

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:  
January 21, 2026

The Alachua County Planning Commission held a public meeting on January 21, 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

COMMISSIONERS NOT PRESENT

Sarah Rockwell  
Samuel Mutch  
Gailine McCaslin  
Brent Riley

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. Approval of Agenda:**

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

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

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

**3. Public Comment** (for any item not on this agenda).

No comments.

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

*Corbin Hanson* polled the planning commissioners for any ex-parte communications.

*Commissioner Vinson* mentioned that she had a conversation with Barbara Henry regarding the application on tonight's agenda.

**5. Determination of Party status:**

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

*Barbara Henry* requested party status at the meeting and stated she lives on a parcel adjacent to the site of this application. Commissioner Young motioned for Barbara Henry to be granted party status. Commissioner Hayes-Santos seconded the motion. Unanimous vote(4-0) to grant Barbara Henry party status.

**6. Clerk Swearing In:**

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

**7. Quasi-Judicial Item: Z25-000028 Taylor Rezoning**

A request by Eric Taylor, applicant, for Entrust Gulf Coast, LLC, owner, to rezone from the RE-1 district (1 dwelling unit per 2 acres to 2 dwelling units per acre) to the R-1a district(1 to 4 dwelling units per acre) on parcel number 04412-013-005. The parcel has a future land use designation of Low Density Residential (1 to 4 dwelling units per acre) and is approximately 5.01 acres, located on Parcel ¼ miles south of SW 8<sup>th</sup> Ave.

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 Young and Commissioner Vinson* asked questions regarding the applicant property being within the Urban Cluster line, traffic and roadways, and the types of animals seen on the adjacent and applicant properties.

Staff response:

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

*Jessica Hong, EPD*, answered questions regarding animals in and around this property such as Gopher Tortoises and eagles with nests in this area. She mentioned that the tortoise would be part of the review to determine if they are on this site and she noted there are currently no eagle nests in the close proximity of this site.

*Lalit Lalwani, Public Works*, answered questions regarding the roads and traffic.

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

**Motion** was made by *Commissioner Hayes-Santos* to recommend approval with the bases as noted in the staff report.

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

**Party Public Comments:** *Barbara Henry* spoke as a party regarding the faulty internal roadways through the properties, the traffic due to the roadways, the nature, the history of animals on these properties and animals currently on the properties in the area.

**Public Comments:**

*Mr. Raleigh Fisher* spoke regarding keeping the rural nature of the area (farming community) and the animals on these rural properties.

*Juan Rivera* spoke concerning houses located closer to him would mean he would not be allowed to hunt on or closer to his own property.

**Action: Z25-000028** was **approved** with the bases as noted in the staff report with a **3-1 vote**. (*Commissioner Vinson* was *opposed to approval of this application*).

**8. Approval of Minutes: November 19, 2025**

**Motion** was made by *Commissioner Young* to approve the minutes from November 19, 2025 Local Planning Agency and Planning Commission meeting.

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

**Action:** The **minutes** for November 19, 2025 Local Planning Agency and Planning Commission meeting were **approved** as submitted with a **vote of 4-0**.

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

10. **Public Comments:** (for any item not on this agenda) No public comments.

11. **Planning Commissioner Comments:**

*Chris Dawson* mentioned there will be a regular meeting for the Local Planning Agency and Planning Commission on Wednesday, February 18, 2026 at 6 p.m. and there will be a Special Meeting of the Local Planning Agency and Planning Commission on the following Wednesday, February 25, 2026 at 6 p.m. to discuss the Evaluation and Appraisal update for the Comprehensive Plan.

*Commissioner Young* mentioned she does not think the current accommodation for a disabled individual to speak at a meeting is adequate and she would like to see better accommodation to assist any individual with a disability that wishes to come to the podium to speak.

12. **Adjournment:** Meeting was adjourned at **7:00 p.m.**