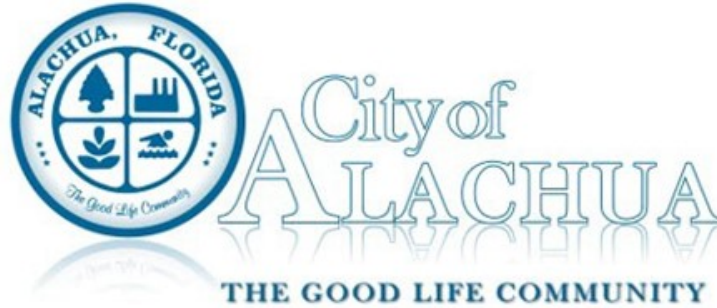




Chair Sandy Burgess  
Vice Chair  
Member Virginia Johns  
Member Williams "Bill" Menadier  
Member Susan Sloan  
Member Keith Vermillion  
School Board Member Tina Certain

**City Manager Mike DaRoza**  
City Attorney Marian Rush

The Planning and Zoning Board will conduct a  
**Regular Planning and Zoning Board Meeting**  
**At 6:00 PM**

to address the item(s) below.

**Meeting Date:** October 8, 2024

**Meeting Location:** James A. Lewis City Commission Chambers  
15100 NW 142 Terrace  
Alachua, FL 32615

### **Planning and Zoning Board 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**

#### **INVOCATION**

#### **PLEDGE TO THE FLAG**

#### **APPROVAL OF THE AGENDA**

#### **I. OLD BUSINESS**

#### **II. NEW BUSINESS**

**A) APPROVE MEETING MINUTES SEPTEMBER 10, 2024**

**B) SELECTION OF VICE CHAIR**

**C) PLANNED DEVELOPMENT AMENDMENT - TOLOSA PD-R: A REQUEST BY  
JBROWN PROFESSIONAL GROUP, INC., AGENT, ON BEHALF OF 3RD  
GENERATION DEVELOPER, LLC AND BENTLEY TIMBER LLC, PROPERTY**

OWNERS, FOR AN AMENDMENT TO THE TOLOSA PLANNED DEVELOPMENT-RESIDENTIAL (PD-R), WHICH PROPOSES TO INCREASE THE ALLOWED DENSITY IN AREA "B" FROM 40 UNITS TO 60 UNITS AND DECREASE THE ALLOWED NON-RESIDENTIAL INTENSITY IN AREA "B" FROM 20,000 SQ-FT TO 0 SQ-FT ON A ± 50.5-ACRE SUBJECT PROPERTY (TAX PARCEL(S): 03130-004-000; 03130-007-001; 03130-008-000; 03130-009-000; 03135-000-000; 03135-001-000). FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT-RESIDENTIAL (PD-R) (QUASI-JUDICIAL).

### **III. BOARD COMMENTS/DISCUSSION**

### **IV. CITIZENS COMMENTS**

### **ADJOURN**