



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: March 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

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- FEBRUARY 10, 2026 MEETING

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.

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

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN