

Special Planning and Zoning Board Meeting Minutes  
January 20, 2026 at 6:00 PM

**Chair William Smith**  
**Vice Chair William Menadier**  
Member Jenny Highlander  
Member Danielle J. Judd  
Member Virginia Johns  
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. 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

William Smith – Chair 6:07 pm

**Vice Chair William Menadier moved to amend the agenda to the wording "continuation of the January 13, 2026 meeting" and to add Board Comments/Discussion, Citizen Comments prior to adjournment ; seconded by Member Danielle Judd.**

Citizen Comments:  
Tamara Robbins

**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).

Jane Graham, Sunshine City Law, Records Requested, Submitted.

Citizen Comments:  
Gayle Hall  
Nathanael Warner  
Melissa Perkins  
Robert Hartley  
Michael Katyna  
Christopher Hartmann  
Dahlphega Peck  
Debra Havlik  
Sarah Younger  
Zoe King  
Bertamaria Gigi Buigas  
Scott Holton  
Pam Wooten  
Robert Wolnavite  
Karl Zawoy  
Nicole Gilbo  
Kristin Ruben  
Pamela Blasetti  
Fred Stratton  
Gloria Gould  
Theresa Daly  
Merrillee Jipson  
Derek Dunlop

Carol White  
Josie Cazzaly  
Carolyn Gainza  
Charles Houder  
Rasapriya Hertz  
John Havlik  
Catherine Weitz  
Kai Christmas  
Hans Havlik  
Mohini Chacon  
Sarah-Jane Bennett  
Haley Moody  
Chalres Robertson  
Luko Che  
Nakula Hertz  
Rudy Rothseiden  
Brian Bisher  
Tara Barton  
Tyler Walker  
Jacki Shehan Clarke  
Michael Getman  
Jodi Bowes  
Jeff Hendell  
Finn  
Tom Hubbard  
Tamara Robbins  
Marshall Rossin

Jane Graham, National Speleological Society, Rebuttal, Submitted.  
Soorya Lindberg, Affected Party, Rebuttal, Submitted.  
Sarah Younger, Affected Party, Rebuttal, Submitted.  
Jennifer Appleby, City of High Springs-Affected Party, Rebuttal, Submitted.  
Soyini Kojo, Affected Party, Rebuttal, Submitted.  
Sylvia Torres, County Attorney, Rebuttal, Submitted.  
Vnette D. Godelia, Esq.-Vnette D. Godelia, Esq.-Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., P.A., Rebuttal, Submitted.  
Mr. Reyes, Professional Engineer, EDA Consultants, Rebuttal, Submitted.  
Kenneth Hill, PE, GSEngineering and Consulting, Rebuttal, Submitted.  
Susan Stevens, Stearns Weaver Miller Weissler Alhadeff & Sitterson, Rebuttal, Submitted.

Soorya Lindberg, Affected Party, Cross-Examination, Submitted.  
Sarah Younger, Affected Party, Cross-Examination, Submitted.  
Jane Graham, National Speleological Society, Cross-Examination, Submitted.  
Jennifer Appleby, City of High Springs-Affected Party, Cross-Examination, Submitted.

Vinette D. Godelia, Esq.-Vinette D. Godelia, Esq.-Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., P.A., Request Continuance, Submitted.

**Member Judd moved that the applicant not be granted a continuance; seconded by Member Jenny Highlander.**

Citizen Comments:  
Rudy Rothseiden  
Tamara Robbins

**Motion passed by 5-0 roll call vote.**

Bryan Thomas, Director of Planning and Community Development, Rebuttal, Submitted.

Jane Graham, National Speleological Society, Closing Comments, Submitted.  
Sylvia Torres, County Attorney, Closing Comments, Submitted.  
Soorya Lindberg, Affected Party, Closing Comments, Submitted.

**Vice Chair Menadier moved to continue the meeting; seconded by Member Highlander.**

**Motion passed by unanimous consent.**

Vinette D. Godelia, Esq.-Vinette D. Godelia, Esq.-Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., P.A., Closing Comments, Submitted.  
Mr. Thomas, Director of Planning and Community Development, Closing Comments, Submitted.

**Member Judd moved that, based upon the competent substantial evidence presented at these hearings, January 13 and 20, 2026, the presentation before this Board, Public Comment, and Comments from Affected Parties; this Board finds the application to be inconsistent with the City of Alachua Comprehensive Plan and Land Development Regulations and Application #PSE22-0002 to add the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district on a portion of parcel Community Commercial (CC) Tax Parcel number 03020-000-000, and should be denied because we have not been given information that addresses the questions specifically concerning the two storm water basins under consideration and if the design would minimize the environmental impact. I would also say with regard to not meeting the specific portion of the requirement of a Special Exception, a December 2025 letter from Mr. Alfieri indicated that all those parts and all those analyses needed to be completed prior to approving the Special Exception; seconded by Member Highlander.**

**Motion passed by 4-0 roll call vote. Member Virginia Johns recused.**

**ADJOURN**

**Vice Chair Menadier moved to adjourn; seconded by Member Highlander.**

**Motion passed by unanimous consent.**


Chair Smith adjourned at 11:25pm.

**ATTEST:**

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



Presiding Officer



Staff Liaison

