



Special City Commission Meeting Minutes

Monday, July 08, 2013

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

City Manager Traci Cain
City Attorney Marian Rush

The City Commission held a Special City Commission Meeting on July 8, 2013 at 6:00 p.m. in the James A. Lewis Commission Chambers, City Hall, 15100 NW 142nd Terrace, Alachua, Florida.

Elected Officials: Mayor Gib Coerper, Vice Mayor Shirley Green Brown, Commissioner Wilford, Commissioner Boukari, Jr., and Commissioner Hardacre.

Staff Present: City Manager Traci Cain, Assistant City Manager Adam Boukari, Planning and Community Development Director Kathy Winburn, Assistant Deputy City Clerk Charmagne Manning, Principal Planner Justin Tabor, City Planner Brandon Stubbs, Planning Assistant Matt Hirsch, Compliance and Risk Management Director Cap Wilson and Building Assistant Joye Emerson.

Citizens Present: Mary Jones, Bill Jones, Jerry Beecher, Bill Cason, John Freeman, Kelly Freeman, Anette Cocee, Lynn Coullias, Dee Watson, Chad Mitchell, Lynda Coon, Susan Poole, Carol Thomas, Gary Thomas, Michael and Bethany.

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.

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CALL TO ORDER

Led by Mayor Coerper

INVOCATION

Led by Vice Mayor Brown

PLEDGE TO THE FLAG

Led by Mayor Coerper

APPROVAL OF THE AGENDA

Commissioner Wilford moved to approve the Agenda; seconded by Commissioner Hardacre.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Hardacre moved to read proposed Ordinances and Resolutions by title only; seconded by Vice Mayor Brown.

Passed by unanimous consent.

I. PUBLIC HEARINGS AND ORDINANCES

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

- A. Resolution 13-21; Partial Plat Vacation of the Town of Hague: A request by Causseaux, Hewett, & Walpole, Inc., agent for John C. Freeland & Kelly S. Freeland (Tax Parcels 05900-001-000 & 05900-001-001) and John C. Freeland & Ann Lynn Freeland Tanner (Tax Parcel 05895-001-000), owners, for a partial vacation of the Town of Hague as recorded in Deed Book "P", Page 424 and 425 of the Public Records of Alachua County, Florida.

City Attorney Marian Rush read Resolution 13-21 by title only.

City Planner Brandon Stubbs presented the staff report to the Commission and provided detailed answers for each of the questions brought forward during the prior public hearing of this item on the Regular City Commission Meeting held on June 24, 2013.

Mayor Coerper invited the applicant to the podium.

Agent for Applicant Gerry Dedenbach of Causseaux, Hewett & Walpole, Inc. provided a detailed PowerPoint presentation to the Commission.

Commissioner Boukari stated the Commission finds the application to be consistent with the City of Alachua's Comprehensive Plan and moved to approve Resolution 13-21; seconded by Commissioner Hardacre.

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Mayor Coerper opened the floor for citizen comments.

Lynn Coullias commented on the street vacation regarding parcels 05900-001-000, 05900-001-001 and 05895-001-000. Ms. Coullias provided documents to Assistant City Clerk Charmagne Manning however the documents were not entered into record for consideration as the deadline for inclusion and staff review was July 1, 2013.

Tamara Robbins commented on the June 11, 2013 Planning and Zoning Board Meeting and stated the proposed action as heard tonight is directly related to the action taken at the Planning and Zoning Board Meeting. Ms. Robbins stated she is here to discuss the procedures for such actions.

Area Resident and Developer Adam Bolton spoke in favor of the motion on the floor and spoke to the character of the Freeland's.

Dee Watson of Hague Community Cemetery Association stated she was opposed to the vacation of the streets.

Jerry Beecher also stated he was opposed to the vacation and concerned about the increased traffic associated with the building of a Dollar General.

Cemetery Plot Owner Susan Eddy Poole stated it was wrong and is displeased with the actions of the Planning and Zoning Board.

Peter Nicoloff commented on the intersection near the proposed Dollar General site. Mr. Nicoloff stated he feels the action will turn a residential area into a commercial area and feels there was not enough public notice provided.

Christine Nicoloff stated she opposed to the vacation of the roads if a Dollar General will be constructed on the parcels.

Area Resident Bill Cason stated he supported the vacation of right of way and feels the proposed Dollar General will have a positive impact for his family. Mr. Cason stated there is a lot of positive

City Manager Cain reminded all the motion of floor pertains to only the vacation of right of way not the proposed Dollar General.

Carol Thomas stated she was appalled and expressed her concerns about possible parking issues associated with the building of a Dollar General.

Jeanette Hinsdale commented on the Vision Statement included in the City of Alachua's Comprehensive Plan. Ms. Hinsdale requested all walk the land before casting their votes.

Stan Richardson stated he doesn't believe citizen concerns brought forward will make a difference because the Commission already have their mind made up. Mr. Richardson began to speak directly to the audience about their attendance of City Commission Meeting.

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Mayor Coerper asked Mr. Richardson to speak to the Commission and not the audience. Mr. Richardson left the podium.

Mayor Coerper called for final citizen comments.

No more citizens came forward.

Commissioner Boukari commented on the history of the parcels and stated he visited the property on Sunday. Commissioner Boukari stated if anyone would like to sit down and talk with him he can assist with understanding of the process and would be happy to talk with anyone.

Commissioner Wilford stated he reviewed the Planning and Zoning Board Meeting, the associated Florida Statute, emails received, county records and other supporting documents. Commissioner Wilford stated he also walked the cemetery and viewed the historic graves and beauty. Commissioner Wilford stated the applicant has met all the requirements and his vote will be based on the criteria he reviewed.

Passed 4-1 on roll call vote.

ADJOURN

Commissioner Boukari moved to adjourn; seconded by Vice Mayor Brown.

Passed by unanimous consent.

Meeting adjourned at 6:46 p.m.

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Traci L. Cain, City Manager/Clerk

Gib Coerper, Mayor