

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:
September 10, 2025

The Alachua County Planning Commission held a public meeting on September 10, 2025, at 6:00 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT

Barry Rutenberg, Chair
Kristen Young, Vice-Chair
Samuel Mutch
Gailine McCaslin
Brent Riley
Adrian Hayes-Santos

COMMISSIONERS NOT PRESENT

Sarah Rockwell
Jancie Vinson

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

1. Meeting Called to Order:

Meeting called to order by Acting Chair Young at 6:00 p.m.

2. Approval of Agenda:

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

Motion was **seconded** by *Commissioner Riley*.

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

5. Attorney Office Polling For Ex-Parte Communication

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

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:

7.1 Party statement:

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

7.2 Z25-000014 Clay Electric Cooperative Vehicle Staging Facility Special Exception

A request by JBPro (Tara Howell, Agent) for Clay Electric Cooperative Inc. (owner) for a special exception for a service vehicle staging area on approximately 7.98 acres located just north of 11530 NW 39th Avenue (Clay Electric Cooperative Office) on tax parcel number 04193-004-007. The site has a land use designation of Low-Density Residential (1 to 4 dwelling units/acre) and is in the RE-1 zoning district.

Staff Presentation:

Mehdi Benkhatar presented this application. Staff recommends approval to the Board of County Commissioners for this application with the bases and conditions as noted in the staff report.

Questions for staff:

Commissioner Riley, Commissioner Hayes-Santos, Commissioner Young, and Commissioner Rutenberg asked questions of Staff.

Staff response:

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

Applicant's presentation:

Tara Howell, agent for the applicant, was present and available to answer questions.

Tim Bohline, stormwater engineer for JB Pro, Inc., addresses questions regarding stormwater and retention basins for this application.

Questions for the applicants: *Commissioner McCaslin, Commissioner Mutch, Commissioner Riley, Commissioner Young and Commissioner Hayes-Santos* had questions regarding buffers, stormwater and retention basins.

Staff and applicants responded to questions from commissioners.

Motion was made by *Commissioner Hayes-Santos* to recommend approval with the bases and conditions as noted in the staff report with one change to reduce the buffers as requested by the applicant.

Motion was **seconded** by Commissioner Riley.

Public Comment:

Greg Rohan, neighboring property owner, had concerns with flooding, the size of retention ponds and how to address the flooding of the road.

Substitute motion was proposed by Commissioner Mutch to approve the application without establishing required buffers at the special exception stage and to establish buffers at the development review process.

No second for this motion. This substitute **motion failed**.

After a discussion of the buffers:

Back to the first or original motion:

Action: Motion to approve application Z25-000014 with the bases and conditions as noted in the staff report with one change to allow the reduction in buffers requested by the applicant with a **5-0** vote.

8. Approval of Minutes: August 20, 2025

Motion was made by *Commissioner Young* to approve the minutes from August 20, 2025 Local Planning Agency and Planning Commission meeting.

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

Action: The **minutes** for August 20, 2025 Local Planning Agency and Planning Commission meeting were **approved** as submitted with a **vote of 6-0**.

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

10. Planning Commissioner Comments: None.

11. Adjournment: Meeting was adjourned **at 7:26 p.m.**