

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:
Special Meeting on February 25, 2026

The Alachua County Planning Commission held a public meeting on February 25, 2026, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Barry Rutenberg Chair
Kristen Young, Vice-Chair
Gailine McCaslin
Adrian Hayes-Santos
Suzanne Wynn (School Board Appointee)

COMMISSIONERS NOT PRESENT

Samuel Mutch
Jancie Vinson
Brent Riley

STAFF PRESENT:

Jeff Hays, Director, Growth Management Department
Sean McLendon, Economic Development Manager, Tourism & Economic Development
Ben Chumley, Principal Planner, Comprehensive Planning, Growth Management Department
Ivy Bell, Senior Planner, Comprehensive Planning, Growth Management Department
Mike Castine, Senior Planner, Comprehensive Planning, Growth Management Department
Ken McMurry, Senior Planner, Comprehensive Planning, Growth Management Department
Camisha Alexis, Planner, Comprehensive Planning, Growth Management Department
Stephen Hofstetter, Director, Environmental Protection Department
Stacie Greco, Water Resources Program Manager, Environmental Protection Department
Andi Christman, Environmental Program Manager, Environmental Protection Department
Mary Szoka, Environmental Professional Engineer, Environmental Protection Department
Lalit Lalwani, Civil Engineer III, Public Works Department
Corbin Hanson, Senior Assistant County Attorney, County Attorney Office
Patricia McAllister, Clerk, Development Services, Growth Management
Mark Brown, Program Manager, Environmental Protection Department

1. Meeting Called to Order:

Meeting called to order by Chair Walsh at 6:01 p.m.

2. Approval of Agenda:

Motion was made by *Commissioner Hayes-Santos* to **approve** the agenda.

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

Action: The **agenda** was **approved** with a vote of 5-0

3. Z26-000003 Amendments to the Alachua County Comprehensive Plan Based on Evaluation and Appraisal of the Plan (Large-Scale Comprehensive Plan Amendment)

A request initiated by Alachua County to amend multiple elements of the Alachua County Comprehensive Plan 2019-2040 based on the Evaluation and Appraisal of the Plan pursuant to Section 163.3191, Florida Statutes. Proposed amendments to the Plan include revisions to certain goals, objectives, policies, maps, tables and definitions within the following Elements: Future Land Use, Transportation Mobility, Housing, Potable Water & Sanitary Sewer, Solid Waste, Conservation & Open Space, Stormwater

Management, Recreation, Intergovernmental Coordination, Economic, Capital Improvements, Community Health, and Energy. The proposed amendments also update the planning horizon year for the Comprehensive Plan and the Future Land Use Map to 2045.

Staff Presentation:

Ben Chumley made a presentation for this county initiated application for the evaluation and appraisal process for Alachua County to update multiple elements of the Comprehensive Plan which include: the Future Land Use, Transportation and Mobility, Housing, Potable Water and Sanitary Sewer, Stormwater Management, Conservation and Open Space, Recreation, Intergovernmental Coordination, Capital Improvements, Economic, Energy, Solid Waste and Community Health

Discussion: There was a discussion between staff and the planning commissioners regarding comments, questions and some suggestions for the Comprehensive Plan language revisions as they were presented by Ben Chumley. Commissioner Hayes-Santos provided his comments in writing mostly concerning the Future Land Use Element.

Staff response:

Ben Chumley and Jeff Hays along with the County Attorney's office and Environmental Protection staff responded to all questions. Jeff Hays suggested that any comments or questions that still require answers or need to be clarified or addressed be submitted to staff before the next meeting. This will allow staff time to provide answers and/or address these items at the continuation of this LPA/PC meeting on March 11, 2026.

Motion was made by *Commissioner Hayes-Santos* to continue this meeting to time-certain on Wednesday, March 11, 2026 at 6 p.m.

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

Public Comment: None.

Action: Motion to continue this meeting to time certain on Wednesday, March 11, 2026 at 6 p.m. in the Jack Durrance Auditorium, Room 209 of the Alachua County Administration Building **with** a unanimous **vote** of **5-0**.

4. **Public Comment:** (for items not on this agenda) None
5. **Planning Commissioner Comments:** None.
6. **Adjournment:** Meeting was adjourned **at 8:35 p.m.**