



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Regular City Commission Meeting
Minutes
February 12, 2024**

Mayor Gib Coerper
Vice Mayor Dayna Miller
Commissioner Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Edward Potts

City Manager Mike DaRoza
City Attorney Marlan Rush

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

Meeting Date: February 12, 2024

Meeting Location: James A. Lewis City Commission Chambers

STAFF ATTENDING: Diane Amendola, Robert Bonetti, Kyler Burk, Heather Carter, Carson Crockett, Tara Malone, Jesse Sandusky, Donna Smith, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Cap Wilson, Kathy Winburn, David Wisener. **CITIZENS PRESENT:** Alicia Bolen, Freddie Wehbe, Haseeb Qadri, Ralph Williams.

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

Gib Coerper, Mayor

INVOCATION

Pastor Ralph Williams, Newberry Church of the Nazarene

PLEDGE TO THE FLAG

Gib Coerper, Mayor

Shirley Green Brown, Commissioner - Absent.

APPROVAL OF THE AGENDA

Vice Mayor Dayne Miller moved to approve the amended agenda; seconded by Commissioner Jennifer Blalock.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Edward Potts moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Miller.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. A.L. Mebane Middle School Student Performing Arts Appreciation

Presentation provided.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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. Parks & Recreation Advisory Board Appointment

Vice Mayor Miller moved to appoint Laurie Hall to the Parks & Recreation Advisory Board, for a three-year term expiring February 21, 2027; seconded by Commissioner Blalock.

Passed 4-0 by roll call

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 24-05, First Reading: An Ordinance of the City of Alachua, Florida, Relating to the Site Specific Amendment to the Official Zoning Atlas of the City of Alachua; Amending the Official Zoning Atlas of a ± 8.36-Acre Property from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8); Generally Located South of US Highway 441, Between Interstate 75 and NW 247th Drive, Along NW 151st Boulevard; Tax Parcel Numbers 03869-007-000, 3869-009-000 (Portion Of), and 03869-010-000; Repealing All Ordinances In Conflict; Providing Severability; and Providing an Effective Date. (Quasi-Judicial

Hearing)

Vice Mayor Miller moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and the Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by eda consultants, inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance Number 24-05 on first reading and (2) schedules second and final reading of Ordinance Number 24-05 for February 26, 2024; seconded by Commissioner Blalock.

Passed 4-0 by roll call.

- B. Ordinance 24-04, First Reading: An Ordinance of the City of Alachua, Florida, Relating to the Small Scale Comprehensive Plan Amendment of the City of Alachua Comprehensive Plan Future Land Use Map; Amending the Future Land Use Map Classification of a \pm 8.36-Acre Property from Community Commercial and Commercial to Medium Density Residential; Generally Located South of US Highway 441, Between Interstate 75 and NW 247th Drive, Along NW 151st Boulevard; Tax Parcel Numbers 03869-007-000, 03869-009-000 (Portion Of), and 03869-010-000; Repealing All Ordinances In Conflict; Providing Severability; and Providing an Effective Date. (Legislative Hearing)

Commissioner Blalock moved that, based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small-Scale Comprehensive Plan Amendment submitted by eda consultants, inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance Number 24-04 on first reading and (2) schedules second and final reading of Ordinance Number 24-04 for February 26, 2024; seconded by Commissioner Potts.

Passed 4-0 by roll call.

- C. Ordinance 24-06, First Reading: An Ordinance of the City of Alachua, Florida, relating to the amendment of the City's Land Development Regulations ("LDRs"); Amending Subpart B of the City of Alachua Code of Ordinances, Land Development Regulations; Amending Article 4, Section 4.3.4(J), relating to use-specific standards for vehicle sales and services; providing a repealing clause; providing severability; and providing an effective date.

Commissioner Blalock moved that, based upon the competent substantial evidence presented at this hearing, the presentation before the Commission, and Staff's recommendation, this Commission finds the proposed text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and (1) approve Ordinance 24-06 upon first reading, and (2) schedule a second and final reading for February 26, 2024; seconded by Commissioner Potts.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. Second Amendment to Solar Power Purchase Agreement

Commissioner Potts moved to approve the Second Amendment to the Solar Power Purchase Agreement Contract between the Alachua Solar Energy I, LLC and the City of Alachua, and authorize and direct the City Manager to execute the contract and any other necessary documents; seconded by Vice Mayor Miller.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Freddie Wehbe

(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

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Blalock moved to adjourn; seconded by Commissioner Potts.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. Owner Direct Purchases - Alachua Water Quality & Resiliency Improvement Project
- B. January 22, 2024, City Commission Meeting Minutes
- C. January 22, 2024, Joint City of Alachua - School Board of Alachua County Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Mike DaRoza, City Manager/Clerk



Gib Coerper, Mayor