



Regular Planning and Zoning Board Meeting Minutes  
March 11, 2025 at 6:00 PM

**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

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**

Sandy Burgess – Chair 6:00 p.m.

Susan Sloan - Member - Absent

### **INVOCATION**

Led by Chair Burgess

### **PLEDGE TO THE FLAG**

Led by Chair Burgess

## **APPROVAL OF THE AGENDA**

**Member William Menadier moved to approve the agenda; seconded by Vice Chair Virginia Johns.**

**Motion passed by 4-0 vote.**

### **I. OLD BUSINESS**

### **II. NEW BUSINESS**

#### **A) APPROVE MEETING MINUTES- FEBRUARY 11, 2025**

**Vice Chair Johns moved to approve the minutes from the February 11, 2025 meeting; seconded by Member Menadier.**

**Motion passed by unanimous consent.**

- B) PSSC24-0001 - WESTSIDE COMMONS SMALL SCALE COMPREHENSIVE PLAN AMENDMENT - A REQUEST BY ALAKAI ACQUISITIONS LLC, APPLICANT AND AGENT FOR BROWNING FAMILY REVOCABLE TRUST AND SANTA FE HILLS CHURCH OF CHRIST, INC., PROPERTY OWNERS, FOR CONSIDERATION OF AN AMENDMENT TO THE CITY OF ALACHUA FUTURE LAND USE MAP (FLUM). THE PROPOSED AMENDMENT WOULD CHANGE THE FUTURE LAND USE DESIGNATION OF A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURE AND AGRICULTURE (COUNTY) TO COMMERCIAL. THE SUBJECT PROPERTY IS LOCATED AT 16313 NW US HIGHWAY 441; ALACHUA COUNTY TAX PARCELS 03044-001-002 AND 03044-002-000. EXISTING FLU: AGRICULTURE AND AGRICULTURE (COUNTY); PROPOSED FLU: COMMERCIAL; EXISTING ZONING: AGRICULTURAL (A) AND ADMINISTRATIVE AND PROFESSIONAL (AP)(COUNTY); (LEGISLATIVE HEARING).**

Carson Crockett, Planner, presented the staff report.

Chair Burgess wanted clarification of the information in his staff report regarding any traffic deficiencies that may occur at a future time.

Mr. Crockett confirmed that it is for information only for both city staff and any developer that may submit plans in the future. A preliminary development order does not impact anything requested at this meeting.

Attorney Marian Rush confirmed that this information is for future use, but everyone needs to be mindful of it.

Chris Blurton, Interplan, LLC, stated he is present for any questions. He confirmed that they will be submitting a full traffic study with plans once they are finalized. He stated that they are trying to harmonize this property with the surrounding properties pertinent to zoning and future land use.

Vice Chair Johns moved that based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Small-Scale Comprehensive Plan Amendment for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Danielle Judd.

Citizens comments:

Soorya Lindberg questioned the total acreage listed on the request because it does not match the county tax map totals. She also inquired about the buffer between the existing homes and the acreage listed.

Mr. Crockett confirmed that the applicant would not be able to do anything off of their property. The small section she is referring to is not in the application.

Mr. Blurton confirmed that they did obtain a survey and that is the information being utilized.

Chair Burgess also reiterated that the property appraiser's data is approximate, and it is up to the property owner to verify.

Brian Bisher commented that the Future Land Use map on line is not the most current. He believes that this rezoning would only add to the traffic problem.

Member Judd wanted verification that the sliver of land in question is not being used to get to the 5+/- acres listed on the application.

Mr. Crockett and Mr. Blurton confirmed that the land in question is not included in the property survey.

Member Judd also questioned the concurrency report that was released. She asked about the removal of ghost strips from the report, so numbers would be more accurate.

Mr. Crockett confirmed that staff does review and update the report annually. He also stated that the report Member Judd is referring to is the quarterly to monthly report. The annual report comes out in April.

Motion passed by 4-0 roll call vote.

Member Sloan is not present.

- C) PR24-0005 - WESTSIDE COMMONS SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - A REQUEST BY ALAKAI ACQUISITIONS LLC, APPLICANT AND AGENT FOR BROWNING FAMILY REVOCABLE TRUST AND SANTA FE HILLS CHURCH OF CHRIST, INC., PROPERTY OWNERS, FOR CONSIDERATION OF A SITE-SPECIFIC

AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONING DISTRICT OF A ± 5.07-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) AND ADMINISTRATIVE PROFESSIONAL (AP)(COUNTY) TO COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS LOCATED AT 16313 NW US HIGHWAY 441; ALACHUA COUNTY TAX PARCELS 03044-001-002 AND 03044-002-000. EXISTING FLU: AGRICULTURE AND AGRICULTURE (COUNTY); PROPOSED FLU: COMMERCIAL; EXISTING ZONING: AGRICULTURAL (A) AND ADMINISTRATIVE AND PROFESSIONAL (AP)(COUNTY); PROPOSED ZONING: COMMUNITY COMMERCIAL (CC); (QUASI-JUDICIAL HEARING).

Chair Burgess stated that this item is quasi-judicial. All who intend to speak need to be sworn in.

City Attorney Marian Rush explained the meaning of quasi-judicial and voir-dired the board.

Carson Crockett, Planner, presented his staff report.

Vice Chair Johns commended Mr. Crockett for his outstanding presentation.

Chris Blurton, Interplan, LLC, reiterated that he is present for any questions. He also explained that the zoning request is intentional to provide a step-down between the residential section and the intensity of the commercial section along the 441 corridor.

**Member Judd moved that based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a site-specific amendment to the Official Zoning Atlas for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc., to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits the application to the City Commission with a recommendation to approve; seconded by Vice Chair Johns.**

**Motion passed by 4-0 roll call vote.**

Member Sloan is not present.

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

Chair Burgess inquired about next month.

Rodolfo Valladares, Assistant City Manager, City of Alachua verified that there will be items for the meeting in April and confirmed that it will occur on the third Tuesday of the month instead of the second Tuesday for the month of April.

**IV. CITIZENS COMMENTS**

**ADJOURN**

Vice Chair Johns moved to adjourn; seconded by Member Menadier.  
Motion passed by unanimous consent.

Chair Burgess adjourned the meeting. 6:52 pm.

**ATTEST:**

**CITY COMMISSION OF THE CITY OF  
ALACHUA, FLORIDA:**

  
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Presiding Officer

  
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Staff Liaison