



Regular City Commission Meeting Minutes November 28, 2016

Mayor Gib Coerper
Vice Mayor Robert Wilford
Commissioner Gary Hardacre
Commissioner Ben Boukari, Jr.
Commissioner Shirley Green Brown

City Manager Traci L. Gresham
City Attorney Marian Rush

The City Commission will conduct a
Regular City Commission Meeting
At 6:30 PM
to address the item(s) below.

Meeting Date: November 28, 2016

Meeting Location: James A. Lewis Commission Chambers, City Hall

CITIZENS ATTENDING: Craig Brasier, Terri Burley, Gerry Dedenbach, Leslie Flaye, Laurie Hall, Ariana Jones, Barbara Luck, Ryan Snyder, Caeli Tolar, Ross Woodbridge STAFF PRESENT: Robert Bonetti, Adam Boukari, Adam Hall, Alan Henderson, Esperanza Smith, Justin Tabor, Rodolfo Valladares, 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 Commissioner Gary Hardacre with Mayor Gib Coerper and Vice Mayor Robert Wilford absent.

INVOCATION

Led by Commissioner Shirley Green Brown.

PLEDGE TO THE FLAG

Led by Commissioner Hardacre.

APPROVAL OF THE AGENDA

Commissioner Brown moved to approve the agenda; seconded by Commissioner Ben Boukari, Jr.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Brown moved to approve reading of proposed ordinances and resolutions by title only; seconded by Commissioner Boukari.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Long Range Transportation Plan- Presentation by CHW

This item was presented as the second Special Presentation as CHW representatives were delayed arriving.

Planning & Community Development Director Kathy Winburn introduced the item. She introduced CHW Vice President Gerry Dedenbach to provide the report.

Commissioner Hardacre asked the commissioners for questions and comments.

Commissioner Boukari thanked Mr. Dedenbach and Staff for their work on the project. He said to responsibly manage growth, traffic patterns and congestion are issues that every municipality faces, must address; while looking at the near- and long-term variables. He thanked Mr. Dedenbach for presenting the report.

Commissioner Brown said it was illuminating to see the projections out to 2036. She said she hopes for a clearer picture when funding is discussed, but she said she felt this provided her with significant information to realize the scope.

Commissioner Hardacre said that he agreed that this was the type of information the City needs in its tools to make plans for the future.

Mr. Dedenbach said CHW would be glad to come back and provide individual presentations for Mayor Coerper and Vice Mayor Wilford to bring them up to speed with the information. He said the report was a team effort, citing CHW Director of Planning Craig Brashier and Engineering Project Manager Brian Snyder as present, as well as the staff of the Gainesville and Jacksonville offices.

City Attorney Marian Rush said Mayor Coerper and Vice Mayor Wilford could review the presentation individually, but that if it was anything with the both of them together, it would have to be advertised and conducted as a public meeting in the Sunshine.

B. Fiscal Analysis Report for the Periods Ended August 31 and September 30, 2016

Commissioner Hardacre announced the absence of Mayor Gib Coerper and Vice Mayor Robert Wilford due to illness. He said he will chair the meeting and a quorum was present.

Finance & Administrative Services Director Robert Bonetti introduced the item and provided the staff report.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Robert Sharp apologized to the City for the Code violations resulting from the scrap in his yard accumulating from his efforts to make a living and run his business. He said he is in the process of trying to find some place else to store the materials.

(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

Commissioner Hardacre accepted the report submitted by Vice Mayor Wilford from the October 27, 2016 meeting of the NCFRPC.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Ordinance 17-01, First Reading: Large Scale Comprehensive Plan Amendment: A request by Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tara Village, Inc., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Moderate Density Residential on a ± 21.64 acre property. Consisting of Tax Parcel Numbers 03974-004-000 and 03974-005-000 (Legislative Hearing).

City Attorney Marian Rush advised that Ordinance Items A, B, and C will be combined in the presentation and reports. She said that one of the Items was quasi-judicial, so all participants should be sworn.

Deputy City Clerk Alan Henderson administered the oath for testimony.

Principal Planner Justin Tabor introduced the items and provided the Staff report.

Commissioner Hardacre asked for any comments from the applicant.

Deputy City Clerk Henderson administered the oath to CHW Director of Planning Craig Brashier.

Mr. Brashier added some details on the purpose and scope of the changes. He provided some information on the protections built into the project through the procedures already in place with the City's own Land Use Regulations as well as State requirements built into the process. He also responded to the other concerns of traffic, transportation, and open-spaces that were addressed in the final submission.

Commissioner Hardacre asked the commissioners for questions or comments.

Commissioner Boukari asked about the changes from the original Planned Development (PD). Principal Planner Tabor responded with information about the City's Comprehensive Plan, density, and Land Use Designation.

Commissioner Boukari moved that 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 to approve Ordinance 17-01 on first reading, and to authorize City Staff to transmit the proposed Large Scale Comprehensive Plan Amendment (LSCPA) to the Florida Department of Economic Opportunity (DEO) under the Expedited State Review Process; seconded by Commissioner Brown.

Commissioner Hardacre opened the floor for comments.

Deputy City Clerk Henderson administered the oath to neighboring property owner Ron Anderson.

Mr. Anderson spoke against the motion citing road conditions, traffic, century-old oak trees along the road to be paved, current water pressure, property values, and the changes that have already been made in the area already affecting the character of their neighborhoods. He also added comments about a perceived lack of police patrols in the area.

Deputy City Clerk Henderson administered the oath to Terri Burley.

Ms. Burley said she has a major concern with the traffic as there have already been fatal accidents on the road. She said she likes the paved road, but not if it means cutting down the trees. She said because of the speeding, she would like to see the speed limit reduced or at least speed bumps installed to slow people down.

Deputy City Clerk Henderson administered the oath to Ariana Jones.

Ms. Jones said her concern was also the road. She said she has young children, and her concern is that as people are already speeding down the road, she is afraid of how that will escalate if the road is paved. She said she would like to see speed bumps. She also said she thinks that more people will use the route to Gainesville with the paving project.

Deputy City Clerk Henderson administered the oath to Leslie Flaye.

Mr. Flaye said his property is actually in the County, but he said a lot of the traffic from 157th Street comes by his house. He said people will use the route to get into Gainesville, and he does not understand why large developments are put on dirt roads where two vehicles cannot pass each other. He said the speed is also a consideration for him as it's already dangerous to exit the driveway with visibility and speeding drivers.

Principal Planner Tabor confirmed for the commissioners that these homes would be on City water and waste water.

City Manager Traci Gresham asked Assistant City Manager Boukari to respond to some of the comments concerning the citizens.

Assistant City Manager Boukari spoke about roads, road maintenance, road improvements, and road projects as well as the engineering and surveying process of roadway improvement project development. He said the Staff takes a very comprehensive approach developing projects and pointed out that paving the road is the best solution to most of the problems cited by the citizens. He also said that when the road project was actually ready to move forward, it would come before the Commission for citizen input. He also said he is available for any questions moving forward.

Commissioner Hardacre said that Alachua Police Chief Chad Scott was present, and that he had heard the comments on the speeding problems. He also said that the City's experience with surfacing the dirt

roads was that it improved traffic conditions and provided longer life to the vehicles using them.

Commissioner Boukari pointed out that citizens could always call City Hall and speak to Staff with their concerns as well as bringing them before the City Commission at the meetings.

Passed 3-0 on roll call vote.

Commissioner Boukari moved that 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 to approve Ordinance 17-02 on first reading; and to authorize City Staff to transmit the proposed Large Scale Comprehensive Plan (LSCPA) to the Florida Department of Economic Opportunity (DEO) under the Expedited State Review Process; seconded by Commissioner Brown.

City Attorney Rush provided the first reading of Ordinance 17-01 by title only.

City Attorney Rush provided the first reading of Ordinance 17-02 by title only.

Commissioner Hardacre, Commissioner Boukari, and City Attorney Rush engaged in discussion and confirmed that the previous Citizen Comments were inclusive of all three motions to be entertained involving the previously approved Ordinances 17-01 and 17-02 as well as the yet to be entertained motion to approve Ordinance 17-03.

Passed 3-0 on roll call vote.

City Attorney Rush provided the first reading of Ordinance 17-03 by title only.

Commissioner Boukari moved that 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 Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations, and approves Ordinance 17-03 on first reading; seconded by Commissioner Brown.

Passed 3-0 on roll call vote.

- B. Ordinance 17-02, First Reading: Large Scale Comprehensive Plan Amendment (Text): A request by Causseaux, Hewett & Walpole, Inc., for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the text of the City of Alachua Comprehensive Plan that would limit the density on Tax Parcel Numbers 03974-004-000 and 03974-005-000 to .93 units per acre (Legislative Hearing).

See Minutes recorded under Public Hearings and Ordinances, Item A.

- C. Ordinance 17-03, First Reading: Site-Specific Amendment to the Official Zoning Atlas: Tara Village, Inc., to amend the Official Zoning Atlas from Agriculture (A) to Planned Development – Residential (PD-R) on ±21.6 acres, consisting of Tax Parcel Numbers 03974-004-000 and 03974-005-000 (Quasi-Judicial Hearing).

See Minutes recorded under Public Hearings and Ordinances, Item A.

- D. Ordinance 17-05, First Reading: Amending and Restating in Total Article VI. Community

Redevelopment Agency of the Code of Ordinances; Appointing the City Commission of the City of Alachua to Constitute the Community Redevelopment Agency; and Incorporating the Boundaries as Set Forth in the Amended Community Redevelopment Plan

City Attorney Rush provided the first reading of Ordinance 17-05 by title only.

Planning and Community Development Director Kathy Winburn introduced the item and provided the staff report.

Commissioner Hardacre asked the commissioners for questions or comments.

Commissioner Brown moved to approve Ordinance 17-05 upon first reading, and schedule second and final reading for December 12, 2017; seconded by Commissioner Boukari.

Commissioner Hardacre opened the floor for comments.

There were no comments.

Passed 3-0 on roll call vote.

- E. Ordinance 17-06; First Reading: Amending Sec. 30-34 Relating to Residential Solid Waste Service Charges

City Attorney Rush provided the first reading of Ordinance 17-06 by title only.

Public Services Director Rodolfo Valladares introduced the item and provided the staff report.

Commissioner Hardacre asked the commissioners for questions or comments.

Commissioner Boukari moved to approve Ordinance 17-06 on first reading, and schedule second and final reading on December 12, 2016; seconded by Commissioner Brown.

Commissioner Hardacre opened the floor for comments.

There were no comments.

Passed 3-0 on roll call vote.

V. AGENDA ITEMS

- A. Resolution 17-03: Foundation Park Phase 2 Off-Site Tree Mitigation Request

City Attorney Rush provided the reading of Resolution 17-03 by title only.

Principal Planner Justin Tabor introduced the item and provided the staff report.

Commissioner Hardacre asked the commissioners for questions or comments.

The Commission and Principal Planner Tabor discussed funding and replacement procedures.

Commissioner Brown moved to adopt Resolution 17-03; seconded by Commissioner Boukari.

Commissioner Hardacre opened the floor for comments.

There were no comments.

Passed 3-0 on roll call vote.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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 Gresham said the Public Services Department has been tracking the customer concerns expressed at the last City Commission meeting regarding the new Waste Pro containers. She said that the City received about 60 calls from customers with 40 in just the first few days. She said the concerns are being addressed.

She reminded everyone that Friday, December 2, will be the City's tree lighting and Santa's arrival. She said that the following Saturday, December 10, will be the City's annual Christmas parade. She complimented Commissioner Hardacre on his chairing of the meeting.

City Attorney Rush said she also thought the Commissioner Hardacre did an excellent job as Chair.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Brown thanked Commissioner Hardacre for his service. She thanked those citizens who came to the meeting. She said she appreciated their concerns, and encouraged them to talk to City Staff as well as the Police Department to help them address and find a resolution for their issues.

She offered commendations for Staff for the comprehensive reports presented for the meeting tonight.

Commissioner Boukari thanked the citizens for coming. He said he was sure Chief Scott was already thinking about how to address their concerns about the speeding and police presence.

ADJOURN

Commissioner Boukari moved to adjourn; seconded by Commissioner Brown.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Traci L. Gresham, City Manager/Clerk

Gib Coerper, Mayor