



**Chair Sandy Burgess**  
**Vice Chair Virginia Johns**  
Member Danielle J. Judd  
Member Susan Sloan  
Member William Smith  
School Board Member Tina Certain

**City Manager Rodolfo Valladares**  
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:** August 12, 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 THE MEETING MINUTES FROM: JULY 8, 2025**

**B) PR24-0002 - THE HAMMOCK SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS - A REQUEST BY CHW, LLC, APPLICANT AND AGENT ON BEHALF OF SAN FELASCO RESEARCH VENTURES, LLC, PROPERTY OWNER, FOR A SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS WHICH PROPOSES TO AMEND THE ZONE DISTRICT OF A +/- 111.25-ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) (COUNTY) TO PLANNED**

DEVELOPMENT - RESIDENTIAL (PD-R), PLANNED DEVELOPMENT - COMMERCIAL (PD-COMM), AND CONSERVATION (CSV); GENERALLY LOCATED TO THE SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000 (QUASI JUDICIAL HEARING).

- C) PSP25-0003 - ROYAL ELEMENTS SITE PLAN - A REQUEST BY EDA CONSULTANTS, INC. (APPLICANT/AGENT) ON BEHALF OF ROYAL ELEMENTS, LLC (PROPERTY OWNER) FOR A SITE PLAN WHICH PROPOSES THE CONSTRUCTION OF A  $\pm$  3,600 SQUARE FOOT COMMERCIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON A  $\pm$  1.74-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 ON NW 104TH TERRACE; TAX PARCEL: 05949-011-009 (QUASI-JUDICIAL HEARING).

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

### **IV. CITIZENS COMMENTS**

**ADJOURN**