



Regular Planning and Zoning Board Meeting Minutes
March 10, 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 6:03 pm

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

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

Citizen Comments:
Tamara Robbins

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- FEBRUARY 10, 2026 MEETING

Member Johns moved to approve the minutes from the February 10, 2026 meeting; seconded by Vice Chair William Menadier.

Motion passed by unanimous consent.

B) PSPM26-0001 | TOMOKA HILLS GOLF COURSE SITE PLAN MODIFICATION #1 - A REQUEST BY NV5, INC. (APPLICANT/AGENT), ON BEHALF OF TOMOKA HILLS FARMS, INC. (PROPERTY OWNER) FOR A MODIFICATION TO CONDITION #1 OF THE TOMOKA HILLS GOLF COURSE SITE PLAN (PSP24-0014) ORIGINALLY APPROVED ON APRIL 15, 2025, WHICH PROPOSES AN 18-HOLE PRIVATE GOLF COURSE, ASSOCIATED MAINTENANCE FACILITIES, AND ASSOCIATED SITE IMPROVEMENTS ON A ± 197.03-ACRE SUBJECT PROPERTY LOCATED AT 156012 NW 167TH BOULEVARD. TAX PARCELS 03873-000-000; 03873-001-001. FLU: AGRICULTURE; ZONING: AGRICULTURAL (A); OVERLAY DISTRICT: GATEWAY OVERLAY DISTRICT.

Byron Flagg, Land Use and Environmental Attorney, 3/10/26, Report for Applicant, Submitted.

Soorya Lindberg, Affected Party, 3/10/26, Identified Issues, Filed.

Jodi Boas, Affected Party, 3/10/26, Verbally Identified Issues, Submitted.

Lizzy Shires, Affected Party, 3/10/26, Verbal Information, Submitted.

Tedd Greenwald, Affected Party, 3/10/26, Verbal Information, Submitted.

Sarah Younger, Affected Party, 3/10/26, Verbal Information, Submitted.

Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Byron Flagg, Land Use and Environmental Attorney, 3/10/26, Response to Questions, Submitted.

John Cockerham, Director of Agronomy—Tomoka Hills Golf, 3/10/26, Verbal Information, Submitted.

Citizens Comments:

Rick Lanese

Stacie Greco

Jackson Youmas

Lorraine Hjelmeir
Tamara Robbins
Byron Flagg
Deborah Havlik
Brian Bisher
John Havlik

Soorya Lindberg, Affected Party, 3/10/26, Rebuttal, Submitted.
Byron Flagg, Land Use and Environmental Attorney, 3/10/26, Rebuttal, Submitted.
Carson Crockett, Principal Planner, 03/10/26, Rebuttal, Submitted.

Soorya Lindberg, Affected Party, 3/10/26, Conclusion, Submitted.
Byron Flagg, Land Use and Environmental Attorney, 3/10/26, Conclusion, Submitted.
Carson Crockett, Principal Planner, 03/10/26, Conclusion, Submitted.

Member Johns moved based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the modification to the Tomoka Hills Golf Course Site Plan, originally approved on April 15, 2025, for Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the modification to condition #1 of the original development order to read as shown in Exhibit "A" and located on page 22 of this staff report.; seconded by Member Highlander.

Motion passed by 3-2 roll call vote.

- C) PPP24-0004 | HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT - A REQUEST BY EDA CONSULTANTS, INC. (AGENT) ON BEHALF OF 10.47 L.L.C. (PROPERTY OWNER) FOR THE HIGHLAND HILLS MAJOR SUBDIVISION PRELIMINARY PLAT WHICH PROPOSES THE SUBDIVISION OF LAND INTO 38 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAY ON A ± 8.36-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NORTHWEST 147TH DRIVE, ALONG NORTHWEST 151ST BOULEVARD (TAX PARCELS: 03869-007-000, 03869-009-000 (PORTION THEREOF), AND 03869-010-000). FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL; ZONING: RESIDENTIAL MULTIPLE FAMILY – 8 (RMF-8) (QUASI-JUDICIAL HEARING).

Clay Sweger, Land Planner — EDA Consultants, 3/10/26, Report for Applicant, Submitted.
Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Citizen Comment:

Soorya Lindberg
Brian Bisher

Member Judd based that, based upon the competent, substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the application for the Highland Hills Major Subdivision Preliminary Plat submitted by eda consultants, inc., on behalf of 10.47 L.L.C. 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 subject to the six conditions in Exhibit "A" and located on page 18 of the March 10, 2026, staff report; seconded by Member Johns.

Motion passed by 5-0 roll call vote.

- D) PTAL25-0002 | ADU TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS - A REQUEST BY CALEB SAPP (APPLICANT AND AGENT) ON BEHALF OF TERRY HOWARD FOR A PRIVATELY INITIATED TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AMENDING SECTION 4.4.4(A) REGARDING STANDARDS AND REQUIREMENTS FOR ACCESSORY DWELLING UNITS (ADUS) (LEGISLATIVE HEARING).

Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Member Judd move that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendment to Section 4.4.4(A) of 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 finding to the City Commission with a recommendation to approve; seconded by Vice Chair William Menadier.

Motion passed by 5-0 roll call vote.

- E) PTAL26-0001 | CERTIFIED RECOVERY RESIDENCE TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS - A REQUEST BY THE CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT FOR A STAFF-INITIATED TEXT AMENDMENT TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AMENDING ARTICLE 2 AND ARTICLE 10 RELATING TO THE ESTABLISHMENT OF A PROCESS TO RECEIVE A REASONABLE ACCOMMODATION FOR CERTIFIED RECOVERY RESIDENCES AS REQUIRED BY FLORIDA STATUTE 397.487 (LEGISLATIVE HEARING).

Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Member Johns moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the proposed text amendment to Article 2 and Article 10 of the City of Alachua Land

Development Regulations to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve and the recommendation to include the re-created Section 2.4.25 in Table 2.1.1 of the Land Development Regulations; seconded by Vice Chair Menadier.

Motion passed by 5-0 roll call vote.

- F) ADMIN | PRESENTATION OF PROPOSED EVALUATION & APPRAISAL REPORT (EAR) PUBLIC PARTICIPATION PROCESS

Carson Crockett, Principal Planner, 03/10/26, Staff Report, Filed.

Vice Chair Menadier moved that this Board, sitting as the Local Planning Agency, approve the proposed Evaluation & Appraisal Report (EAR) public participation process as presented by the Planning & Community Development Department; seconded by Member Johns.

Motion passed unanimous consent.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Johns moved to adjourn; seconded by Member Highlander.

Chair Smith adjourned the meeting at 9:35 p.m.

ATTEST:

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



Presiding Officer



Staff Liaison