

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:  
Special Meeting on March 11, 2026 (continued from February 25, 2026 meeting)

The Alachua County Planning Commission held a public meeting on March 11, 2026, at 6:00 p.m. This meeting is a continuation of the February 25, 2026 Local Planning Agency and Planning Commission Meeting. The meeting was held **in person**.

COMMISSIONERS PRESENT:

Barry Rutenberg Chair  
Kristen Young, Vice-Chair  
Samuel Mutch  
Adrian Hayes-Santos  
Jancie Vinson

COMMISSIONERS NOT PRESENT

Suzanne Wynn  
Gailine McCaslin  
Brent Riley

STAFF PRESENT:

Chris Dawson, Principal Planner, Development Services, Growth Management Department  
Ben Chumley, Principal Planner, Comprehensive Planning, Growth Management Department  
Alison Moss, Transportation Planning Manager, 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  
Mark Brown, Program Manager, Environmental Protection Department  
Corbin Hanson, Senior Assistant County Attorney, County Attorney Office  
Patricia McAllister, Clerk, Development Services, Growth Management

1. Meeting Called to Order:

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

2. 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* recapped his presentation from February 25, 2026 and reminded the planning commissioners of the timeline for action to transmit this application to the state

agencies by the Planning Commission for this county initiated application for the evaluation and appraisal process for Alachua County to update multiple elements of the Comprehensive Plan.

**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.

**Motion** was made by *Commissioner Hayes-Santos* to recommend the Board to look into ways to de-incentivize gated residential development.

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

**Action:** Vote was **3-2 to deny** this motion.

**Motion** was made by *Commissioner Mutch* that within 90 days, that staff comes back to the planning commission with discussion and recommendations concerning gated communities and that would allow discussion at a later date.

Commissioner Vinson **seconded** the motion.

**Action:** Vote was **5-0 to approve** this motion.

Discussion continued.

**Motion** was made by *Commissioner Hayes-Santos* that when this application moves forward to the Board of County Commissioners to add “the county shall pursue an Interlocal Service Boundary Agreement with each municipality”.

Motion was **seconded** by Commissioner Young

**Action:** Vote was **5-0 to approve** this motion.

Discussion continued.

**Motion** was made by *Commissioner Hayes-Santos* to remove the homestead requirement and residential restrictions for accessory dwelling units in unincorporated Alachua County.

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

**Action:** Vote was **4-1 to approve**. (Commissioner Mutch was opposed.)

Discussion continued.

**Motion** was made by *Commissioner Hayes-Santos* to recommend approval of staff recommendations with added amendments for Interlocal Service Boundary Agreements; removing homestead exemption and residential restrictions for accessory dwelling units in unincorporated Alachua County; placing Growth where Growth is; and a second part of the motion to discuss in the future Gated Communities, Parking minimums and maximums, Mixed Use categories, Density in the Urban Cluster, Density in TODs, Density in TNDs, Urban Tree Canopy policies, and Tree Planting priorities with the Planning Commission having future discussions regarding these policies.

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

Public Comment: None.

**Action: Motion** to recommend approval to the Board of County Commissioners for Z26-000003 **with** staff recommendations with additional amendments regarding adding Interlocal Service Boundaries Agreements, removing homestead exemption and residential restrictions for accessory dwelling units in unincorporated Alachua County and putting growth where growth is and considering changes to Gated Communities, Parking minimums and maximums, Mixed Use categories Density in the Urban Cluster, Density in TODs, Density in TNDs, Urban Tree Canopy policies and Tree Planting priorities were discussed and the Planning Commission would like to have more discussion on these items.

The motion was split to separate homestead and residency requirements for accessory dwelling units. This part passed **4-1** with Commissioner Mutch in dissent.

The remainder of the motion passed with a 5-0 vote.

*Chris Dawson* mentioned there will be a Special Meeting for the Board of County Commissioners in May 2026 regarding trees and tree planning.

3. **Public Comment:** (for items not on this agenda) None

4. **Planning Commissioner Comments:**

*Chris Dawson* mentioned that the LPA/meeting for March 18, 2026 was moved to March 25, 2026 and that meeting was cancelled. The next LPA/PC meeting is on Wednesday, April 15, 2026.

*Commissioner Young* and *Commissioner Rutenberg* suggested that more time for discussion on any proposed amendments for the next Evaluation and Appraisal cycle for the planning commissioners would be good.

5. **Adjournment:** Meeting was adjourned **at 7:58 p.m.**