



Chair Sandy Burgess
Vice Chair Virginia Johns
Member Danielle J. Judd
Member William "Bill" Menadier
Member Susan Sloan
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: April 15, 2025

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- MARCH 11, 2025

B) PSP24-0014 - TOMOKA HILLS GOLF COURSE SITE PLAN - A REQUEST BY CHW, LLC, ON BEHALF OF TOMOKA HILLS FARMS, INC. FOR THE TOMOKA HILLS GOLF COURSE SITE PLAN APPLICATION, WHICH PROPOSES AN 18-HOLE PRIVATE GOLF COURSE, ASSOCIATED MAINTENANCE FACILITIES, AND ASSOCIATED SITE IMPROVEMENTS ON A ± 197.03-ACRE SUBJECT PROPERTY LOCATED AT 156012 NW 167TH BOULEVARD. TAX PARCELS

03873-000-000; 03873-001-001. FLU: AGRICULTURE; ZONING: AGRICULTURAL (A); OVERLAY DISTRICT: GATEWAY OVERLAY DISTRICT; (QUASI-JUDICIAL HEARING)

- C)** ADMIN - MIXED-USE STAFF-INITIATED TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS - A REQUEST BY THE CITY OF ALACHUA, APPLICANT, FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS: AMENDING ARTICLE 2, ADMINISTRATION, RELATING TO THE POWERS AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING ARTICLE 3, ZONE DISTRICTS, RELATING TO THE PERMITTED DENSITY AND INTENSITY AND PURPOSES OF THE BUSINESS DISTRICTS; AMENDING ARTICLE 4, USE REGULATIONS, RELATING TO USE SPECIFIC STANDARDS AND THE CREATION OF MIXED-USE SPECIFIC STANDARDS; AMENDING ARTICLE 5, DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS, RELATING TO THE PERMITTED DENSITY AND INTENSITY OF THE BUSINESS DISTRICTS AND ESTABLISHING DIMENSIONAL STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 6, DEVELOPMENT STANDARDS, RELATING TO OFF-STREET PARKING AND LOADING STANDARDS AND TREE PROTECTION AND LANDSCAPING STANDARDS FOR MIXED-USE DEVELOPMENT; AND AMENDING ARTICLE 10, DEFINITIONS, RELATING TO THE DEFINITIONS OF "DEVELOPMENT AREA" AND "MIXED-USE"; (LEGISLATIVE HEARING).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN