



Board Agenda Item

MEETING DATE: January 13, 2026

SUBJECT: 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).

PREPARED BY: Bryan Thomas

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Special Exception Permit to allow stormwater retention and detention facilities on portions of Tax Parcel number 03020-000-000, subject to the 11 revised conditions provided as an attachment to this agenda in the document titled, "Special Exception Permit Revised Staff Recommended Conditions."

Recommended Motion: I move that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Application #PSE22-0002 to allow the placement of a minor utility (stormwater management facilities) in the Agricultural (A) zoning district that could potentially support future development on adjacent lands zoned Community Commercial (CC) on a portion of Tax Parcel number 03020-000-000, subject to the 11 revised conditions provided as an attachment to this agenda in the document titled, "Special Exception Permit Revised Staff Recommended Conditions."

Summary

The proposed Special Exception Permit is a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for 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 could potentially support future development on adjacent lands zoned Community Commercial (CC) on portions of Tax Parcel number 03020-000-000. The stormwater facilities associated with this development are

proposed to be placed on a portion of the subject property with an A (Agricultural) zoning designation.

Section 4.3.2 (I)(4) provides use-specific standards for minor utilities, which include stormwater ponds:

(a) *Location.* Be located within reasonable proximity of the area to be served. Stormwater detention and retention facilities may be permitted by special exception permit on properties with less intense zoning district designations under common ownership, subject to the following requirements:

- (i) The zoning designation of the location of the stormwater detention and retention facility allows minor utilities; and,
- (ii) The stormwater detention and retention facility meets the compatibility requirements as set forth in Subsection 4.3.2(I)(4)(b); and,
- (iii) The stormwater detention and retention facility provides an enhanced natural (e.g., increased topographic relief, vegetative diversity, etc.) or recreational (e.g., perimeter trail, boardwalk, interpretive kiosk, etc.) functional use.

Section 2.4.4(A) of the City's LDRs states that uses that require a special exception permit are those which are, “*...generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses.*” Once a special exception is granted, the approval shall run with the land and shall not be affected by a change in ownership, unless specifically conditioned as part of the approval.

This application is limited to consideration of the use of the subject property for placement of stormwater management facilities. Should this application be approved, such approval does not imply, vest or guarantee approval of future offsite development that may be proposed for drainage into these facilities.

The prohibited uses proposed by the applicant have been included in the recommended conditions listed in Exhibit A of the staff report and are narrowly tailored to protect nearby wetlands and natural features by eliminating uses that would allow for the accumulation of hazardous materials.

This item was continued to the January 13, 2026 PZB agenda at the request of the applicant on November 18, 2025.

FINANCIAL IMPACT

None.

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report
2. PSE22-0002 Amended Conditions
3. Application Materials
4. Public Comments Received: Between Noon 11/10/2025 and Noon 01/05/2026 Part 1 of 2
5. Public Comments Received: Between Noon 11/10/2025 and Noon 01/05/2026 Part 2 of 2
6. Public Comments Received: Noon 11/10/2025 and Prior
7. Public Notice Materials 01-13-2026_PZB
8. Public Notice Materials, 11/18/2025 Hearing
9. Resume on File - Bryan S. Thomas, AICP