

Regular Planning and Zoning Board Meeting Minutes
February 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 6:00 p.m.

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

Member Virginia Johns moved to approve the agenda; seconded by Vice Chair William Menadier.

Passed by unanimous consent.

I. OLD BUSINESS

A) APPROVE MEETING MINUTES-NOVEMBER 18, 2025

Member Danielle Judd moved to approve the minutes from the November 18, 2025 meeting; seconded by Vice Chair Menadier.

Motion passed by unanimous consent.

II. NEW BUSINESS

A) APPROVE MEETING MINUTES-JANUARY 13, 2026

Vice Chair Menadier moved to approve the minutes from the January 13, 2026 meeting with the amendment stating he abstained from voting on the two items for Mallard Electric; seconded by Member Judd.

Motion passed by unanimous consent.

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

Member Judd moved to approve the minutes from the January 20, 2026 meeting with an amendment of Member Johns's recusal; seconded by Vice Chair Menadier.

Motion passed by unanimous consent.

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).

Carson Crockett, Principal Planner, 02/10/26, Staff Report, Filed.

Member Jenny Highlander moved based upon the competent, substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Gatorland Kubota Equipment Company, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the site plan subject to the seven conditions in Exhibit "A" and located on page 25 of the

February 10, 2026, staff report; seconded by Vice Chair Menadier.

Motion passed by 5-0 roll call vote.

- 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).

Bryan Thomas, Director of Planning and Community Development, 02/10/26, Staff Report, filed.

Damien Sanders, Owner Representative and Scott Batterson, Principal Engineer, 02/10/26, Available for questions, submitted.

Member Highlander moved based upon the 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 Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and transmit such findings to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion passed by 5-0 roll call vote.

- 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).

Bryan Thomas, Director of Planning and Community Development, 02/10/26, Staff Report, filed.

Member Johns moved 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 Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and transmit such findings to the City Commission with a recommendation to approve; seconded by Member Highlander.

Citizen Comments:
Brian Bisher

Motion passed by 4-1 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

Member Johns moved to adjourn; seconded by Member Highlander.

Chair Smith adjourned the meeting at 6:50 p.m.


ATTEST:

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





Presiding Officer



Staff Liaison