



Chair William Smith

Vice Chair

Member Jenny Highlander

Member Danielle J. Judd

Member Matt Webster

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: September 8, 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 - AUGUST 11, 2026

B) PSE26-0001 | VALVOLINE ALACHUA SPECIAL EXCEPTION PERMIT — A

REQUEST BY BIG RIVER QUALITY AUTO, LLC (APPLICANT AND AGENT) ON BEHALF OF ALACHUA 441/235 LLC (PROPERTY OWNER) FOR A SPECIAL EXCEPTION PERMIT THAT WOULD PERMIT THE APPLICANT TO PROCEED WITH A SITE PLAN APPLICATION THAT PROPOSES THE CONSTRUCTION OF A $\pm$ 2,895 SQUARE FOOT AUTOMOBILE REPAIR AND SERVICING ESTABLISHMENT WITH ASSOCIATED SITE IMPROVEMENTS ON A $\pm$ 0.58-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 BETWEEN THE ADDRESSES OF 16304 NW US HIGHWAY 441 AND 16308 NW US HIGHWAY 441 (TAX PARCEL 03044-003-000). FLU: COMMERCIAL; ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).

- C) PSP26-0005 | VALVOLINE ALACHUA SITE PLAN — A REQUEST BY BIG RIVER QUALITY AUTO, LLC (APPLICANT AND AGENT) ON BEHALF OF ALACHUA 441/235 LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF A $\pm$ 2,895 SQUARE FOOT AUTOMOBILE REPAIR AND SERVICING ESTABLISHMENT WITH ASSOCIATED SITE IMPROVEMENTS ON A $\pm$ 0.58-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTH OF US HIGHWAY 441 BETWEEN THE ADDRESSES OF 16304 NW US HIGHWAY 441 AND 16308 NW US HIGHWAY 441 (TAX PARCEL 03044-003-000). FLU: COMMERCIAL; ZONING: COMMERCIAL INTENSIVE (CI) (QUASI-JUDICIAL HEARING).
- D) PTAC26-0001 | EVALUATION AND APPRAISAL (EAR) OF THE CITY OF ALACHUA COMPREHENSIVE PLAN — A REQUEST BY THE CITY OF ALACHUA (APPLICANT) TO COMPLETE THE REQUIRED EAR UPDATE TO THE CITY OF ALACHUA COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163.3191, FLORIDA STATUTES. THE PROPOSED EAR UPDATES TO THE CITY OF ALACHUA COMPREHENSIVE PLAN INCLUDE AMENDMENTS TO THE FOLLOWING ELEMENTS: VISION; ADMINISTRATION; MONITORING AND EVALUATION; FUTURE LAND USE; TRANSPORTATION; HOUSING; COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE; CONSERVATION AND OPEN SPACE; RECREATION; ECONOMIC; PROPERTY RIGHTS; INTERGOVERNMENTAL COORDINATION; CAPITAL IMPROVEMENTS; DATA AND ANALYSIS. AMENDMENTS AND UPDATES PROPOSED ARE TO ADDRESS CHANGES TO STATE LAW AND/OR CHANGED LOCAL CONDITIONS, PURSUANT TO CHAPTER 163.3191, FLORIDA STATUTES (LEGISLATIVE HEARING).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN