



## **Regular City Commission Meeting Minutes June 24, 2019**

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

**City Manager Adam Boukari**  
City Attorney Marian Rush

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The City Commission will conduct a  
**Regular City Commission Meeting**  
**At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** June 24, 2019

**Meeting Location:** James A. Lewis Commission Chambers

**CITIZENS PRESENT:** Jay Brown. **STAFF ATTENDING:** Rob Bonetti, Adam Hall, Elliot Harris, Tara Malone, Jesse Sandusky, Chad Scott, Justin Tabor, Rodolfo Valladares, Alan Henderson, 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 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 Commissioner 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 Wilford moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Hardacre.**

**Passed by unanimous consent.**

Commissioner Wilford introduced his granddaughters who were visiting from Tennessee.

### **I. SPECIAL PRESENTATIONS**

#### **A. Fiscal Analysis Report for FY 2018-2019 through May 31, 2019**

Finance and Administrative Services Director Rob Bonetti provided the presentation.

Mayor Coerper opened the floor for comments.

There were no comments.

#### **B. Fats, Oils, and Grease Control Presentation**

Public Services Director Rodolfo Valladares provided the presentation.

Mayor Coerper asked how the grease was captured.

Public Services Director Valladares provided the information.

Mayor Coerper opened the floor for comments.

Commissioner Wilford asked if the City hires outside help with projects like this one.

Public Services Director Valladares stated we do.

Vice Mayor Dayna Miller asked why this effort was being made at this time.

Public Services Director Valladares provided the information.

Commissioner Shirley Green Brown thanked Public Services Director Valladares for bringing this to the attention of the citizens.

City Manager Adam Boukari stated this presentation shows why it has always been taught that grease shouldn't go down the drain.

## **II. 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 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**

## **IV. PUBLIC HEARINGS AND ORDINANCES**

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

- A. Ordinance 19-27, Second Reading: Small Scale Comprehensive Plan Amendment - A request by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural / Agriculture (Alachua County) to Moderate Density Residential (City of Alachua) on a ±0.95 acre subject property. Consisting of Parcel Numbers 03130-007-001, 03130-008-000, 03130-009-000, and a portion of 03130-004-000 (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 19-27 by title only.**

**Commissioner Hardacre moved based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small Scale Comprehensive Plan Amendment for the Bentley Timber, LLC property to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance 19-27 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 19-28, Second Reading: Site-Specific Amendment to the Official Zoning Atlas - A request by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, applicant and agent for Bentley Timber, LLC., property owner, to amend the Official Zoning Atlas from Planned Unit Development ("PUD") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±50.5 acre subject property. Consisting of Parcel Numbers 03135-000-000, 03130-004-000, 03130-008-000, 03130-009-000, and 03130-007-001 (Quasi-Judicial Hearing).

Planner Hall requested the staff report from Ordinance 19-27 be incorporated as the staff report for Ordinance 19-28.

**City Attorney Rush read Ordinance 19-28 by title only.**

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Commissioner Hardacre moved based upon the competent substantial evidence presented at the hearing, the presentation before the Commission, and Staff's recommendation, the City Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas for the Tolosa PD-R to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and: (1) Adopts Ordinance 19-28 on second and final reading; (2) Approves the Planned Development Agreement for the Tolosa PD-R Project and authorizes the Mayor the sign the Agreement; and, (3) Authorizes Staff to record the Planned Development Agreement for the Tolosa PD-R Project in the Public Records of Alachua County; seconded by Commissioner Brown.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

- C. Ordinance 19-29, Second Reading: Site-Specific Amendment to the Official Zoning Atlas - A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Hodor & Southwell, Hodor Farms, LLC, Howard Hodor Trustee, and H&S Holdings, Inc., to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Agricultural ("A") on a ±199 acre subject property. Consisting of Parcel Numbers 04043-000-000, 04044-000-000, 04049-000-000, 04049-004-000, 04049-004-001, 04049-004-002, 04049-007-000, and 04051-000-000 (Quasi-Judicial Hearing).

**City Attorney Rush read Ordinance 19-29 by title only.**

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.

There were no questions or comments.

**Commissioner 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 for Hodor Farms to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and adopts Ordinance 19-29 on second and final reading; seconded by Vice Mayor Miller.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

- D. Ordinance 19-30, Second Reading: Site-Specific Amendment to the Official Zoning Atlas - A request by Clay Sweger, AICP, LEED-AP, of eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC, property owner, to amend the Official Zoning Atlas from Commercial Intensive ("CI"), Light and Warehouse Industrial ("ILW") and Industrial Services and Manufacturing ("MP") (Alachua County) to Corporate Park ("CP") on the subject property on a ±82.40 acre subject property. Consisting of Parcel Numbers 05962-002-000, 05855-005-000, and a portion of 05855-004-000 (Quasi-Judicial Hearing).

**City Attorney Rush read Ordinance 19-30 by title only.**

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.

**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 for San Felasco Tech City to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and adopts Ordinance 19-30 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.**

- E. Ordinance 19-31, First Reading: Land Development Regulations (LDR) Text Amendment - A request by the City of Alachua to amend, modify, or create the following Sections of the City of Alachua Land Development Regulations (LDRs): 2.4.4; 2.4.7; 2.4.10(B)(3)(i); 3.1.1; 3.5.2(F); 4.1.1; Section 4.3.4(G)(11); 5.1.3; 5.1.3; 5.2.3(B); and 10.2; and amending Tables 3.1.1; 4.1-1; and 5.1-3 (Legislative Hearing).

**City Attorney Rush read Ordinance 19-31 by title only.**

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

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Miller complimented the Planning Staff.

**Commissioner Brown moved based upon the presentation to this Commission and Staff's recommendation, this Commission finds the proposed LDR Text Amendments to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-31 on first reading and schedules second and final reading for July 22, 2019; seconded by Vice Mayor Miller.**

Mayor Coerper opened the floor for comments.

Gloria Jones-Andrews asked for specifics regarding a microbrewery.

Principal Planner Tabor provided the information.

**Passed 5-0 by roll call.**

## **V. AGENDA ITEMS**

A. School Resource Officer Program Contract for 2019-2020 School Year

Administrative Services Manager Tara Malone introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford, Commissioner Brown and Mayor Coerper thanked the Police Department for protecting the students.

**Vice Mayor Miller moved to authorize the Mayor, City Manager and City Attorney to execute the agreement between the School Board of Alachua County (SBAC) and City of Alachua for provision of the School Resource Officer Program, and submit three signed originals to SBAC for approval; seconded by Commissioner Brown.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

Vice Mayor Miller commented on the role the officers play in the lives of the students.

City Manager Boukari spoke of the work the Police Department was doing in the schools and emphasized the Explorer program.

## **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 announced:

1. The Strategic Planning Retreat would take place on June 25, 2019, at the Swick House.
2. The City will host the Largest Small Town Fire Works Display in America on on July 4, 2019.
3. July would have only one commission meeting on July 22, 2019, per the Commission meeting calendar.

City Attorney Rush wished everyone a happy and safe Independence Day.

## **VIII. COMMISSION COMMENTS/DISCUSSION**

Commissioner Brown thanked Ms. Andrews for the comments. She congratulated Bonnie Bean, who would be the new Assistant Principal at Santa Fe High School.

Commissioner Hardacre stated he attended the Parks and Play event at Criswell Park. He thanked Parks and Recreation Director Elliot Harris and staff and Chief Chad Scott and his staff for managing the event. He announced future Parks and Play dates on June 28, 2019, from 4-9 PM at Welch Park, July 12, 2019, from 4-9 PM at Maude Lewis Park, and on July 19, 2019, from 4-9 PM at Skinner Field.

Commissioner Wilford stated he was elected to sit on the CDS Family and Behavior Health Services Board of Directors. He stated he attended the K-9 for Warriors Volunteer Appreciation event. He said he attended the Milton Lewis Young Marines Flag Day event, and mentioned they are looking for young people from the City of Alachua.

Vice Mayor Miller stated she attended the Flag Day Ceremony at Ironwood Golf Course. She stated she attended the Alachua Chamber Sports Fest.

## **ADJOURN**

**Commissioner Wilford moved to adjourn; seconded by Commissioner Hardacre.**

**Passed by unanimous consent.**

## **CONSENT AGENDA**

### **CONSENT AGENDA ITEMS**

- A. Alachua West Water and Wastewater Infrastructure Improvement Project Request for Engineering Services for Water and Wastewater Extensions
- B. Alachua West Wastewater Infrastructure Improvement Project Change Order Request for Lift Station #3 Upgrades
- C. June 10, 2019 Joint City Commission and Board of Canvassers Meeting Minutes
- D. June 10, 2019 Budget Workshop Meeting Minutes
- E. June 10, 2019 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

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Adam Boukari, City Manager/Clerk

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Gib Coerper, Mayor