

Regular Planning and Zoning Board Meeting Minutes  
January 13, 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 p.m.    Virginia Johns, Member - Absent

### INVOCATION

### PLEDGE TO THE FLAG

### APPROVAL OF THE AGENDA

Vice Chair William Menadier moved to approve the agenda with the changes

described by Bryan Thomas, Director of Planning and Community Development;  
seconded by Member Danielle Judd.

Citizen Comments:

Tamara Robbins  
Soorya Lindberg

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).

Bryan Thomas, Director of Planning and Community Development, 1-13-26, Introduction of Item, Filed.

Michael Alfieri, Pg, PHg, CGWP, 1-13-26, Tara April Special Exception Permit, Filed.

Vinette D. Godelia, Esq.-Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., 1-13-26, Tara April Exception Permit, Filed.

Jane Graham, Esq., National Speleological Society, 1-13-26, Objections to PSE22-0002 Tara April Special Exception Permit, Filed.

Stephen Boyes, P.G., 1-13-26, Filed.

Thomas R. Sawicki, Ph.D., 1-13-26, Biology of Mill Creek Sink, Filed.

Ken Sallot, Resident of Alachua County/Diver, Mill Creek Sink Dive Map, Filed.

Steve Hofstetter, Environmental Protection Director, Alachua County, Objections to Tara April Special Exception Permit, 1-13-26, Filed.

Mary Zoka, Professional Water Resources Engineer, Department of Environmental

Protection, Alachua County, 1-13-26, Santa Fe River Study and Mill Creek Sink Dye Trace, Filed.

**Member Judd moved that this Board allow the submission of information from Dr. Trans via the County presentation, to be admitted into the record with the understanding that the information will not be viewed as expert testimony; seconded by Vice Chair Menadier.**

**Motion passed by unanimous consent.**

Citizen Comments:  
Rudy Rothseiden

Jeff Hayes, AICP, Alachua County, Growth Management Director, 1-13-26, Objection to Tara April Special Exception, Permit, Submitted.

Soorya Lindberg, Affected Party, 1-13-26, Identified Issues: Tara April Special Exception Permit, Filed.

Michael Hill, Land Use Planner, 1-13-26, Special Exception Criteria, Filed.

Jennifer Applebee, City of High Springs Parks and Recreation Director, 1-13-26, Affected Party Status Objections, Submitted.

Phill Younts, Executive Director Camp Kulaqua, 1-13-26, Affected Party Status, Submitted.

Sarah Younger, Affected Party, 1-13-26, Well Water Contamination, Submitted.

Sauni Kojo, Affected Party, Long Term Effects of Well Water Contamination, Submitted.

Carl Savoy, Affected Party, 1-13-26 Well Water Conditions Being Effected, Submitted.

Mr. Thomas, Director of Planning and Community Redevelopment, 1-13-26, Staff Report, Filed.

Sylvia Torres, County Attorney for Alachua County, 1-13-26, Cross-Examination, Submitted.

**Member Judd moved that this Board end the current meeting at Midnight if the business at hand is not complete and reschedule, after conferring with all parties, to an acceptable date and time; seconded by Member Jenny Highlander.**

Citizen Comments:  
Christopher Hartman  
Derek Dunop

Teresa Daley  
Tamara Robbins  
Soorya Lindberg  
Michael Getman  
Tim Staley

**Member Judd withdrew the motion; Member Highlander withdrew her second.**

**Member Judd moved that this Board end this meeting at Midnight if the business at hand is not complete because the court reporter needs to leave at Midnight; seconded by Member Highlander.**

**Motion passed by unanimous consent.**

Soorya Lindberg, Affected Party, 1-13-26, Cross Examination, Submitted.

Vinette D. Godelia, Esq. -Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., 1-13-26, Offer Condition to Tara April Exception Permit, Submitted.

**Member Judd moved that this Special Exception Permit be continued to a Special Meeting of the Planning and Zoning Board on January 20, 2026, at 6:00 pm, and that meeting start with public comment; seconded by Vice Chair Menadier.**

Citizen Comments:  
John Havloc

**Motion passed by unanimous consent.**

- B) 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).**

Bernadette Fisher, Principal Planner, 1-13-26, Staff Report, Filed.

Craig Brasher, NV5, Applicant's Agent, Submitted.

**Member Highlander moved that, based upon competent, substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Small-Scale Comprehensive Plan Amendment for Mallard Construction & Electric, LLC, to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Judd.**

**Motion passed by 3-0 roll call vote. Vice Chair Menadier abstained from voting.**

- C) 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).

Bernadette Fisher, Principle Planner, 1-13-26, Staff Report, Filed.

Craig Brasher, NV5, Applicant's Agent, Submitted.

**Member Judd moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for a site-specific amendment to the Official Zoning Atlas for Mallard Construction & Electric, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit the application to the City Commission with a recommendation to approve; seconded by Member Highlander.**

**Motion passed by 3-0 roll call vote. Vice Chair Menadier abstained from voting.**

## **II. NEW BUSINESS**

- A) APPROVE MEETING MINUTES-DECEMBER 9, 2025

**Member Highlander moved to approve the minutes from the December 9, 2025 meeting; seconded by Vice Chair Menadier.**

**Motion passed by 3-0 vote.**

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

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


Motion passed by unanimous consent.

Chair Smith adjourned the meeting at 12:18am on 1-14-26.

ATTEST:

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

  
\_\_\_\_\_  
Presiding Officer

  
\_\_\_\_\_  
Staff Liaison