

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:  
February 18, 2026

The Alachua County Planning Commission held a public meeting on February 18, 2026, at 6:00 p.m.  
The meeting was held **in person**.

COMMISSIONERS PRESENT

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

COMMISSIONERS NOT PRESENT

School Board Attendee

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 6:00 p.m.

**2. Amend the agenda before approval by removing application Z25-000030 Forest Meadows West Small-Scale Comprehensive Plan Amendment and application Z25-000031 Forest Meadows West Rezoning.**

These two applications are being **withdrawn** by the applicant.

**Motion to amend the agenda** by Commissioner Mutch.

**Motion was seconded** by Commissioner Vinson.

**Agenda was amended to remove Z25-000030 and Z25-000031 with a 6-0 vote.**

*Commissioner McCaslin arrived at 6:04 p.m.*

**3. Approval of Amended Agenda:**

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

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

**Action:** The **agenda** was **approved** with a vote of **7-0**.

**4. Public Comment (for any item not on this agenda).          No comments.**

**5. Legislative item: Z25-000033 Rock Ventures (Small-Scale Comprehensive Plan Amendment)**

A request by Sergio Reyes of eda consultants, inc., applicant, for Kanapaha Presbyterian Church, owners, for a small-scale Comprehensive Plan Amendment, amending the future land use designation from Institutional to Commercial on tax parcel number 07060-001-000. The site is located to the southeast of the SW Archer Rd./SW 75th Terr. intersection on approximately 1.26 acres. The site has Agricultural zoning (1 dwelling unit per 5 acres). This application is associated with the rezoning request Z25-000032, a request to rezone this same site from Agricultural (1 dwelling unit per 5 acres) to BA (automotive oriented business).

Staff Presentation:

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

Questions for staff: *Commissioner Hayes-Santos, Commissioner Mutch, Commissioner McCaslin, and Commissioner Rutenberg* asked questions regarding mixed use

Staff response: *Chris Dawson* answered questions.

Applicant's presentation: *Clay Sweger*, agent for applicants, was present and available for questions.

*Mr. & Mrs. McCaffrey* were also present for this application.

**Motion** was made by *Commissioner Vinson*.

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

**Public Comments:** *None.*

**Action: Z25-000033** was **approved** with the bases as noted in the staff report with a **7-0 vote**.

**6. Legislative item: Z25-000034 7816 SW Archer Road (Small-Scale Comprehensive Plan Amendment)**

A request by NV5, applicant, for Covefield LLC, owner, to change the land use designation from Medium Density Residential (4-8 dwelling units per acre) to Medium-High Density Residential (8-14 dwelling units per acre) on approximately 8.04 acres located at 7816 SW Archer Road on Parcel 07065-001-000. The site has R-1b zoning (4 to 8 dwelling units per acre). This application is associated with the rezoning request Z26-000001, a request to rezone this same site from R-1b (4-8 dwelling units per acre) to R-2a (8-14 dwelling units per acre).

Staff Presentation:

*Jerry Brewington* presented this application. Staff recommends approval to the Board of County Commissioners for this application with the bases as noted in the staff report.

Questions for staff: *Commissioner Riley, Commissioner McCaslin, Commissioner Hayes-Santos, Commissioner Mutch, Commissioner Vinson and Commissioner Rutenberg* had questions regarding mixed use, increasing density and traffic.

Staff response:

*Lalit Lalwani*, PW, answered questions regarding traffic and roadways.

*Chris Dawson* answered questions regarding density and mixed use.

Commissioner Mutch made a motion to approve this application.

Motion was not seconded.

Applicant's presentation: *Ryan Thompson*, NV5, agent for applicants, was present and available for questions.

**Motion** was made by *Commissioner Hayes-Santos* to approve this application with the bases as noted in the staff report

Motion was **seconded** by *Commissioner Young*.

Public Comments: None.

**Action: Z25-000034** was **approved** with the bases as noted in the staff report with a **4-3 vote**.

(*Commissioner Vinson, Commissioner McCaslin and Commissioner Mutch were opposed.*)

**7. Quasi-Judicial items:**

**8. Attorney Office Polling For Ex-Parte Communication**

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

**9. Determination of Party status:**

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

**10. Clerk Swearing In:**

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

**11. Z25-000032 Rock Ventures Rezoning**

A request by Sergio Reyes of eda consultants, inc., applicant, for Kanapaha Presbyterian Church, owners, to rezone tax parcel number 07060-001-000 from the Agricultural (1 dwelling unit per 5 acres) zoning district to the commercial BA (automotive oriented business) district. The site is located to the southeast of the SW Archer Rd./SW 75th Terr. intersection on approximately 1.26 acres. The site currently has a future land use designation of Institutional. This application is associated with Z25-000033, a request for a small-scale Comprehensive Plan Amendment, amending the future land use designation from Institutional to Commercial.

Staff Presentation:

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

Questions for staff: Commissioner Mutch and Commissioner Rutenberg had questions regarding who represents the church and what is being proposed to be built on this site.

Staff response:

Mehdi Benkhatar and Chris Dawson addressed questions.

Applicant's presentation: Clay Sweger, agent for applicants, was present and available for questions.

Also present was Bill McCaffrey representing the church.

**Motion** was made by *Commissioner Vinson* to approve this application with the bases in the staff report.

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

Public Comments: None

**Action: Z25-000032** was **approved** with the bases as noted in the staff report with a **7-0 vote**.

**12. Z26-000001 7816 SW Archer Road Rezoning**

A request by NV5 (agent) for Covefield LLC, owner, to rezone tax parcel number 07065-001-000 from the R-1b (Single Family Residential, 4 to 8 dwelling units per acre) district to the R-2a (Multi-Family Residential, 8 to 14 dwelling units per acre) district. The site is approximately 8.04 acres and is located at 7816 SW Archer Rd. The site currently has a future land use designation of Medium Density Residential (greater than 4, up to 8 units/acre). This application is associated with Z25-000034, a request for a small-scale Comprehensive Plan Amendment, amending the future land use designation on this same site from Medium Density Residential (greater than 4, up to 8 units/acre) to Medium-High Density Residential (greater than 8, up to 14 units per acre).

Staff Presentation:

*Jerry Brewington* presented this application. Staff recommends approval to the Board of County Commissioners for this application with the bases as noted in the staff report.

Questions for staff: *Commissioner Young* questioned the allowable uses with the approved zoning change.

Staff response:

*Jerry Brewington* answered the allowable use questions.

Applicant's presentation: *Ryan Thompson*, agent for applicants, was present and available for questions.

**Motion** was made by *Commissioner Mutch* to approve this application with the bases as noted in the staff report.

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

Public Comments: *None*.

**Action: Z26-000001** was **approved** with the bases as noted in the staff report with a **7-0 vote**.

**13. Approval of Minutes: January 21, 2026**

**Motion** was made by *Commissioner Young* to approve the minutes for January 21, 2026 Local Planning Agency and Planning Commission meeting.

Motion was **seconded** by *Commissioner Hayes-Santos*.

**Action:** The **minutes** for January 21, 2026 Local Planning Agency and Planning Commission meeting were **approved** as submitted with a **vote of 7-0**.

**14. Attendance Report:** No attendance issues.

15. **Public Comments:** (for any item not on this agenda) No public comments.
16. **Planning Commissioner Comments:**  
*Chris Dawson* mentioned there will be a Special Meeting of the Local Planning Agency and Planning Commission next week on Wednesday, February 25, 2026 at 6 p.m. to Discuss the Evaluation and Appraisal of the Comprehensive Plan.
17. **Adjournment:** Meeting was adjourned **at 7:33 p.m.**