



Chair William Smith
Vice Chair William Menadier
Member Jenny Highlander
Member Danielle J. Judd
Member
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: June 9, 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- APRIL 21,2026

- B) PSP26-0003 | MLM BUILDING ADDITION - PROGRESS CENTER - A REQUEST BY EDA CONSULTANTS, INC. (APPLICANT/AGENT), ON BEHALF OF MLM BIOLOGICS INC. (PROPERTY OWNER), FOR A SITE PLAN WHICH PROPOSES THE CONSTRUCTION OF A ± 6,509 SQUARE FOOT OFFICE BUILDING WITH ASSOCIATED SITE IMPROVEMENTS ON A ± 1.51-ACRE PROPERTY, LOCATED AT 13700 PROGRESS BOULEVARD, ON TECHNOLOGY AVENUE (TAX PARCEL 03956-010-017). FLU: INDUSTRIAL; ZONING: PLANNED UNIT DEVELOPMENT (PUD); QUASI-JUDICIAL HEARING.
- C) PR26-0001 - HATHCOCK COMMUNITY CENTER SITE-SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS (REZONING) - A REQUEST BY THE CITY OF ALACHUA FOR CONSIDERATION OF A SITE-SPECIFIC AMENDMENT TO THE CITY OF ALACHUA OFFICIAL ZONING ATLAS (REZONING). THE PROPOSED AMENDMENT WOULD CHANGE THE ZONE DISTRICT FROM RESIDENTIAL SINGLE FAMILY – 3 (RSF-3) TO GOVERNMENT FACILITY (GF) ON A ± 0.49-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF NW 159TH LANE AND NW 141ST STREET, AND WEST OF THE CLEATHER HATHCOCK COMMUNITY CENTER (TAX PARCEL 03114-000-000). CURRENT FLU: MEDIUM DENSITY RESIDENTIAL; PROPOSED FLU: PUBLIC; CURRENT ZONING: RESIDENTIAL SINGLE FAMILY 3 (RSF-3); PROPOSED ZONING: GOVERNMENT FACILITY (GF); QUASI-JUDICIAL HEARING.
- D) PSSC26-0001 - HATHCOCK COMMUNITY CENTER SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT - A REQUEST BY THE CITY OF ALACHUA (APPLICANT/PROPERTY OWNER) 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 FROM MEDIUM DENSITY RESIDENTIAL AND RECREATION TO PUBLIC ON A ± 1.48-ACRE SUBJECT PROPERTY (TAX PARCELS 03113-000-000; 03114-000-000; 03120-000-000.) CURRENT FLU: MEDIUM DENSITY RESIDENTIAL; PROPOSED FLU: PUBLIC; CURRENT ZONING: RESIDENTIAL SINGLE FAMILY 3 (RSF-3); PROPOSED ZONING: GOVERNMENT FACILITY (GF); LEGISLATIVE HEARING.
- E) PPP25-0003 – CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4 “CANOPY TRACE” | A REQUEST BY VECTOR CIVIL ENGINEERING, LLC, AGENT AND APPLICANT FOR SPLIT OAK ALACHUA INVESTMENTS, LLLP, PROPERTY OWNER, FOR THE CONVERGENCE RESEARCH PARK RESIDENTIAL PHASE 4 WHICH PROPOSES THE SUBDIVISION OF LAND INTO 60 SINGLE-FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND RIGHTS-OF-WAYS ON A ± 10.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 ALONG PROGRESS BOULEVARD (TAX PARCEL 03929-005-000.) FUTURE LAND USE: CORPORATE PARK DISTRICT; ZONING: CORPORATE PARK DISTRICT (QUASI-JUDICIAL).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN