



Regular Planning and Zoning Board Meeting Minutes  
April 15, 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.

Danielle Judd – Member - Absent

### INVOCATION

Led by Vice Chair Virginia Johns.

### PLEDGE TO THE FLAG

Led by Chair Burgess.

## APPROVAL OF THE AGENDA

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

Motion passed by unanimous consent.

### I. OLD BUSINESS

### II. NEW BUSINESS

#### A) APPROVE MEETING MINUTES- MARCH 11, 2025

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

Motion passed by unanimous consent.

- 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 167<sup>TH</sup> BOULEVARD. TAX PARCELS 03873-000-000; 03873-001-001. FLU: AGRICULTURE; ZONING: AGRICULTURAL (A); OVERLAY DISTRICT: GATEWAY OVERLAY DISTRICT; (QUASI-JUDICIAL HEARING)

Marian Rush, City Attorney, voir dired the board.

Member Johns abstained from voting for this item.

Walker Owen, Civil Engineer, NV5 presented information.

Affected Parties:

Stacie Greco, Alachua County Environmental Department, Water Resources Program Manager presented information addressing their concerns.

Chair Burgess requested further information concerning the ponds.

Ms. Greco clarified that the applicant did not take their recommendation to make the pond smaller.

Member Menadier asked if the pond could be used as supplemental irrigation or be a conservation measure.

Member Sloan questioned why they want the smaller ponds.

Ms. Greco stated that smaller ponds are less likely to cause sinkholes.

Busy Shires agrees with the County concerning water issues, sinkhole potential and carcinogens. She refers to a memo from July 24, 2024 concerning wetland impact maps. She submitted a copy of this memo to the Board. It is on file with these minutes. She states that there is a significant geological feature on her property that requires a 150-foot buffer not the 75-foot buffer submitted. She questioned the rezoning to residential mentioned in the application. She wanted verification of the time-frame for this.

Bruce Jiles asked if DOT has been consulted concerning traffic flow on US Hwy 441. He believes the turning should be longer to prevent traffic jams. He also questioned the term private golf course.

Chair Burgess confirmed that the traffic would not be negatively impacted.

Carson Crockett, Planner, confirmed that all traffic data would be with the site plan for the headquarters building. This site plan would not increase that data.

Mr. Crockett presented the staff report.

Ms. Rush, City Attorney, read the conditions listed.

Member Johns asked if the zoning was currently correct for the golf course.

Mr. Crockett confirmed it is correct.

Member Menadier asked about access roads to the property.

Chair Burgess requested clarification from the applicant concerning the recommendations posed by the county.

Mr. Owen stated that the pond will not be reduced because the builders state it would not function as proposed if reduced. This project has a consumptive water use permit from the Suwannee River Water Use District.

Chair Burgess questioned if there are any conservation methods in place.

Mr. Owen confirmed there is a BMP Plan in place. Mr. Owen also confirmed that they will comply with water management plans as required to maintain the permit.

Member Menadier questioned the limited use of fertilizers allowed.

Mr. John Cockerham, director of the golf course facility, stated the best management

practice plan is geared around environmental sustainability.

**Member Menadier moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the 13 conditions found in Exhibit "A" and located on page 35 of the April 15, 2025, staff report; seconded by Member Sloan.**

Citizens comments:

Ben Boukari commented positively about the project, stating information about dye tests and sinkholes.

Bill Leventhal suggested lining the proposed pond. He questioned the lighting that would be used around the facility and the traffic impact on 235A.

Mitch Glazer commended the efforts of NV5 and staff to cooperate with each other. He is in support of this project.

Soorya Lindberg questioned whether the applicant answered the questions put forth by the Alachua Public Services Department. She also questioned the tree removal proposed in the application because there is no mitigation listed to replace these trees. She also asked where the documentation from the third party consultation is located. She is requesting the documents for transparency compliance.

Antionette Hunt is in support of this project.

David Lowney is in a neutral position for this project. However, he proposes the Board wait to make a decision until the newly elected Mayor and Board member can evaluate and understand this project completely.

Katheryn White stated that her concerns were environmental. There are cross-county tracks that run through this property that directly affect High Springs. She is requesting that the groundwater monitoring plan be in place before construction begins.

Sara Younger suggested a few golf course management practices that are used by the public. She provided that Board with documentation that is now attached to these minutes.

Pamela Bousetti questioned the contractor's decision not to accept or follow suggestions by qualified experts.

Hayden Bojorquez states that she doesn't understand why the facility would be private. She states that if you are going to build in this city, it would be nice to have more places for city residents to use and enjoy.

Sue Lopez advocates the amount of pesticides that will be used are going to get into the groundwater. She encourages water monitoring. She also asks what is going to happen when they discover them in the water; who is going to pay to correct the problem. Her last question concerns maintenance costs and who will be supporting this cost.

Chair Burgess reiterated that this is a private facility and citizens of the city will not have their taxes affected.

Sarah Chelson She is adamant that the growth of Alachua is not conducive to small town living.

Austin Queserberry feels that this project is a bigger risk than necessary to take based on the fact that it will be a private facility and the general residents of this city will not be able to benefit from it.

Chair Burgess repeated the questions that have been brought forth by the public. She requested the applicant and staff address as many as possible.

Mark McCumber addressed a couple of the questions put forth. He states the pond will be lined and fertilizer will only be utilized on a small portion of the project.

Mr. Owen stated that comments from the city and outside technical experts were answered. He would provide information on specific questions if asked.

Chair Burgess asked Mr. Owen to respond to the question about lighting. Mr. Owen stated that this will be a daytime facility only so no street lighting is necessary.

John Michael Simpson, landscape architect, informed the public about how the landscape mitigation requirements are being met.

Mr. Crockett reiterated that the traffic concerns on 235A are not a part of this application, tree protection barrier plans were provided in the application and staff correspondence with outside reviews resolved all questions. He also stated that area identified as tortoises are not located in this project area and there is a condition to conduct a new survey within 90 days of construction commencement.

Chair Burgess stated to the applicant that, based on her knowledge of the prior use of the property, a baseline water quality report might be advantageous for answering many of the citizens' questions.

**Motion passed by 3-0-0 roll call vote.**

Vice Chair Johns abstained.

- 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).

Carson Crockett, Planner, presented the staff report.

Member Menadier requested clarification about height requirements and setbacks.

Citizen Comments:

Soorya Lindberg questioned specifically about the height requirements for community commercial and what are the density numbers based on.

Mr. Crockett replied with specifics from the LDRs.

**Member Menadier moved that based that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve; seconded by Vice Chair Johns.**

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

### III. BOARD COMMENTS/DISCUSSION

Member Menadier commended Mr. Crockett on his efforts and quality of work. Especially during these times of being short-staffed. All members of the Board agreed.

**IV. CITIZENS COMMENTS**

Soora Lindberg asked how she could obtain further information to answer her questions.

Chair Burgess informed her to do a public records request.

**ADJOURN**

**Vice Chair Johns moved to adjourn; seconded by Member Sloan.**

**Motion passed by unanimous consent.**

Chair Burgess adjourned the meeting. 8:50 pm.

**ATTEST:**

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

  
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Presiding Officer

  
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Staff Liaison