



Chair William Smith
Vice Chair William Menadier
Member Jennifer 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: April 21, 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- MARCH 10, 2026.

B) PCA26-0001 | CERTIFICATE OF APPROPRIATENESS - A REQUEST BY SHEILA SPENCE (APPLICANT AND PROPERTY OWNER) FOR THE APPROVAL OF A CERTIFICATE OF APPROPRIATENESS FOR THE ADDITION OF A CAR PORT TO A PROPERTY IN THE CITY OF ALACHUA DOWNTOWN HISTORIC

DISTRICT. SUBJECT PROPERTY IS LOCATED AT 14722 NW 140TH STREET; TAX PARCEL: 03663-001-001; FLU: CENTRAL BUSINESS DISTRICT; ZONING: CENTRAL BUSINESS DISTRICT (CBD); OVERLAY: CITY OF ALACHUA DOWNTOWN HISTORIC DISTRICT.

- C) PSP25-0014 | SAN FELASCO TECH CITY FIRE STATION SITE PLAN - A REQUEST BY NV5, INC. (APPLICANT/AGENT) ON BEHALF OF THE LASER INVESTMENT GROUP, LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 11,300 SQUARE FOOT FIRE STATION WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.03-ACRE SUBJECT PROPERTY GENERALLY LOCATED ON NW 86TH DRIVE, NORTH OF US HIGHWAY 441 AND SOUTH OF NW 87TH COURT (TAX PARCEL 05844-004-004). FLU: CORPORATE PARK; ZONING: CORPORATE PARK (CP) (QUASI-JUDICIAL HEARING).
- D) PSP25-0011 | TIDAL WAVE AUTO SPA SITE PLAN - A REQUEST BY PAULSON MITCHELL WISE, INC. (APPLICANT/AGENT) ON BEHALF OF ALACHUA 441/235 LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 3,600 SQUARE FOOT CARWASH WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.25-ACRE SUBJECT PROPERTY, GENERALLY LOCATED ON THE SOUTHSIDE OF US HIGHWAY 441, BETWEEN NW 173RD STREET (CR 235A) AND NW 174TH DRIVE (TAX PARCEL 03044-003-000 (PORTION THEREOF); 03044-050-008 (PORTION THEREOF)). FLU: COMMERCIAL; ZONING: COMMERCIAL INTENSIVE (CI).
- E) PSP25-0012 | WESTSIDE COMMONS/HEARTLAND DENTAL SITE PLAN PERMIT — A REQUEST BY ALAKAI ACQUISITIONS, LLC (APPLICANT/AGENT) ON BEHALF OF ALACHUA OUTPARCEL LLC AND SANTA FE HILLS CHURCH OF CHRIST, INC. (PROPERTY OWNERS) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 4,200 SQUARE FOOT DENTAL CLINIC WITH ASSOCIATED SITE IMPROVEMENTS ON A 0.69-ACRE SUBJECT PROPERTY GENERALLY LOCATED ALONG THE NORTH SIDE OF US HIGHWAY 441, JUST WEST OF THE INTERSECTION OF US HIGHWAY 441 AND NW 173RD STREET (CR 235A) (TAX PARCEL 03044-001-002 (PORTION THEREOF); 03044-002-000 (PORTION THEREOF)). FLU: COMMERCIAL, ZONING: COMMUNITY COMMERCIAL (CC). (QUASI-JUDICIAL HEARING)
- F) PSP25-0009 | WESTSIDE COMMONS – CHIPOTLE SITE PLAN PERMIT. A REQUEST BY ALAKAI ACQUISITIONS, LLC (APPLICANT/AGENT) ON BEHALF OF ALACHUA OUTPARCEL LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 2,366 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH SERVICE WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 0.88-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF US HIGHWAY 441 AND NW 173RD STREET (CR 235A) (TAX PARCEL 03044-001-002 (PORTION THEREOF)). FLU: COMMERCIAL; ZONING: COMMUNITY COMMERCIAL (CC).(QUASI-JUDICIAL HEARING)
- G) PSP25-0015 | WESTSIDE COMMONS – DUTCH BROS SITE PLAN PERMIT. A REQUEST BY ALAKAI ACQUISITIONS, LLC (APPLICANT/AGENT) ON BEHALF OF SANTA FE HILLS CHURCH OF CHRIST, INC. (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A ± 1,035 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH SERVICE WITH ASSOCIATED SITE

IMPROVEMENTS ON A ± 0.90-ACRE SUBJECT PROPERTY LOCATED AT 16313 NW US HIGHWAY 441 (TAX PARCEL 03044-002-000 (PORTION THEREOF)).
FLU: COMMERCIAL; ZONING: CC. (QUASI-JUDICIAL HEARING)

- H) PSSC26-0002 | FARMLANDS COMMERCIAL SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT (SSCPA) - A REQUEST BY EDA CONSULTANTS, INC. (AGENT) AND NV5, INC. (AGENT), TOGETHER AS THE APPLICANT ON BEHALF OF JTFA LLC (PROPERTY OWNER) TO AMEND THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP FROM LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, AND COMMUNITY COMMERCIAL TO MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, AND COMMERCIAL ON A ± 46.68-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCELS 03042-050-004; 03042-050-005 (PORTION THEREOF); 03046-003-000 (PORTION THEREOF)). CURRENT FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; PROPOSED FLU: MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; CURRENT ZONING: CC, CI, PD-R; PROPOSED ZONING: PD-R, PD-COMM (LEGISLATIVE HEARING).
- I) PR26-0002 | FARMLANDS COMMERCIAL SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - A REQUEST BY EDA CONSULTANTS, INC. (AGENT) AND NV5, INC. (AGENT), TOGETHER AS THE APPLICANT ON BEHALF OF AYL A LLC, FIRST COAST ROAD RANGERS LLC, JACK'S SMALL ENGINE REPAIR LLC, AND JTFA LLC (PROPERTY OWNERS) TO AMEND THE OFFICIAL ZONING ATLAS FROM COMMUNITY COMMERCIAL (CC), COMMERCIAL INTENSIVE (CI), AND PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) TO PD-R AND PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM) ON A ± 182-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT 16650 NW US HIGHWAY 441 (TAX PARCELS 03042-050-003; 03042-050-004; 03042-050-005; 03042-050-010; 03042-051-001; 03046-003-000; 03046-003-001; 03046-003-003; 03046-003-004; 03046-003-005; 03875-001-001; 03875-010-001; 03875-010-002). CURRENT FLU: LOW DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL; PROPOSED FLU: MODERATE DENSITY RESIDENTIAL, COMMUNITY COMMERCIAL, COMMERCIAL; CURRENT ZONING: CC, CI, PD-R; PROPOSED ZONING: PD-R, PD-COMM (QUASI-JUDICIAL HEARING).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

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