



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: May 13, 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 APRIL 15TH, 2025

B) REVIEW OF THE 2025 ANNUAL CONCURRENCY STATUS REPORT

C) PLSC24-0002 - TOMOKA HILLS LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT - A REQUEST BY CHW, LLC, APPLICANT AND AGENT FOR TOMOKA HILLS FARMS, INC. AND TOWER HILL INSURANCE GROUP, LLC, THE PROPERTY OWNERS, FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO AMEND THE FUTURE LAND USE CATEGORY FROM

AGRICULTURE (± 258.56-ACRES), MODERATE DENSITY RESIDENTIAL (± 13.78-ACRES), MEDIUM DENSITY RESIDENTIAL (± 9.7-ACRES), COMMUNITY COMMERCIAL (± 45.29-ACRES), AND COMMERCIAL (± 18.25-ACRES) TO LOW DENSITY RESIDENTIAL (± 196.68-ACRES), MODERATE DENSITY RESIDENTIAL (± 46.74-ACRES), HIGH DENSITY RESIDENTIAL (± 23.48-ACRES), AND COMMUNITY COMMERCIAL (± 78.68-ACRES) ON A ± 345.58-ACRE SUBJECT PROPERTY LOCATED AT 15601 NW 167TH BOULEVARD. TAX PARCELS: 03054-001-002, 03055-001-001, 03055-001-003, 03055-010-001, 03055-010-003, 03871-000-000, 03873-000-000, 03873-001-000, 03873-001-001. EXISTING FLU: AGRICULTURE, MODERATE DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; PROPOSED FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; ZONE DISTRICT: AGRICULTURAL (A), RESIDENTIAL SINGLE-FAMILY – 4 (RSF-4), RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8), COMMUNITY COMMERCIAL (CC), COMMERCIAL INTENSIVE (CI); OVERLAY DISTRICT: U.S. HIGHWAY 441/INTERSTATE 75 GATEWAY OVERLAY DISTRICT (PORTION THEREOF) (LEGISLATIVE HEARING).

- D)** PR24-0003 - TOMOKA HILLS SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS - A REQUEST BY CHW, LLC, APPLICANT AND AGENT FOR TOMOKA HILLS FARMS, INC. AND TOWER HILL INSURANCE GROUP, LLC, THE PROPERTY OWNERS, FOR A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS TO AMEND THE ZONE DISTRICT FROM AGRICULTURAL (A) (± 258.56-ACRES), RESIDENTIAL SINGLE-FAMILY – 4 (RSF-4) (± 13.78-ACRES), RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8) (± 9.7-ACRES), COMMUNITY COMMERCIAL (CC) (± 45.29-ACRES), AND COMMERCIAL INTENSIVE (CI) (± 18.25-ACRES) TO PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) (± 266.90-ACRES) AND PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM) (± 76.68-ACRES) ON A ± 345.58-ACRE SUBJECT PROPERTY LOCATED AT 15601 NW 167TH BOULEVARD. TAX PARCELS: 03054-001-002, 03055-001-001, 03055-001-003, 03055-010-001, 03055-010-003, 03871-000-000, 03873-000-000, 03873-001-000, 03873-001-001. EXISTING FLU: AGRICULTURE, MODERATE DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; PROPOSED FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; EXISTING ZONE DISTRICT: AGRICULTURAL (A), RESIDENTIAL SINGLE-FAMILY – 4 (RSF-4), RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8), COMMUNITY COMMERCIAL (CC), COMMERCIAL INTENSIVE (CI); PROPOSED ZONE DISTRICT: PLANNED DEVELOPMENT – RESIDENTIAL (PD-R), PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM); OVERLAY DISTRICT: U.S. HIGHWAY 441/INTERSTATE 75 GATEWAY OVERLAY DISTRICT (PORTION THEREOF) (QUASI-JUDICIAL HEARING).
- E)** PSP25-0004 - CHICK-FIL-A SITE PLAN APPLICATION - A REQUEST BY BOWMAN CONSULTING GROUP, LTD., INC. (APPLICANT/AGENT) ON BEHALF OF ALACHUA 441/235, LLC (PROPERTY OWNER) FOR A SITE PLAN WHICH PROPOSES THE CONSTRUCTION OF A ± 4,927 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH SERVICE WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.37-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 441 AND NW 174TH DRIVE; TAX

PARCEL: 03044-003-000; 03042-050-008; FLU: COMMERCIAL; ZONING:
COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN