



**Chair William Smith**  
**Vice Chair William Menadier**  
Member Jennifer Highlander  
Member Danielle J. Judd  
Member Virginia Johns  
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:** January 13, 2026

**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.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Chair, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

**CALL TO ORDER**

**INVOCATION**

**PLEDGE TO THE FLAG**

**APPROVAL OF THE AGENDA**

**I. OLD BUSINESS**

**A) APPROVE MEETING MINUTES-NOVEMBER 18, 2025**

**B) 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).

- C) PSSC25-0002 - MALLARD SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT — 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; EXISTING ZONING: AGRICULTURAL (A); (LEGISLATIVE HEARING).
  
- D) PR25-0002 - MALLARD SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - 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).

## **II. NEW BUSINESS**

- A) APPROVE MEETING MINUTES-DECEMBER 9, 2025

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

## **IV. CITIZENS COMMENTS**

## **ADJOURN**