



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Regular City Commission Meeting Minutes

January 14, 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: January 14, 2019

Meeting Location: James A. Lewis Commission Chambers

CITIZENS PRESENT: Kareem J. Spratling, Chuck Clemons, Ross Woodbridge, Lynn Coullias, Jeannette Hinsdale. STAFF ATTENDING: Rob Bonetti, Mike DaRoza, Adam Hall, Elliot Harris, Ashley McGraw, Jesse Sandusky, Chad Scott, Justin Tabor, Rodolfo Valladares, Kathy Winburn, LeAnne Williams, Cap Wilson.

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 Commissioner Robert Wilford.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Wilford moved to approve the agenda; seconded by Vice Mayor Gary Hardacre.

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Preview of 2019 State of Florida Legislative Session by Representative Charles "Chuck" Clemons
City Manager Adam Boukari introduced the presentation.

Representative Charles "Chuck" Clemons updated the citizens on the State Legislature and answered questions.

B. Fiscal Analysis Report for the Periods Ended October 31 and November 30, 2018
Finance and Administrative Services Director Rob Bonetti provided the presentation.

Mayor Coerper thanked Finance and Administrative Services Director Bonetti for his work.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Jeannette Hinsdale announced that on January 15, 2019 new classes would begin for the senior citizens at the Alachua County Senior Center, and would focus on aging well.

(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 - December 13, 2018 Meeting
Commissioner Wilford presented the report.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Ordinance 19-01, Second Reading; Large Scale Comprehensive Plan Amendment (LSCPA): A request by Alachua A One LLC, property owner, to amend the Future Land Use Map (FLUM) from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000 (Legislative Hearing).

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

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford stated that Florida Department of Transportation has expressed concerns regarding the development of U.S. 441 around I-75 and reminded staff to be mindful of this concern.

Mayor Coerper reminded the Commission that staff has looked into the future road use, and have planned accordingly.

City Manager Boukari added that any development would require permits, plats, and site plans, which would be reviewed.

City Attorney Marian Rush read Ordinance 19-01 by title only.

Vice Mayor Hardacre moved to adopt Ordinance 19-01 on second and final reading; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B. Ordinance 19-02, Second Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by Alachua A One LLC, property owner, to amend the Official Zoning Atlas of the City of Alachua from Commercial Intensive (CI), Residential Multiple Family -8 (RMF-8), and Residential Single Family- 4 (RSF-4), to Commercial Intensive (CI), Corporate Park (CP), Residential Multiple Family -15 (RMF-15) and Residential Single Family-4 (RSF-4) on a ±97.23 acre subject property. Consisting of a portion of Tax Parcel 03049-000-000) (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 19-02 by title only.

The staff report from Ordinance 19-01 was incorporated as the staff report for Ordinance 19-02.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Brown moved to adopt Ordinance 19-02 on second and final reading; seconded by Commissioner Miller.

Ms. Hinsdale asked that the Commission and staff be mindful that there is a stream to sink basin on this property.

Passed 5-0 by roll call.

- C. Ordinance 19-05, Second and Final Reading; Land Development Regulations Text Amendments - Amending Section 3.7.2 (C), relating to landscape requirements for the U.S Highway 441/ Interstate 75 Gateway Overlay District; Amending Section 6.2, relating to Tree Protection & Landscaping standards; Amending Section 6.2.1, relating to Tree protection standards; Amending Section 6.2.2, relating to Landscaping standards; Amending Section 6.2.3, relating to Screening standards; Amending Appendix 6.2.2.A, relating to the list of recommended trees/plants and nuisance trees; Amending Article 10, providing definitions for Florida Friendly Landscaping and Quality tree protection area. (Legislative)

City Attorney Rush read Ordinance 19-05 by title only.

Planner Adam Hall introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller thanked the staff for updating the Land Development Regulations.

Commissioner Wilford moved to find the proposed Text Amendments to the City's Land Development Regulations (LDRs) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's LDRs and adopts Ordinance 19-05 on second and final reading; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

City Manager Boukari stated staff would hold a meeting for the professional consultant community, that deals with these regulations to make them aware of the changes.

- D. Ordinance 19-06, First Reading; Small Scale Comprehensive Plan Amendment: A request by James and Wetona Johnson, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Moderate Density Residential on a ±0.36 acre subject property. Consisting of Tax Parcel Number 03068-000-000 (Legislative Hearing)

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

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked about the comments and questions made at the neighborhood meeting.

Planner Hall provided the information.

City Attorney Rush read Ordinance 19-06 by title only.

Commissioner Brown moved to approve Ordinance 19-06 on first reading, and schedule second and final reading for January 28, 2019; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- E. Ordinance 19-07, First Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by James and Wetona Johnson, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (County) to Residential Single Family - 3 (RSF-3) on a ± 0.36 acre subject property. Consisting of Parcel Number 03068-000-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 19-07 by title only.

The staff report from Ordinance 19-06 was incorporated as the staff report for Ordinance 19-07.

Mayor Coerper 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 Residential Single Family -3 (RSF-3) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-07 on first reading, and schedules second and final reading of Ordinance 19-07 for January 28, 2019; seconded by Vice Mayor Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- F. Ordinance 19-08, First Reading; Small Scale Comprehensive Plan Amendment: A request by Hipp Rental Properties, LLC, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Industrial on a ±5.91 acre subject property. Consisting of Tax Parcel Number 03213-000-000 (Legislative Hearing)

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

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

City Attorney Rush read Ordinance 19-08 by title only.

Vice Mayor Hardacre moved to approve Ordinance 19-08 on first reading, and, schedule second and final reading for January 28, 2019; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- G. Ordinance 19-09, First Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by Hipp Rental Properties, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(County) to Industrial General (IG) on a ± 5.91 acre subject property. Consisting of Parcel Number 03213-000-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 19-09 by title only.

The staff report from Ordinance 19-08 was incorporated as the staff report for Ordinance 19-09.

Mayor Coerper 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 Industrial General (IG) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-09 on first reading, and schedules second and final reading of Ordinance 19-09 for January 28, 2019; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- H. Ordinance 19-10, First Reading; Small Scale Comprehensive Plan Amendment: A request by North Florida Water Systems, Inc., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±1.30 acre subject property. Consisting of Tax Parcel Number 03046-004-000 (Legislative Hearing)

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

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

City Attorney Rush read Ordinance 19-10 by title only.

Vice Mayor Hardacre moved to approve Ordinance 19-10 on first reading, and schedule second and final reading for January 28, 2019; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- I. Ordinance 19-11, First Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by North Florida Water Systems, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural-Rural Business (A-RB)(County) to Agricultural (A) on a ± 1.30 acre subject property. Consisting of Parcel Number 03046-004-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 19-11 by title only.

The staff report from Ordinance 19-10 was incorporated as the staff report for Ordinance 19-11.

Mayor Coerper 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-Rural Business (A-RB)(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 19-11 on first reading, and schedules second and final reading of Ordinance 19-11 for January 28, 2019; seconded by Vice Mayor Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- J. Ordinance 19-12, First Reading; Small 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 ±1.03 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.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

City Attorney Rush read Ordinance 19-12 by title only.

Vice Mayor Hardacre moved to approve Ordinance 19-12 on first reading, and schedule second and final reading for January 28, 2019; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

Lynn Coullias spoke of her concerns regarding the history of this parcel.

City Manager Boukari stated the parcel Ms. Coullias was concerned about was actually adjacent to this property and was located in the County, not the City.

City Attorney Rush reminded the Commission that this ordinance is only to bring this land into the City's zoning from County zoning, and has nothing to do with development.

Passed 5-0 by roll call.

- K. Ordinance 19-13, 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)(County) to Light and Warehouse Industrial (ILW) on a $\pm$ 1.03 acre subject property. Consisting of a portion Parcel Number 05855-004-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 19-13 by title only.

The staff report from Ordinance 19-12 was incorporated as the staff report for Ordinance 19-13.

Mayor Coerper 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 Industrial Services and Manufacturing (MP)(Alachua County) to Light and Warehouse Industrial (ILW) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-13 on first reading, and schedules second and final reading of Ordinance 19-13 for January 28, 2019; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

Ms. Coullias reiterated her concerns.

City Manager Boukari restated this parcel was not the parcel in which Ms. Coullias referred.

Commissioner Miller asked for clarification regarding this ordinance.

City Attorney Rush provided the information.

Passed 5-0 by roll call.

Commissioner Brown thanked Principal Planner Tabor, Planner Hall, and Planning & Community Development Director Kathy Winburn for their work in preparing the items.

V. AGENDA ITEMS

- A. Request for One (1) Additional Full Time Equivalent (FTE) in the Recreation & Culture Department

Human Resources Manager Donna Myers introduced the item.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford expressed his approval of this request.

Parks & Recreation Director Elliot Harris updated the Commission on the activities of the Parks & Recreation Department.

Commissioner Miller asked if the senior programs would expand to Turkey Creek in the future.

Parks & Recreation Director Harris stated they have six courts for Pickleball for seniors.

Commissioner Brown mentioned Ms. Brown and Ms. Peterson, who volunteered at the Hathcock Center for many years, should receive a note of thanks from the Commission.

Vice Mayor Hardacre moved to approve the addition of one (1) Full Time Equivalent in the Recreation & Culture Department, bringing the departmental total to eight (8) Full Time Equivalents; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B. Resolution 19-03 Authorizing the issuance of not to exceed \$4,500,000 Capital Improvement Revenue Note, Series 2019 to finance the cost of certain capital improvements related to the City's water and wastewater infrastructure

City Manager Boukari spoke of the attributes of this item.

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

City Manager Boukari added more information.

City Attorney Rush noted how this is going through a local bank.

Bob Page thanked staff for doing things that benefit the community.

City Attorney Rush explained the Certificate as to Public Meetings and No Conflict of Interest form, which was required to be signed.

City Attorney Rush read Resolution 19-03 by title only.

Commissioner Wilford moved to adopt Resolution 19-03; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

C. Satisfaction and Settlement of Code Enforcement Lien - Tax Parcel 03390-000-000

Compliance and Risk Management Director Cap Wilson 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 the Satisfaction and Release of Code Enforcement Lien concerning Tax Parcel No.03390-000-000, direct the Mayor to execute the document and, staff to deliver the executed document to Called to Action, Inc. for recording; seconded by Vice Mayor Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

D. Turkey Creek Elevated Storage Tank Maintenance Approval

Public Services Director Rodolfo Valladares introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Brown moved to approve the proposals from Suez (Utility Service Co, Inc.) in the amount of \$129,174 to complete activities necessary for the repainting of the Turkey Creek elevated storage tank; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Robert Sharp requested help with legal issues.

City Manager Boukari, City Attorney Rush, and Chief Chad Scott addressed his issues.

(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 Boukari spoke about the Community Development Block Grant, and the progress of the projects. He stated that a letter was sent out from the County Commission regarding the proposed tobacco ordinance, which references a meeting. He advised the Commission that he would be in attendance to

represent the City's position. He announced on January 21, 2019 the City will host the Martin Luther King Jr. Day Celebration at the Cleather Hathcock, Senior Community Center at 11:00 A.M.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Miller thanked Representative Clemons for coming to the meeting.

Commissioner Wilford thanked Representative Clemons for coming to the meeting. He thanked Ms. Hinsdale, Ms. Coullias and Mr. Sharp for coming to express their concerns. He mentioned the Farmers Market was fantastic. He stated the Salvation Army raised around \$8,000.00 this Christmas season. He stated he attended a senior fashion show, which was great. He congratulated Santa Fe High School student, Carl Hall, who was invited to attend the Florida Music Education Association Conference. He thanked Principal Planner Tabor, Planner Hall, and Planning Director Winburn for their efforts which were put into the items for this meeting.

Commissioner Brown stated she attended the Christmas Eve Service at First Baptist Church. She stated she attended a Martin Luther King Jr. banquet, and was pleased to see local businesses participating.

Vice Mayor Hardacre stated he wasn't able to attend the latest Suwannee River Water Management District meeting due to illness. He announced the food distribution would take place thirty minutes earlier this week, and to adjust plans accordingly.

Mayor Coerper stated the Hitchcock's Challenge was fun. He thanked the legislators who keep an opendoor policy. He thanked the staff.

ADJOURN

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

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:



Adam Boukari, City Manager/Clerk

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Gib Coerper, Mayor