



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

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: February 10, 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

II. NEW BUSINESS

A) APPROVE MEETING MINUTES-JANUARY 13, 2026

B) APPROVE MEETING MINUTES- SPECIAL PZB- JANUARY 20, 2026

- C) PSP24-0012 | GATORLAND KUBOTA SITE PLAN APPLICATION - A REQUEST BY NV5, INC. (AGENT) ON BEHALF OF GATORLAND KUBOTA EQUIPMENT COMPANY, INC. (PROPERTY OWNER) FOR A SITE PLAN TO CONSTRUCT A ± 12,550 SQUARE FOOT TRUCK OR TRACTOR RENTAL OR SALES WITH AN ACCESSORY REPAIR AND SERVICING FACILITY AND ASSOCIATED SITE IMPROVEMENTS ON A ± 6.31-ACRE SUBJECT PROPERTY GENERALLY LOCATED WEST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 111TH BOULEVARD (TAX PARCEL 05885-010-011); FUTURE LAND USE: COMMERCIAL; ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).

- D) PSSC25-0001 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, 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 +/- 4.17- ACRE SUBJECT PROPERTY FROM AGRICULTURE TO COMMERCIAL. THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING FLU: AGRICULTURE; PROPOSED FLU: COMMERCIAL (LEGISLATIVE HEARING).

- E) PR25-0001 | ALACHUA SANTA FE CROSSINGS, PHASE 2 - A REQUEST BY PROFESSIONAL ENGINEERING CONSULTANTS, LLC APPLICANT AND AGENT FOR ALACHUA 441/235, LLC C/O V3 CAPITAL GROUP, 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 +/- 4.17- ACRE SUBJECT PROPERTY FROM AGRICULTURAL (A) TO COMMERCIAL INTENSIVE (CI). THE SUBJECT PROPERTY IS ALACHUA COUNTY TAX PARCEL 03042-052-007. EXISTING ZONING: AGRICULTURAL; PROPOSED ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN