

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:
November 19, 2025

The Alachua County Planning Commission held a public meeting on November 19, 2025, at 6:02 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT

Barry Rutenberg, Chair
Kristen Young, Vice-Chair
Jancie Vinson
Adrian Hayes-Santos
Gailine McCaslin
Brent Riley

COMMISSIONERS NOT PRESENT

Sarah Rockwell
Samuel Mutch

STAFF PRESENT:

Chris Dawson, Principal Planner, Development Services, Growth Management
Mehdi Benkhatar, Planner III, Development Services, Growth Management
Corbin Hanson, Senior Assistant County Attorney, County Attorney Office
Patricia McAllister, Clerk, Development Services, Growth Management
Lalit Lalwani, Civil Engineer III, Public Works Department
Jessica Hong, Senior Planner, Environmental Protection Department

1. Meeting Called to Order:

Meeting called to order by Chair Rutenberg at 6:02 p.m.

2. Approval of Agenda:

Motion was made by *Commissioner Riley* to **approve** the agenda.

Motion was **seconded** by *Commissioner Vinson*.

Action: The **agenda** was **approved** with a vote of **6-0**.

3. Attorney Office Polling For Ex-Parte Communication

Corbin Hanson polled the planning commissioners for any ex-parte communications.
None disclosed.

4. Party statement:

County Attorney *Corbin Hanson* read statement for affected parties, and he stated there are no party requests for this application.

5. Clerk Swearing In:

Clerk swore in the staff, the applicants and members of the public that planned to speak at tonight's meeting

6. Quasi-Judicial Item:

6.1 Z25-000024 Celebration Oaks Rezoning

A request by LJA, agent, for Alachua Habitat for Humanity Inc., owner, to rezone approximately 5.87 acres from R-1b (Single-Family Residential) district to R-1a (Single-Family Residential) district. The land has a land use designation of Low Density Residential (1-4 dwelling units per acre) and is located on Parcel 16134-051-074.

Staff Presentation:

Mehdi Benkhatar presented this application. Staff recommends approval to the Board of County Commissioners for this application with the bases and conditions as noted in the staff report.

Questions for staff:

Commissioner Hayes-Santos and *Commissioner Young* asked questions

Staff response:

Mehdi Benkhatar and *Chris Dawson* provided responses for the questions asked.

Applicant's presentation: *Applicant and owner* were not present.

Motion was made by *Commissioner Vinson* to recommend approval with the bases and conditions as noted in the staff report.

Motion was **seconded** by *Commissioner Riley*.

Public Comment: *None*

Action: **Z25-000024** was **approved** with the bases and conditions as noted in the staff report with a **5-1 vote**. (*Commissioner Hayes-Santos in dissent*)

7. Appoint Planning Commission member to Affordable Housing Advisory Committee

Motion was made by Commissioner Riley to re-appoint Jancie Vinson to the Affordable Housing Advisory Committee. Motion was seconded by Commissioner Young.

Action: Jancie Vinson was re-appointed to the AHAC with a 6-0 vote

8. Approval of Minutes: October 15, 2025

Motion was made by *Commissioner Young* to approve the minutes from October 15, 2025 Local Planning Agency and Planning Commission meeting.

Motion was **seconded** by *Commissioner McCaslin*.

Action: The **minutes** for October 15, 2025 Local Planning Agency and Planning Commission meeting were **approved** as submitted with a **vote of 6-0**.

9. Attendance Report: No attendance issues.

10. Planning Commissioner Comments:

Chris Dawson announced there would be no December Planning Commission meeting.

Barry Rutenberg mentioned a multi-family attached development in San Francisco that allows consistency for affordable housing through the end of the project development

Jancie Vinson mentioned that other examples of affordable housing are presented at AHAC and discussed to address more affordable housing opportunities in Alachua County.

11. Public Comments: None.

12. Adjournment: Meeting was adjourned at **6:26 p.m.**