



City of  
ALACHUA

**THE GOOD LIFE COMMUNITY**

**Regular City Commission Meeting  
Minutes  
February 26, 2024**

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**Mayor Gib Coerper**

**Vice Mayor Dayna Miller**

Commissioner Jennifer Blalock

Commissioner Shirley Green Brown

Commissioner Edward Potts

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**City Manager Mike DaRoza**

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:** February 26, 2024

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

CITIZENS PRESENT: Jevonne Cason, Adelynn Music, Lillynne Cason, Lara Thomas, Carlee Thomas, Megan Baucom, Rose Magarino, Richard Bridges, Veruce McNichols, Maynard Stamper, Janice McCauley, Christina Samuel, Hannah Runacres, Evan Combs, Roger Crews, Tom Hubbard, Phyllis Strickland. STAFF ATTENDING: Diane Amendola, Robert Bonetti, Kyler Burk, Carson Crockett, Stephanie McDonald, Jason Moses, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn, David Wisener.

**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 Debra Sermons, Paradise Community Outreach Ministry

## **PLEDGE TO THE FLAG**

Gib Coerper, Mayor

## **APPROVAL OF THE AGENDA**

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

Passed by unanimous consent.

## **APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY**

Vice Mayor Miller moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Blalock.

Passed by unanimous consent.

## **I. SPECIAL PRESENTATIONS**

A. Irby Elementary School Student Artist Appreciation

Presentation provided.

B. The Special Olympics Event Proposal

Presentation provided.

C. Fiscal Analysis Report for FY 2023-2024 through January 31, 2024

Presentation provided.

## **II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA**

Jesse Sandusky

Mitch Glaeser

(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. Kirkland Farms Phase I Final Plat: A request by Claudia Vega, P.E., of eda consultants, inc., applicant and agent, for Garden Street Communities Southeast, LLC, property owner, for consideration of the Final Plat for Kirkland Farms Phase I, which proposes to subdivide a ±36.58 acre subject property into a total of 70 lots with associated common areas and road right-of-way; Consisting of Tax Parcel Numbers 03924-000-000, 03917-200-002, and a portion of 03865-000-000 (Quasi-Judicial Hearing).

**Vice Mayor Miller moved to defer to a certain March 11, 2024; seconded by Commissioner Blalock.**

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

- B. Ordinance 24-06, Second 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 adopts Ordinance 24-06 upon second reading; seconded by Vice Mayor Miller.**

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

- C. Ordinance 24-04, Second 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 Potts 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 approves Ordinance Number 24-04 on second reading; seconded by Commissioner Blalock.**

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

- D. Ordinance 24-05, Second 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  $\pm$  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 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 approves Ordinance Number 24-05 upon second reading; seconded by Commissioner Blalock.

Passed 5-0 by roll call.

- E. McGinley Industrial Acres Minor Subdivision Final Plat: A request by Stephanie Sutton on behalf of GC Affordable Homes, LLC (property owner) for a Final Plat for the McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands on a  $\pm$  16.10-acre property into three lots; Tax Parcels 05893-000-000, 05893-001-000 (Quasi-Judicial Hearing)

Commissioner Blalock 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 Minor Subdivision to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Final Plat for GC Affordable Homes, LLC.; seconded by Vice Mayor Miller.

Passed 5-0 by roll call.

**V. AGENDA ITEMS**

**VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA**

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**

**VIII. COMMISSION COMMENTS/DISCUSSION**

**ADJOURN**

Commissioner Blalock moved to adjourn; seconded by Commissioner Shirley Green Brown.

Passed by unanimous consent.

<b>CONSENT AGENDA</b>
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**CONSENT AGENDA ITEMS**

ATTEST:

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA



Mike DaRoza, City Manager/Clerk



Gib Coerper, Mayor