



Alachua County Board of County Commissioners Minutes

February 25, 2025, 11:30 AM

Present: Commissioner Mary Alford, Chair Charles S. Chestnut, IV, Vice Chair Ken Cornell, Commissioner Anna Prizzia, Commissioner Marihelen Wheeler

A. Invocation

Reverend Arthur Lee, Holy Trinity Episcopal Church provided the Invocation.

B. Pledge of Allegiance

C. Call to Order

Chair Chestnut called the meeting to order at 11:30am.

D. Approval of Regular and Consent Agenda

Commissioner Cornell moved adoption of the Regular and Consent Agenda as printed.

2nd Commissioner Wheeler

The motion carried 5-0.

To approve the Regular and Consent Agenda.

E. Announcements

Communications Director, Mark Sexton, presented the following announcements:

- Technical Difficulties with the computer's today so all presentations will be held on the Doc Cam.

- 2025 Citizens Academy registration is now open until March 16th. This will be a free 8-week program that will include not only all of the county departments, but also our constitutionals, the sheriff, the property appraiser, the supervisor of

elections, the tax collector, and the clerk of the court, the judicial system and the school district. Classes run on consecutive Thursdays beginning April 3rd.

F. Approval of Recognitions

Commissioner Alford moved approval all Proclamations on the agenda.

2nd Commissioner Wheeler

The motion carried 5-0.

1. Presentation of a proclamation recognizing February 24, 2025 through March 2, 2025 as “Hazardous Materials Awareness Week” in Alachua County, Florida - 25-00149

Commissioner Alford presented the above proclamation recognizing February 24 through March 2 as "Hazardous Materials Awareness Week" in Alachua County, Florida.

The Chris Gilbert and the Hazardous Materials staff accepted the award and presented remarks.

Read and present proclamation

2. Presentation of a proclamation recognizing March 9th through March 15th as AmeriCorps Week in Alachua County, Florida - 25-00152

Commissioner Prizzia presented the proclamation recognizing March 9 - March 15 as AmeriCorps Week in Alachua County, Florida.

Program staff and a few of the foster grandparents gladly accepted the proclamation and presented comments.

Read and present the proclamation

3. Presentation of a proclamation recognizing March 1st 2025 as Library Support Day in Alachua County, Florida - 25-00153

Commissioner Cornell presented the above proclamation recognizing March 1st, 2025, as Library support day in Alachua County, FL.

The proclamation was accepted by UF students who presented comments.

Read and present the proclamation

G. Board and Committee Items

1. Equity Advisory Board Annual Presentation - 25-00143

Reverend Ron Rawls, Chair of the Equity Advisory Board presented the above item.

Commissioner Prizzia presented comments.

Public Comments

Khali Blount presented comments.

Hear presentation

2. Regional Transit System Advisory Board- County Appointment - 25-00130

Jessica Schuts presented the above item regarding appointment of applicants to the Board.

Deputy Clerk Miller called on each commissioner for their vote to appoint one applicant to a term beginning 02/25/2025 and ending 09/30/2026.

unanimously all commissioners voted for Adriel Geano.

Commissioner Cornell moved applicant Adriel Geano to a term beginning 02/25/2025 and ending 09/30/2026.

2nd Commissioner Alford

The motion carried 5-0.

1. Appoint Christy Haven to Position #1 and appoint Dennis Underwood to Position #2 (Terms Ending 9/2025 and 9/2026, respectively).

2. Select and appoint a candidate to Position #3 (Term Ending: 9/2026).

H. Public Comment

Commissioner Cornell recognized Jim Konish, Khali Blount, Patricia Lee (handout given), Larry Bornicelli, and Tim Weiser (handout given), Marcus Reese, and Kathleen Rupper who presented comments.

Chair Chestnut exits meeting at 12:00pm

I. Action Items

1. Raises for Sworn Law Enforcement, Certified Detention Officers and Certified Detention Deputies - 25-00121

Deputy Sherriff Chad Scott of ASO gave a brief opening to the Board regarding the above item. Scott Bonifide president of the north central florida police benevolent association (PBA), Major John Sawbrush, and Chief financial officer Patty Justice gave a presentation regarding the above item.

Current Vacancies

- Law Enforcement

- 38 current vacant positions

- Department of the Jail

- 68 current vacant positions

Proposed Step Pay Plan Increase of 3.8%

- Current starting salary for Detention Officers, Detention Deputies, and Deputy Sheriffs is \$53,000
- A 3.8% increase to the step plan would bring the starting salary to \$55,014

The ACSO can fund this increase from within for the remainder of this fiscal year

Request for the BOCC to commit to funding the increase in FY 25/26 with a further goal of increasing starting pay for sworn/certified to \$57,500 on October 1st, 2025

Commissioner Wheeler, Commissioner Alford, Commissioner Prizzia, Commissioner Cornell, and Assistant County Manager Tommy Crosby presented comments.

Commissioner Alford moved the following:

- Direct staff to work with ASO to see what the County can offer for FY25/26 budget
- Work with ASO to come up with a 5-year salary plan
- Support the sheriff with using his funds to proceed with the 3.8% raise effective February 1st, 2025, with the understanding that this may include the FY25/26 raises.

2nd Commissioner Prizzia

The motion carried 4-0 with Chair Chestnut not present.

We respectfully ask the Commission to hear the presentation on our proposal to implement a 3.8% raise for Sworn Law Enforcement Officers, Certified Detention Officers, and Certified Detention Deputies, bringing the starting salary to \$55,014. At the conclusion of our presentation, we ask that the Commission support our proposal to fund these raises from within our existing budget during the current fiscal year. Additionally, we are asking the Commission to commit to allocating additional funds in the budget for the upcoming fiscal year to not only sustain the above but increase our base salary for these positions to \$57,500.

2. Request to advertise and staff presentation for staff-initiated amendments to the Unified Land Development Code (ULDC). - 25-00134

Angeline Jacobs, Planner for Growth Management Department presented the above item.

Staff propose that the Family Homestead Subdivisions and Rural Ag Subdivisions with less than 9 lots allow access to either paved or unpaved public roads if the applicant can meet all the other requirements of the ULDC.

Considerations:

407.75 Family Homestead Subdivision.

....Such subdivisions may be located on a paved or an conditions an unpaved road in the rural/agriculture area upon the following conditions:

(c) A private easement road internal to the subdivision may be utilized ~~where such internal subdivision road provides a direct connection to a public road~~ with sufficient right-of-way to meet County standards and subject to the following:

407.76 Subdivisions with no more than nine lots in the agricultural area.

(d) Two direct access connections to public roadways, including internal roads and individual or shared driveways, in accordance with Subsection (c) may be allowed subject to the standards of Article XIII of this Chapter and individual or
~~shared driveways that provide direct access from any lots to a public roadway may be allowed~~ subject to the following:

Considerations:

407.75 Family Homestead Subdivisions

(c)(2) b. Minimum 20 ~~18~~-foot horizontal and 14-foot vertical clearance. The DRC may reduce the horizontal clearance to 16 feet where it can be shown by the applicant that the reduction is warranted by unique site features or characteristics.

407.141 Minimum design and construction standards for streets and drainage systems.

(7) ~~For p~~Private internal easement roads, either paved or unpaved, in rural residential subdivisions with no more than nine (9) lots, ~~the road~~ shall have a traveled width of eighteen (18) a minimum LBR of thirty-five (35), two-foot stabilized shoulders and a minimum depth of six (6) inches for the stabilized area. The internal road must have a minimum 20 foot horizontal and 14-foot vertical clearance. The DRC may reduce the horizontal clearance to 16 feet where it can be shown by the applicant that the reduction is warranted by unique site features or characteristics. Private internal roads shall be in an easement or common area not less than forty (40) feet in width. Drainage for private internal roads shall be designed to meet the requirements of this ULDC.

Carports:

Residents have inquired about permitting of a carport on an existing driveway, but Sec. 407.02 prohibits placement of accessory building in the front yard. Staff propose allowing carports, with limited standards, in front yards.

Staff recommend that the BoCC approve the request to advertise for the staff-initiated amendments to the ULDC for a public hearing for adoption.

Commissioner Prizzia, Commissioner Alford, Commissioner Wheeler, Commissioner Prizzia, Commissioner Cornell, and Angeline Jacobs presented comments.

Commissioner Alford exits meeting at 1:05pm

Commissioner Alford returned to the meeting at 1:08pm

Commissioner Prizzia moved staff request to advertise for staff-initiated amendments to ULDC and ask staff to come back with recommendations for a more nuanced set of changes for carports on small lots.

2nd Commissioner Alford

The motion carried 4-0 with Chair Chestnut absent

Hear staff presentation and approve the request to advertise the staff-initiated amendments to the ULDC for a public hearing.

J. Presentations

1. Alachua County Comprehensive Plan Evaluation and Update Process Overview - 25-00132

Ben Chumley, Principal Planner Alachua County Growth Management Department presented the above item to the Board.

State Requirements for Comprehensive Plan Evaluation & Update

At least once every 7 years, each local government shall evaluate its comprehensive plan to determine if amendments are necessary to reflect a minimum planning period of 10 years and to reflect changes in state statutory requirements since the last update of the plan, and notify the state as to its determination.

Local governments must also evaluate and, as necessary, update the Plan to reflect changes in local conditions.

Alachua County must submit its determination to the State in writing by April 1, 2025.

If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state statutes, the amendments must be transmitted for state agency review within 1 year.

General Process Alachua County Comprehensive Plan Update:

Part 1 – Determination whether any updates are necessary to reflect changes in statutory requirements

– Technical review by staff (currently near completion)

– Determination letter to be submitted to State by April 1, 2025

Part 2 – Proposed amendments to Plan as needed to reflect changes in statutes and to address local issues.

– Broad-based community input process in 2025-2026 to identify local issues and prepare proposed amendments to the Plan

Commissioner Alford, Commissioner Prizzia and Commissioner Cornell presented comments.

Public Comment

Khali Blount presented comments.

Hear presentation and provide direction to staff, if any, on the Comprehensive Plan Evaluation and Update process.

K. Public Hearings

1. FY25 Budget Amendment to Reallocate Funds, 25-00127

Maureen Rischitelli, Budget Manager presented the above item.

Commissioner Wheeler moved approval to adopt resolution and approve the budget amendment.

2nd Commissioner Alford

The motion carried 4-0 with Chair Chestnut absent.

Conduct a Public Hearing to Adopt Resolution and Approve Budget Amendment

2. County Attorney Comment

There were no comments presented at this time.

3. County Manager Comment

There were no comments presented at this time

1. Commission Comment

Vape Trucks

Commissioner Wheeler stated that she has received emails from concerned citizens regarding vape trucks that are operating in Alachua County. They are concerned about the health effects on children and are asking the County to enact some regulations of these trucks.

George Johnson Property Purchase

Commissioner Wheeler stated that she has had conversations with George Johnson regarding the County purchasing property from him for conservation lands. He expressed concerns about the timeline for the process and wanted to expedite the process if possible.

Commissioner Prizzia stated that she has looked into the matter and that it is important for the sellers to read the contracts and that if they have a need for an expedited process that it be negotiated and written in the agreement.

County Manager Lieberman stated that Alachua County Trust (ACT) does have the ability to expedite purchases for critical pieces of

property at times, but expectations need to be expressed early in the process.

Animal Resources Advisory Board

Commissioner Prizzia stated that she does want the Board to be thinking about overall animal welfare policies and how they can be improved. However, where the new facility will be located and makes sense for collaborations is not necessarily a policy decision. It is an infrastructure and budgetary issue which she feels is beyond the scope of the Board. She would welcome their input on features of the building for animal welfare matters.

Agenda Organization

Commissioner Prizzia stated that she would like to have the same functionality for Advisory Board as Board items where citizens can get notices of certain topics so they can participate.

County Manager Lieberman stated that there have been some issues with that function and the staff is working on the matter. The program did not seem to separate items of interested but instead notified you of all matters. The IT Department is working on the matter. The Advisory Boards are using escribe and the new coordinator is working on standardizing the advisory boards so that there is consistency for the ease of the public.

Alachua Children's Trust Joint Meeting

Vice Chair Cornell stated that the four topics for the Joint Meeting with the are a gun violence update, literacy update, resource centers, and Community Foundation.

Commissioner Prizzia stated that she would like for the resource directory to be able to be discussed under the resource center discussion. She has also been working to try and get a picture of how federal budget cuts might impact services.

Vote District Maps

Commissioner Alford stated that she would like an update on the amendments to voter maps since elections are not too far away.

County Attorney Torres stated that the single member district matter is still being addressed by the Courts. There is an automatic stay on the court ruling since governments get an automatic stay. Legal Briefs and Arguments will be made shortly, and a court decision will decide the matter.

Vice Chair Cornell stated that he believes the Board is speaking to a different matter. The Board is looking for the split districts to be addressed and that districts be redrawn to comply with population requirements. Staff has standing direction from the Board to work with the Supervisor of Elections on this matter and the Board would like an update on the status by email.

County Manager Lieberman stated that she will get an update to the Board.

World Masters Tournament

Commissioner Wheeler stated that the World Masters will be in town shortly. They are looking for volunteers to assist with the event.

5:00 P.M.

Opioid Task Force

Commissioner Prizzia has volunteered to serve on the Opioid Task Force with Mayor Marlowe with the City of Newberry.

Commissioner Wheeler moved to appointment Commissioner Prizzia to the Opioid Task Force. **The motion carried 5-0.**

2nd Commissioner Prizzia

L. Items Pulled From Consent

M. NOTE: This meeting will reconvene at 5:01 PM

The meeting Recessed at: 2:17pm

The meeting Reconvened at: 5:01pm

N. Public Hearings

1. First of two public hearings for a Unified Land Development Code (ULDC) amendment related to small-scale alcoholic beverage production facilities - 25-00128

Mehdi B presented the above item.

Revisions to Code

- New use proposed to be added to the Food & Beverage code (Sec. 404.69.2)
- Permitted in BW, ML, MS, MP districts and as an accessory use in the A district
- Bars and restaurants would also be allowed to produce alcoholic beverages for on-site consumption
- Tap/tasting rooms and sale of related merchandise allowed

SSABPF defined

- A small-scale alcoholic beverage production facility is a facility that produces no more than:
 - 15,000 barrels (465,000 U.S. gallons) of beer and/or cider
 - 100,000 U.S. gallons of wine and/or mead per year (winery/meadery)
 - 15,000 U.S. gallons of spirits per year (distillery)
- Tasting or tap rooms and retail sales of merchandise related to the alcoholic beverage may also be allowed.

Proposed revised code

Sec. 404.69.2 Small-scale alcoholic beverage production facility
A small-scale alcoholic beverage production facility is allowed as a permitted use within the BW, ML, MS and MP districts and as an accessory use in the A district, with an active agricultural operation for agritourism purposes and utilizing agricultural products grown and processed on site.

Chapter 410 definitions:

Small-scale alcoholic beverage production facility: A facility that produces no more than 15,000 barrels (465,000 U.S. gallons) of beer and/or cider per year (microbrewery/cidery), 100,000 U.S. gallons of wine and/or mead per year (winery/meadery), or 15,000 U.S. gallons of spirits per year (distillery). Tasting or

tap rooms and retail sales of merchandise related to the alcoholic beverage may also be allowed.

Restaurant: Any structure where food is prepared or served for consumption on or off the premises or within an enclosed business or building. Alcoholic beverages may also be produced for consumption on the premises.

Cocktail lounge, bar, tavern, or nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises in which the service of food is merely incidental defined as the establishment deriving no more than fifty (50) percent of its gross revenue from the sale of food consumed on the premises. Alcoholic beverages may also be produced for consumption on the premises.

Dancing and musical entertainment may be permitted. The term nightclub may also include facilities in which dancing and musical entertainment are permitted whether or not alcoholic beverages are served.

Staff recommendation:

Staff recommends that the Board of County Commissioners authorize the second (adoption) hearing of this ULDC amendment to be heard at the 3/11/25 BoCC meeting.

Commissioner Wheeler presented comments.

Commissioner Alford moved staff recommendations to authorize the second (adoption) hearing of this ULDC amendment to be heard at the 3/11/25 BoCC meeting.

2nd Commissioner Cornell

The motion carried 5-0.

Public Comment

Chair Chestnut recognized Kevin Heirs, Shawnn Cowles, and Kelly Potter who presented comments.

Staff recommends that the Board of County Commissioners hold the first public hearing and authorize staff to bring back the proposed ULDC Amendment ordinance for a second public hearing (adoption) on March 11, 2025.

O. Quasi-Judicial Public Hearings

1. Preliminary Development Plan for South Pointe PD – Phase 2, Unit 2 C (quasi-judicial) - 25-00144

Assistant County Attorney Dave Forziano read the rules and procedures for the public hearing

Commissioner Cornell moved to grant party status request for one additional citizen Mr. Bornacelli.

2nd Commissioner Alford

The motion carried 5-0.

Deputy Clerk Miller inquired of each Commissioner if there were any Ex-parte Communications to disclose.

There were no communications disclosed.

Deputy Clerk Miller issued the oath to all those who wished to participate.

Staff, Stuart Collins, and Clay Swagger with EDA Consultants all gave a brief presentation to the Board on the above item.

South Pointe PD – Phase II, Unit IIC:

- Description: Preliminary Development Plan for 105 units
- Location: 1700 block of NW 118th Drive and along the 11900 through 12100 blocks north of NW 17th Avenue
- Acreage: Approximately 32.1 acres
- Future Land Use: Low Density Residential(1-4 du/acre)
- Zoning: Planned Development (ZOM-06-19)

Consistency Analysis:

Preliminary Development Plan is consistent with the Alachua County:

- Comprehensive Plan
- Unified Land Development Code
- Approved Zoning Master Plan

Staff Recommendation:

Staff recommends approval of the Preliminary Development Plan for South Pointe PD Phase II, Unit IIC.

Commissioner Cornell, Senior Planner Jessica Hong, Commissioner Cornell, Clay Swagger, Mr. Reyes and Commissioner Alford all presented comments.

Chair Chestnut recognized the citizens who were granted party status Paul Moore, Larry Bornacelli, and Shannon Story who briefly presented comments to the Board.

Commissioner Cornell, Mr. Reyes, Commissioner Wheeler, and Chair Chestnut presented comments.

Commissioner Cornell moved the following:

1. Approve the proposed Preliminary Development Plan and Resolution DR-25-06 based on a finding of consistency with the Alachua County Comprehensive Plan, the Alachua County Unified Land Development Code, and Resolution Z-06-19/Zoning Master Plan ZOM-06-19.
2. Direct staff to work with DOT to address the safety concerns on the stretch between 122nd and 98th then bring back any recommendations they may come up with.

2nd Commissioner Prizzia

The motion carried 5-0.

Approve the proposed Preliminary Development Plan and Resolution DR-25-06 based on a finding of consistency with the Alachua County Comprehensive Plan, the Alachua County Unified Land Development Code, and Resolution Z-06-19/Zoning Master Plan ZOM-06-19.

P. Closing Comments

1. Public Comment

There were no comments presented.

Q. Adjournment

There being no further business before the Board, the meeting was adjourned at 6:23 p.m.

To adjourn the meeting.

R. Consent Items

1. Clerk of the Court

1. Request approval of the attached BOCC minutes - 25-00172

Approve publication of final BOCC minutes

2. Code Administration Office

1. Approval Interlocal Agreement for Code Enforcement for the Town of LaCrosse, 25-00168

Approve the Interlocal Agreement outlining process and costs for code enforcement services for the Town of LaCrosse.

3. County Manager's Office

1. Parking Agreement with State Attorney's Office - 25-00138

Approve agreement as presented and authorize the Chair and Clerk to sign.

4. Environmental Protection

1. Alachua County Energy Efficiency Program Full Program Contract - 25-00118

Approve the signing of the contract amendment

2. Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List - 25-00137

Approve the addition of the following property on the Active Acquisition List.

1. East Newnans Lake – Putz (Full Price List)

5. Fire Rescue

1. First Amendment to the Agreement between Alachua County and Lexipol - 25-00124

Approve the First Amendment to the agreement between Alachua County and Lexipol, LLC to extend the term for three (3) years through December 31, 2027

2. State of Florida Assistance for Drone Replacement Program - 25-00126

Adopt the Resolution Amending the FY25 Adopted Budget, approve the Budget Amendment (2025-00001174), and authorize an Interfund Loan not to exceed \$75,000.00

6. Procurement

1. Award and Agreement with HGS LLC d/b/a RES Environmental Operating Company, LLC (14486) for an Unsolicited Proposal Response (RFP) 25-500-LC Public Private Partnership for Newnans Lake Watershed Restoration for Environmental Protection. - 25-00159

Approve the Award and authorize the Chair to execute Agreement with HGS LLC d/b/a RES Environmental Operating Company, LLC (14486), not to exceed (NTE) \$1,100,000.00, for RFP 25-500-LC Public Private Partnership for Newnans Lake Watershed Restoration for Environmental Protection.

2. Agreement with True North Consulting Group, LLC d/b/a TNCG (14581) for Request for Proposal (RFP) 24-509 Alachua County ITS Penetration (PEN) Test for Information & Telcom Services. - 25-00167

Approve and authorize the Chair to execute Agreement with True North Consulting Group, LLC d/b/a TNCG (14581) in the amount not to exceed (NTE) \$66,970.00, for RFP 24-509 Alachua County ITS Penetration (PEN) Test, for Information & Telcom Services.

3. Agreement with Safe Air Corporation (14531) for Request for Proposal (RFP) 25-514-LC Purchase and Installation of Vehicle Exhaust System for Fire Rescue Stations. - 25-00156

Approve and authorize the Chair to execute the Agreement with Safe Air Corporation (14531), in the amount of \$589,710.00 for RFP 25-514-LC Purchase and Installation of Vehicle Exhaust System for Fire Rescue Stations.

7. Public Works

1. Two Public Access Easements across a Portion of Tax Parcel Number 06233-014-005 and 06233-000-000 for access to a pedestrian path and NW 97th Boulevard Extension. - 25-00117

That the Board adopt the resolution authorizing the acceptance of the two public access easements and execute the easements.

8. Solid Waste & Resource Recovery

1. Thirteenth Amendment to Agreement #9675 between Alachua County and GFL Solid Waste Southeast, LLC for Solid Waste, Recyclable Materials, and Yard Trash Collection. - 25-00142

Approve the Thirteenth Amendment to Agreement #9675 between Alachua County and GFL Solid Waste Southeast, LLC for Solid Waste, Recyclable Materials, and Yard Trash Collection

9. Tourism & Economic Development

1. Tourist Development Council Member Removal, 25-00184

Remove Tourist Development Council member Ray Logan, for cause

S. Notation for Record

1. Historical Commission Advisory Committee Minutes of November 4, 2024 - 25-00148

No action necessary. For informational purposes only.

T. Notice of Upcoming Meetings