moved to approve the approve the Preliminary Plat and Final PD Plan for the Alachua West PD-R, subject to the three (3) conditions as stated in Exhibit "A" and located on page 21 of the January 8, 2019 Staff Report; seconded by Commissioner Miller.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- C. Upland Industrial Park Replat of Lots 2 - 5: A request by Aaron Hickman, P.S.M., of CHW, applicant and agent for Upland Properties of NCF, LLC, property owner, for consideration of the Replat of Lots 2 through 5 of Upland Industrial Park. Tax Parcel Numbers 05964-002-002, 05964-002-003, 05964-002-004, & 05964-002-005 (Quasi-Judicial Hearing).

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

Vice Mayor Hardacre asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Wilford moved based upon the competent substantial evidence presented at this hearing, the presentation before the Commission, and Staff's recommendation, the City Commission: 1. Approve the Replat of Lots 2 - 5 of Upland Industrial Park; 2. Authorize the Mayor to sign the Replat, acknowledging the Commission's approval; and, 3. Authorize the City Attorney to sign the Replat, approving its legal form; seconded by Commissioner Miller.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- D. Ordinance 19-14, First Reading; Large Scale Comprehensive Plan Amendment: A request by PJDJ, Inc., DMR 239 Estates, LLC. and Eric Fields, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±191.68 acre subject property. Consisting of Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Legislative Hearing).

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

Vice Mayor Hardacre asked the commissioners for questions or comments.

Commissioner Miller asked if there were any concerns brought forward at the community meeting.

Planner Hall provided the information.

City Attorney Rush read Ordinance 19-14 by title only.

Commissioner Miller moved to (1) Approve Ordinance 19-14 on first reading; and, (2) 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 Brown.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- E. Ordinance 19-15, First Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric J. Fields, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural(A) on a ±191.68 acre subject property. Consisting of Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 19-15 by title only.

The staff report from Ordinance 19-14 was incorporated as the staff report for Ordinance 19-15.

Vice Mayor Hardacre asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Wilford moved 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 Site-Specific Amendment to the Official Zoning Atlas from Agricultural (A)(County) to Agricultural (A) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-15 on first reading. 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 Site-Specific Amendment to the Official Zoning Atlas from Agricultural (A)(County) to Agricultural (A) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-15 on first reading; seconded by Commissioner Brown.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- F. Ordinance 19-16, First Reading; Large Scale Comprehensive Plan Amendment: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property. Consisting of Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011. (Legislative Hearing)

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

Vice Mayor Hardacre asked the commissioners for questions or comments.

Commissioner Miller asked if there were any concerns brought forward at the community meeting.

Planner Hall provided the information.

City Attorney Rush read Ordinance 19-16 by title only.

Commissioner Wilford moved to (1) Approve Ordinance 19-16 on first reading; and, (2) 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 Brown.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

G. Ordinance 19-17, First Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±354.07 acre subject property. Consisting of Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011 (Quasi-Judicial Hearing)

City Attorney Rush read Ordinance 19-17 by title only.

The staff report from Ordinance 19-16 was incorporated as the staff report for Ordinance 19-17.

Vice Mayor Hardacre asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved 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 Site-Specific Amendment to the Official Zoning Atlas from Agricultural (A)(County) to Agricultural (A) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-17 on first reading; seconded by Commissioner Brown.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

H. Ordinance 19-18, First Reading; Large Scale Comprehensive Plan Amendment: A request by John May and John Williams, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property. Consisting of Tax Parcel Numbers 04119-016-000 and 04119-016-003. (Legislative Hearing)

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

Vice Mayor Hardacre asked the commissioners for questions or comments.

Commissioner Miller asked if there were any concerns brought forward at the community meeting.

Planner Hall provided the information.

Commissioner Wilford asked if there was any conversation from the public at the neighborhood meeting regarding the wetlands.

Planner Hall stated there were no statements of concern regarding the wetlands.

City Attorney Rush read Ordinance 19-18 by title only.

Commissioner Brown moved to (1) Approve Ordinance 19-18 on first reading; and, (2) 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.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- I. Ordinance 19-19, First Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by John May and John Williams, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±11.20 acre subject property. Consisting of Parcel Numbers 04119-016-000 and 04119-016-003 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 19-19 by title only.

The staff report from Ordinance 19-18 was incorporated as the staff report for Ordinance 19-19.

Vice Mayor Hardacre asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved 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 Site-Specific Amendment to the Official Zoning Atlas from Agricultural (A)(County) to Agricultural (A) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-19 on first reading; seconded by Commissioner Brown.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- J. Ordinance 19-20, First Reading; Large Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial on a ±35.23 acre

subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Legislative Hearing).

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

Vice Mayor Hardacre asked the commissioners for questions or comments.

Commissioner Miller asked if there were any concerns brought forward at the community meeting.

Planner Hall provided the information.

City Attorney Marian Rush read Ordinance 19-20 by title only.

Commissioner Brown moved to (1) Approve Ordinance 19-20 on first reading; and, (2) 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.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

K. Ordinance 19-21, First Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by Phoenix Commercial Park, LLP, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Industrial General (IG) on a ±35.23 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 19-21 by title only.

The staff report from Ordinance 19-20 was incorporated as the staff report for Ordinance 19-21.

Vice Mayor Hardacre asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved 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 Site-Specific Amendment to the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(County) to Industrial General(IG) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-21 on first reading; seconded by Commissioner Wilford.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. RFB 2019-04 FY 2018 Florida Highway Beautification Grant Award

Purchasing Specialist Donna Smith introduced the item and made recommendations.

Vice Mayor Hardacre asked the commissioners for questions or comments.

Commissioner Miller stated she was pleased with what had been accomplished with this grant.

Commissioner Miller moved to 1) Award RFB 2019-04 to Skyfrog Landscape to provide services to the City of Alachua for the FY 2018 Florida Highway Beautification Grant Project, and 2) Authorize the City Manager to enter into a contract with Skyfrog Landscape and issue a Purchase Order in the amount of \$87,750.00 for the FY 2018 Florida Highway Beautification Grant Project; seconded by Commissioner Wilford.

Vice Mayor Hardacre opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

B. Resolution 19-04: A Resolution of the City of Alachua, Florida; Amending the Fiscal Year 2018-2019 budget to account for revenues and expenditures related to the \$4,500,000 Capital Improvement Revenue Note, Series 2019; Providing an effective date.

City Attorney Rush read Resolution 19-04 by title only.

Finance and Administrative Services Director Rob Bonetti introduced the item and made recommendations.

Vice Mayor Hardacre asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Wilford moved to adopted Resolution 19-04; seconded by Commissioner Brown.

Vice Mayor Hardacre 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

Vice Mayor Hardacre opened the floor for comments.

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 Adam Boukari informed the citizens that Monday, February 18, 2019 would be President's Day and City Hall would be closed. He stated Criswell Park and Maude Lewis Park had been updated, and invited the commissioners to see what had been accomplished. He mentioned Legacy Park hosted the Night to Shine with the Tim Tebow Foundation, which provides a prom night for kids with special needs. He announced that on February 13, 2019 the Santa Fe Springs Protection Forum would meet at the Swick House.

City Attorney Rush thanked Assistant Deputy City Clerk Williams for her diligence in performing her tasks for the meeting.

Vice Mayor Hardacre also thanked Assistant Deputy City Clerk Williams.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Wilford thanked Assistant Deputy City Clerk Williams for the candy. He thanked Rev. Sermons for the invocation. He congratulated Pastor John Brown, who had recently become the pastor of St. Paul AME Church in Windsor. He congratulated the Santa Fe boys and girls soccer teams. He stated the Optimists Club would be having a meeting on February 12, 2019 at Tony and Al's Restaurant. He mentioned Jump Rope for Heart at Irby Elementary would be February 13, 2019. He announced that a ribbon cutting at Medical and Urgent Care would take place on February 25, 2019. He complimented Vice Mayor Hardacre for his performance of the Mayor's duties during the meeting.

Commissioner Brown thanked Rev. Sermons for the invocation. She thanked Principal Planner Tabor and Planner Hall for the hard work put into the agenda items. She invited the citizens to attend the African American Read In at the Alachua Branch Library on February 24, 2019 from 2:00 P.M. to 4:00 P.M.

Commissioner Miller stated she attended a ribbon cutting for Celebrate Primary Care, which was attended by both the Alachua Chamber of Commerce and the Gainesville Chamber of Commerce. She mentioned she served lunch at Mi Ap'a Restaurant as part of the Relay for Life fundraising. She complimented City Attorney Rush for her part in the meetings. She thanked Assistant Deputy City Clerk Williams, Principal Planner Tabor and Planner Hall for a job well done. She congratulated Vice Mayor Hardacre for an efficiently run meeting.

Commission Wilford announced Tony and Al's would be hosting a Relay for Life fundraising event as well.

Commissioner Miller asked City Manager Boukari if there was an agenda for the Santa Fe Springs Protection Forum meeting available.

City Manager Boukari stated Stacy Greco with the Alachua Department of Environmental Protection would be the person to contact for this information and that he would obtain one.

Vice Mayor Hardacre thanked the commissioners for their help in conducting the meeting.

ADJOURN

Commissioner Wilford moved to adjourn; seconded by Commissioner Brown.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:

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

Adam Boukari, City Manager/Clerk

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

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

Gib Coerper, Mayor