



Chair - Vacant
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: December 9, 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- NOVEMBER 18, 2025

B) ELECTION OF CHAIR

C) PSSC25-0002 | MALLARD CONSTRUCTION & ELECTRIC - A REQUEST BY NV5 INC, APPLICANT AND AGENT FOR MALLARD CONSTRUCTION & ELECTRIC, LLC, 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

±1.35 – ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMUNITY COMMERCIAL. THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03046-004-000. EXISTING FLU: AGRICULTURE; PROPOSED FLU: COMMUNITY COMMERCIAL (LEGISLATIVE HEARING).

- D) PR25-0002 | MALLARD CONSTRUCTION & ELECTRIC - A REQUEST BY NV5 INC, APPLICANT AND AGENT FOR MALLARD CONSTRUCTION & ELECTRIC, LLC, 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 ± 1.35 – ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMUNITY COMMERCIAL (CC). THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03046-004-000. EXISTING FLU: AGRICULTURE; PROPOSED FLU: COMMUNITY COMMERCIAL; EXISTING ZONING: AGRICULTURAL (A); PROPOSED ZONING: COMMUNITY COMMERCIAL (CC) (QUASI-JUDICIAL HEARING).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Commission Agenda Item

MEETING DATE: December 9, 2025
SUBJECT: Approve meeting minutes- November 18, 2025
PREPARED BY: Brenda Flieger
RECOMMENDED ACTION:
Approve meeting minutes- November 18, 2025

Summary

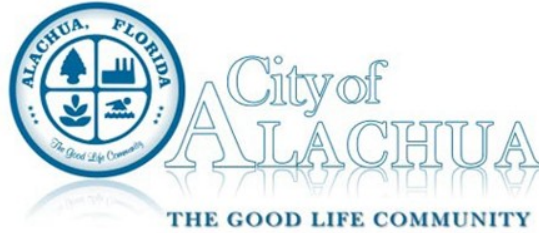
Approve meeting minutes- November 18, 2025

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 25.11.18.M.PZB



Regular Planning and Zoning Board Meeting Minutes
November 18, 2025 at 6:00 PM

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

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

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

William Smith – Acting Chair 6:00 p.m. Sandy Burgess, Chair – Absent

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

Member Danielle Judd moved to approve the agenda; seconded by Member Virginia Johns.

Motion passed by unanimous consent.

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).

Vinette Godelia, Esq., Stearns, Weaver and Miller, November 17, 2025, Request for Continuance of the Tara April Special Exception Permit, Submitted.

Member Johns moved to continue the matter based on the applicant’s request, which is by right and pursuant to the City of Alachua’s Land Development Code, to a date certain of December 9, 2025; seconded by Member Judd.

Citizens Comments:

- Zoe King
- Dawn Igapeck
- Brian Bisher
- Tamara Robbins.
- Missy Daniels, Assistant County Manager — Alachua County
- Soorya Lindberg
- Rick Lanese
- Tom Albert
- Katherine White
- Derek Dunlop
- Rudy Rothseiden
- Nicole Gilbo.
- Jane Graham, Attorney for the National Spiological Society
- Carol White
- Lynn Connolly

Member Johns amended her motion to continue the matter based on the applicant’s request, which is by right and pursuant to the City of Alachua’s Land Development Code, to a date certain of January 13, 2026; the amendment was accepted and seconded by Member Judd.

Citizens comments: new motion:

Zoe King
Tamara Robbins
Soorya Lindberg,

Motion passed by unanimous consent.

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- OCTOBER 14, 2025

Member Johns moved to approve the minutes from the October 14, 2025 meeting; seconded by Member Judd.

Motion passed by unanimous consent.

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)

Bryan S.Thomas, AICP, Director of Planning and Community Development, November 18, 2025, Staff Report, Filed.

Member Judd 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 The Laser Investment Group, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the Phase 5 site plan for a 3000 sq foot amenities center gym with associated recreation site improvements with no residential units being part of the application; seconded by Member Johns.

Citizens comments:

Tamara Robibns
Zoe King
Mitch Glazer

Motion passed by 3-0 roll call vote.

- 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).

Carson J. Crockett, AICP, Principal Planner, November 18, 2025, Staff Report, Filed.

Member Johns moved, based upon the competent, substantial evidence, the presentation before this Board, and Staff’s recommendation, that this Board find the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmit the application to the City Commission with a recommendation to approve, subject to the two conditions found in Exhibit "A" and located on page 22 of the staff report; seconded by Member Judd.

Citizens comments:

Zoe King
Tamara Robbins

School Board Member Tina Certain departed at 7:35 pm.

Motion passed by 3-0 roll call vote.

- 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).

Carson J. Crockett, AICP, Principal Planner, November 18, 2025, Staff Report, Filed.

Member Johns moved that 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 Member Judd.

Citizens comments:
Zoe King

Motion passed by 3-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

Zoe King

ADJOURN

Member Johns moved to adjourn; seconded by Member Judd.

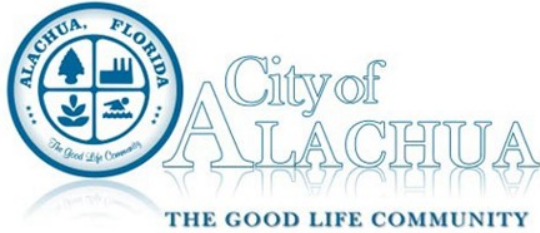
Acting Chair William Smith adjourned the meeting. 8:05 pm.

ATTEST:

**PLANNING AND ZONING BOARD OF
THE CITY OF ALACHUA, FLORIDA:**

Presiding Officer

Staff Liaison



Commission Agenda Item

MEETING DATE: December 9, 2025

SUBJECT: Election of Chair

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Nominate and elect members for Chair of the Planning and Zoning Board

Summary

Per the City of Alachua Land Development Regulations, Section 2.1.3(E), the members of the Planning & Zoning Board shall elect a Chair and Vice Chair from the appointed members of the Planning and Zoning Board. The term shall run for one year, and there is no limit on the number of consecutive terms that an officer may serve.

The Chair seat of the Planning & Zoning Board has become vacant, and an election must be held to fill the seat. The term of Chair expires in October 2026 and whoever is nominated and elected to the role will serve until the expiration of the term. Without nomination or election, the Vice Chair shall continue to serve in the role of Acting Chair until the term expires in October 2026.

FINANCIAL IMPACT

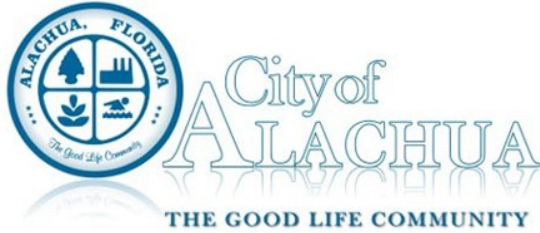
None.

ADDITIONAL FINANCIAL INFORMATION

None.

ATTACHMENTS

None



Board Agenda Item

MEETING DATE: December 9, 2025

SUBJECT: PSSC25-0002 | Mallard Construction & Electric - A request by NV5 Inc, applicant and agent for Mallard Construction & Electric, LLC, 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 ±1.35 – acre subject property from Agriculture to Community Commercial. The subject property is Alachua County Tax Parcel 03046-004-000. Existing FLU: Agriculture; Proposed FLU: Community Commercial (Legislative Hearing).

PREPARED BY: Bernadette Fisher

RECOMMENDED ACTION:

Staff recommends that the agenda item for application PSSC25-0002 be deferred to a date certain of January 13, 2025.

Recommended Motion: *I move to defer the agenda item for application PSSC25-0002 to a date certain of January 13, 2025.*

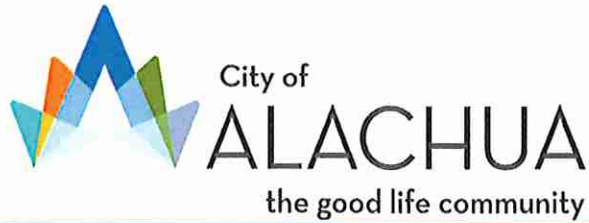
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Request for Deferral



RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 2, 2025

Planning & Zoning Board
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Application #: PSSC25-0002; PR25-0002

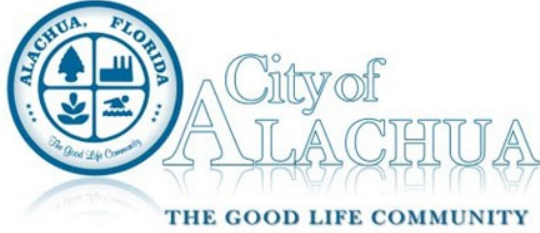
RE: Notice of Staff Request for Deferral

This letter is to serve as a request from the Planning & Community Development Department to defer the applications PSSC25-0002 and PR25-0002 agenda items to a date certain, January 13, 2025. Staff reports for the items could not be completed in time for agenda publishing.

If you have any questions regarding the information above, please contact the department at (386) 418-6121.

Sincerely,

Bryan S. Thomas, AICP
Planning & Community Development Director



Board Agenda Item

MEETING DATE: December 9, 2025

SUBJECT: PR25-0002 | Mallard Construction & Electric - A request by NV5 Inc, applicant and agent for Mallard Construction & Electric, LLC, 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 ± 1.35 – acre subject property from Agricultural (A) to Community Commercial (CC). The subject property is Alachua County Tax Parcel 03046-004-000. Existing FLU: Agriculture; Proposed FLU: Community Commercial; Existing Zoning: Agricultural (A); Proposed Zoning: Community Commercial (CC) (Quasi-Judicial Hearing).

PREPARED BY: Bernadette Fisher

RECOMMENDED ACTION:

Staff recommends that the agenda item for application PR25-0002 be deferred to a date certain of January 13, 2025.

Recommended Motion: *I move to defer the agenda item for application PR25-0002 to a date certain of January 13, 2025.*

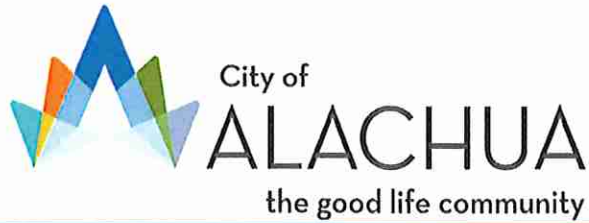
Summary

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Request for Deferral



RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

December 2, 2025

Planning & Zoning Board
City of Alachua
P.O. Box 9
Alachua, Florida 32616

Application #: PSSC25-0002; PR25-0002

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