

## Local Planning Agency and Planning Commission

June 18, 2025

6:00 pm

County Administration Building - Jack Durrance Auditorium

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

### 1. Planning Commission Meeting

The public is encouraged to submit any written or photographic documents prior to the meeting to <https://growth-management.alachuacounty.us/PublicComment>.

No later than 7 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party.

Please send your requests to be considered a party to <https://growthmanagement.alachuacounty.us/PublicComment>. The Planning Commission shall consider written requests for party status at the at the beginning of the quasi-judicial section of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If any accommodation is needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

### 2. Call to Order

#### 2.1 Approval of the Agenda

## **2.2 Attorney Office Polling fir Ex Parte Communication**

Attorney will poll the Planning Commission for any Ex Parte Communication on any item on the agenda.

## **2.3 Clerk Swearing In**

Clerk will swear in staff and members of the public wishing to provide testimony on any item on the agenda.

## **3. Quasi-Judicial Items**

### **3.1 Affected Party Statement and Determination**

County Attorney will provide a statement about affected parties. Staff will present information on individuals that have requested party status for quasi-judicial items on the agenda. The Planning Commission will either accept or not accept each request for party status.

### **3.2 Z25-000011 Special Use Permit (Windsor PWSF)**

A request by Joel Rosseau of NexTower Development Group II, LLC and Holtzman Vogel Baran Torchinsky & Josefiak PLLC, agents, T-Mobile South, LLC, applicant and James Ira Wilkinson, owner, for a Special Use Permit to allow a 199ft. Tier 3 Personal Wireless Services Facility (PWSF). The site is located in the Agriculture zoning district and has a future land use designation of Rural Cluster. The site is a 0.15 acre portion of parcel 17818-003-001, located at 12102 SE 8th Ave.

## **4. Approval of Minutes**

## **5. Attendance Report**

## **6. Public Comments**

Opportunity for the public to provide comments on items not on the agenda.

## **7. Planning Commission Comments**

## **8. Adjournment**