



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

**City Manager Rodolfo Valladares**  
City Attorney Scott Walker

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:** November 18, 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**

- A) PSE22-0002 | TARA APRIL SPECIAL EXCEPTION PERMIT - A REQUEST BY CLAY SWEGER, AICP, LEED AP, OF EDA CONSULTANTS, INC., APPLICANT, ON BEHALF OF TARA FOREST, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A SPECIAL EXCEPTION PERMIT TO ALLOW THE PLACEMENT OF A MINOR UTILITY (STORMWATER MANAGEMENT FACILITIES) IN THE AGRICULTURAL (A) ZONING DISTRICT THAT WOULD SUPPORT FUTURE DEVELOPMENT ON ADJACENT LANDS ZONED COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS GENERALLY LOCATED NORTH OF US 441 EAST OF I-75 AND APRIL BOULEVARD, AND WEST OF MILL CREEK; CONSISTING OF A PORTION OF TAX PARCEL**

NUMBER 03020-000-000; FUTURE LAND USE MAP (FLUM) DESIGNATION: AGRICULTURE; ZONING: AGRICULTURAL (A) (QUASI-JUDICIAL HEARING).

## **II. NEW BUSINESS**

- A)** APPROVE MEETING MINUTES- OCTOBER 14, 2025
- B)** PSP25-0010 | SAN FELASCO TECH CITY PHASE 5 SITE PLAN - A REQUEST BY CLAUDIA VEGA, P.E., OF EDA CONSULTANTS, INC., APPLICANT AND AGENT FOR THE LASER INVESTMENT GROUP, LLC, PROPERTY OWNER, FOR CONSIDERATION OF A SITE PLAN PROPOSING THE CONSTRUCTION OF THREE (3) NONRESIDENTIAL BUILDINGS TOTALING ±88,413 SQUARE FEET, 20 ATTACHED RESIDENTIAL UNITS, TEN (10) SINGLE FAMILY RESIDENTIAL UNITS, A ±3,140 SQUARE FOOT NEIGHBORHOOD RECREATION CENTER, AND A ±1,044 SQUARE FOOT AMENITY CENTER ON A ±13.23 ACRE SUBJECT PROPERTY; CONSISTING OF PORTIONS OF TAX PARCEL NUMBERS 05844-004-001 AND 05855-005-000; FLUM: CORPORATE PARK; ZONING: CORPORATE PARK (CP). (QUASI-JUDICIAL HEARING)
- C)** PPP25-0002 | AMENDMENT TO FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT - A REQUEST BY NV5, INC. (AGENT) ON BEHALF OF FLETCHER DEVELOPMENT, LLC (PROPERTY OWNER) FOR AN AMENDMENT TO THE FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT PROPOSING REPHASING AND REDUCING THE TOTAL NUMBER OF SINGLE-FAMILY ATTACHED LOTS FROM 128 TO 28 AND INCREASING THE TOTAL NUMBER OF SINGLE-FAMILY DETACHED LOTS FROM 344 TO 410, FOR A NET DECREASE OF 34 LOTS ON A ± 118.20-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTHEAST OF COUNTY ROAD 235 AND NORTH OF NW 110TH AVENUE (TAX PARCEL 03980-002-001); FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)(QUASI-JUDICIAL HEARING).
- D)** PTAL25-0001 | MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS - A STAFF-INITIATED TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1") ZONE DISTRICTS (LEGISLATIVE HEARING).

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

## **IV. CITIZENS COMMENTS**

## **ADJOURN**