



Regular Planning and Zoning Board Meeting Minutes
April 21, 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 6:03 pm Virginia Johns - Member - Absent

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

Member Danielle Judd moved to approve the agenda; seconded by Vice Chair William Menadier.

Motion passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES- MARCH 10, 2026.

Vice Chair Menadier moved to approve the minutes from the March 10, 2026 meeting; seconded by Member Judd.

Motion passed by unanimous consent.

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.

Parker Stevens, Planner, 04/21/26, Staff Report, Filed.

Vice Chair Menadier moved that, based upon the competent, substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendations, this Board finds the application for Sheila Spence to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the certificate of appropriateness application; seconded by Member Jenny Highlander.

Motion passed by 4-0 roll call vote.

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).

Randy Olney, P.E., NV5, Inc., 04/21/26, Available for Questions, Submitted.

Carson Crockett, Principal Planner, 04/21/26, Staff Report, Filed.

Citizen Comments:

Tamara Robbins

Sergio Reyes, PE, EDA Consultants, 04/21/26, Answered Questions, Submitted.

Vice Chair Menadier moved that, based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for The Laser Investment Group, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approves the site plan, subject to the seven conditions provided in Exhibit "A" and located on page 21 of the April 21, 2026, Staff Report to the Planning & Zoning Board; seconded by Member Highlander.

Motion passed by 4-0 roll call vote.

- 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).

Alex Perry, Engineering Design Manager, SHJ Construction Group, 04/21/26, Available for Questions, Submitted.

Parker Stevens, Planner, 04/21/26, Staff Report, Filed.

Citizen Comment:

Soorya Lindberg

Member Highlander moved that, based upon the competent, substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua 441/235, LLC, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approve the site plan, subject to the three conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff

report; seconded by Member Judd.

Motion passed by 4-0 roll call vote.

- 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)

Chris Blurton, InterPlan LLC, 4/21/26, Available for Questions, Submitted.

Affected Parties:

Soorya Lindberg, determined not Affected Party.

Bryan Thomas, Director of Planning and Community Development, 04/21/26, Staff Report, Filed.

Member Judd moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report; seconded by Member Highlander.

Motion passed by 4-0 roll call vote.

- 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)

Bryan Thomas, Director of Planning and Community Development, 04/21/26, Staff
Report, filed.

Citizen Comments:

Soorya Lindberg
Debra Havlik
Bill Smalbein
Tamara Robbins
Gary Pappas
John Havlik
Sheila Spence
Umesh Sharons

Vice Chair Menadier moved that, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report; seconded by Member Judd.

Motion passed by 3-1 roll call vote.

- 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)**

Chris Blurton, InterPlan LLC, 4/21/26, Available for Questions, Submitted.

Bryan Thomas, Director of Planning and Community Development, 04/21/26, Staff
Report, filed.

Citizen Comments:

Soorya Lindberg

Tamara Robbins

Debra Havlik

Vice Chair Menadier moved that, based upon competent substantial evidence, the presentation before this Board, and Staff's recommendation, this Board finds the site plan application for Alachua Outparcel, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City of Alachua Land Development Regulations and approves the site plan, subject to the five conditions found in exhibit "A" and located on page 25 of the April 21, 2026, staff report; seconded by Member Highlander.

Motion passed by 4-0 roll call vote.

- 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).

Carson Crockett, Principal Planner, 04/21/26, Staff Report, Filed.

Clay Sweger, AICP, LEED AP, eda consultants, inc., 4/21/26, Project Information, Submitted.

Gerry Dedenbach, AICP, LEED AP, NV5, Inc., 4/21/26, Project Information, Submitted.

Vice Chair Menadier moved that, based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a small-scale Comprehensive Plan amendment for JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve; seconded by Member Highlander.

Citizen Comments:

Tamara Robbins
Gary Pappas
Bill Smalbein
Mike Owen
Finton Vargas
Debra Havlik
Jerrod Fletcher
Soorya Lindberg
Rudy Rothseiden
Brian Bisher
Johan Ramsey
Unesh Sarma

Motion passed by 3-1 roll call vote.

- 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 AYLA 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).

Clay Sweger, AICP, LEED AP, eda consultants, inc., 4/21/26, Project Information, Submitted.

Gerry Dedenbach, AICP, LEED AP, NV5, Inc., 4/21/26, Project Information, Submitted.

Member Judd moved to extend the meeting time to 11:30 pm; seconded by Member Highlander. Motion passed by unanimous consent.

Affected Parties:

Finton Vargas
Gary Pappas
Michael Owen

Member Judd moved to extend the meeting time to 11:45 pm; seconded by Member Highlander. Motion passed by unanimous consent.

Carson Crockett, Principal Planner, 04/21/26, Staff Report, Filed.

Citizen Comment:

Soorya Lindberg

Member Highlander moved that, based upon 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 AYLA LLC, First Coast Road Rangers LLC, Jack's Small Engine Repair LLC, and JTFA LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve; seconded by Vice Chair Menadier.

Motion passed by 3-1 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

Brian Bisher
Soorya Lindberg

ADJOURN

Member Judd moved to adjourn; seconded by Member Highlander.

Motion passed by unanimous consent.

Chair Smith adjourned the meeting. at 11:57 p.m.

ATTEST:

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



Presiding Officer



Staff Liaison