



Regular City Commission Meeting Minutes January 28, 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 28, 2019

Meeting Location: James A. Lewis Commission Chambers

CITIZENS PRESENT: Rev. Jerry Carris. STAFF ATTENDING: Rob Bonetti, Mike DaRoza, Adam Hall, Elliot Harris, Carlos Hunt, Charles Lee, Jesse Sandusky, Chad Scott, Jacky Simmons, Kathy Winburn, LeAnne Williams, Cap Wilson, Brandon Young.

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 Rev. Jerry Carris.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Robert 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. Bhaktivedanta Academy Artwork Certificate Presentation

Assistant Deputy City Clerk LeAnne Williams introduced the presentation.

Mayor Coerper and Susan Reed presented the students with certificates.

B. Preview of 2019 State of Florida Legislative Session by Senator Keith Perry

City Manager Adam Boukari introduced the presentation.

Senator Keith Perry updated the citizens on the State Legislature and answered questions.

C. Recognition of Contributors to 2018 Shop with a Cop

Chief Chad Scott provided the presentation.

Plaques were presented to the sponsors.

D. 2019 Election Proclamation

Assistant Deputy City Clerk Williams introduced the presentation.

Mayor Coerper read the Proclamation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Jeannette Hinsdale invited the Community to the Gainesville Senior Center for upcoming classes. She mentioned concerns over the coastal connection being considered by the State.

Sandra Varnell made suggestions for the parks that might inspire learning.

(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. Florida Regional Councils Association Policy Board - January 13, 2019 Meeting

Commissioner Wilford presented the report.

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 19-06, Second 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 Adam 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 Marian Rush read Ordinance 19-06 by title only.

Commissioner Wilford moved based upon the presentation before the Commission, the recommendation from the Planning and Zoning Board, and Staff's recommendation, adopt Ordinance 19-06 on second and final reading; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

B. Ordinance 19-07, Second 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.

Vice Mayor Hardacre 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 adopts Ordinance 19-07 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.

- C. Ordinance 19-08, Second 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.

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

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Hardacre moved based upon the presentation before the Commission, the recommendation from the Planning and Zoning Board, and Staff's recommendation, adopt Ordinance 19-08 on second and final reading; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

Having been sworn in, Ms. Hinsdale asked for clarification regarding the proposed zoning.

Planner Hall provided information.

Passed 5-0 by roll call.

- D. Ordinance 19-09, Second 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.

Vice Mayor Hardacre 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 adopts Ordinance 19-09 on second and final reading; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- E. Ordinance 19-10, Second 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.

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

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Brown moved based upon the presentation before the Commission, the recommendation from the Planning and Zoning Board, and Staff's recommendation, adopt Ordinance 19-10 on second and final reading; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- F. Ordinance 19-11, Second 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 adopts Ordinance 19-11 on second and final reading; seconded by Vice Mayor Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- G. Ordinance 19-12, Second 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

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

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Hardacre moved based upon the presentation before the Commission, the recommendation from the Planning and Zoning Board, and Staff's recommendation, adopt Ordinance 19-12 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.

- H. Ordinance 19-13, Second 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 ± 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 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 adopts Ordinance 19-13 on second and final reading; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. First Amendment to Alachua Self Storage Developer Agreement

Compliance and Risk Management Director Cap Wilson introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked about the effective date.

Compliance and Risk Management Director Wilson provided the information.

Vice Mayor Hardacre moved to approve the First Amendment to the Developer Agreement between the City of Alachua and Alachua Self Storage, Inc. (dated May 21, 2007) and authorize and direct the Mayor to execute the presented and considered document of the same title; seconded by Commissioner Brown.

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.

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 Boukari thanked Ms. Hinsdale for her comments. He thanked Ms. Varnell for her suggestions. He stated the Martin Luther King, Jr. Day Celebration was excellent. He said he would be going through the

legislative appropriation process, looking for opportunities for the City. He informed the Commission that the County passed the Tobacco Ordinance with the opt-out provision, and that the County would be contracting with a firm for enforcement. He stated he and City Attorney Rush would be looking into the impact on the City.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Miller thanked City Manager Boukari for attending the county meeting and representing the City. She stated she attended Third Thursday on Main, which coincides with the Farmers Market, and spoke of the variety available to the citizens by local farms. She stated she attended the Martin Luther King, Jr. Celebration and how it represented his message well. She said she attended the Alachua County League of Cities, which was informative. She stated she attended a fundraiser for University of Florida P.A.L.S., which provided services for suicide prevention and children who are bullied.

Commissioner Brown thanked the Citizens for the comments. She stated the Martin Luther King, Jr. Day Celebration was awesome. She mentioned that the minutes needed a correction.

Commissioner Wilford moved to waive the rules of procedure; seconded by Commissioner Brown.

Passed by unanimous consent.

Commissioner Brown moved the to approve the correction to the January 14, 2019 minutes regarding Ordinance 19-06; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comment.

There were no comments.

Passed by unanimous consent.

City Manager Boukari thanked Commissioner Brown for catching the error.

Commissioner Wilford thanked the Clerk's Office for getting the minutes out in a timely fashion. He congratulated Mr. Jeffery Brimlet for his nomination as Teacher of the Year. He stated he attended the ribbon cutting for Better Beginnings of Alachua. He stated he enjoyed the Martin Luther King, Jr. Day Celebration. He stated he attended the Florida League of Cities training.

Mayor Coerper stated he attended the G.R.I.T. Foundation fundraiser. He stated he would be sitting on the San Falasco Public Park Review Board, which would meet on January 29, 2019 from 5 P.M. to 7 P.M.

ADJOURN

Commissioner Wilford moved to adjourn; seconded by Commissioner Miller.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. December 10, 2018 City Commission Meeting Minutes

B. January 14, 2019 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Adam Boukari, City Manager/Clerk

Gib Coerper, Mayor