

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:  
June 18, 2025

The Alachua County Planning Commission held a public meeting on June 18, 2025, at 6:00 p.m. The meeting was held **in person**.

**COMMISSIONERS PRESENT:**

Raymond Walsh, Chair  
Kristen Young  
Samuel Mutch  
Barry Rutenberg  
Gailine McCaslin  
Jancie Vinson

**COMMISSIONERS NOT PRESENT**

Sarah Rockwell  
Melissa Norman

**STAFF PRESENT:**

Chris Dawson, Principal Planner, Development Services, Growth Management  
Jerry Brewington, Senior Planner, Development Services, Growth Management  
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.

**2.1 Approval of Agenda:**

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

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

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

**2.2 Attorney Office Polling For Ex-Parte Communication**

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

**2.3 Clerk Swearing In:**

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

*Commissioner Young arrived at 6:03 pm.*

**3. Quasi-Judicial Item:**

**3.1 Party statement:**

County Attorney read statement for affected parties and stated there are no party requests for this application.

### 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.

#### Staff Presentation:

*Jerry Brewington* presented this application. Staff recommends approval of this special use permit application with the bases and conditions listed in the staff report.

*Chris Monzingo*, Omnicom Consulting Group, Inc., Alachua County Radio Frequency (RF) Consultant, made a brief presentation and was available for questions.

#### Questions for staff:

*Commissioner Young, Commissioner Mutch and Commissioner Walsh* asked questions of Staff.

#### Staff response:

*Jerry Brewington* provided a response for the questions asked.

*Mark Brown* answered questions regarding bird kill.

#### Applicant's presentation:

*Gary Hunter*, agent for the applicant, was present and available to answer questions.

**Motion** was made by *Commissioner Vinson* to recommend **approval** of Z25-000011 to the Board of County Commissioners with the conditions and bases in the staff report.

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

Public Comment: None.

Brief discussion of requiring the applicant for funding the decommissioning of towers in the future.

**Action: Motion to approve application Z25-000011** with the bases and conditions as noted in the staff report with a **6-0** vote.

*Commissioner Mutch* made a **Second motion** for the BOCC to direct staff to look into the applicant setting aside funding for the decommissioning of towers for any future PWSF applications.

Second motion was **seconded** by *Commissioner Vinson*.

**Action: Motion was approved** by a vote of 5-1 (Commissioner Young was opposed.)

### 5. **Approval of Minutes: May 21, 2025**

**Motion** was made by *Commissioner Mutch* to approve the minutes from May 21, 2025 Local Planning Agency and Planning Commission meeting.

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

**Action:** The **minutes** for May 21, 2025 Local Planning Agency and Planning Commission meeting were **approved** with a **vote of 6-0**.

### 6. **Attendance Report:** No comments.

### 7. **Public Comment:** None

### 8. **Planning Commissioner Comments:** Financial disclosure forms by July 1, 2025.

### 9. **Adjournment:** Meeting was adjourned **at 6:58 p.m.**