

Alachua County Local Planning Agency/ Planning Commission Meeting Minutes:  
October 15, 2025

The Alachua County Planning Commission held a public meeting on October 15, 2025, at 6:02 p.m. The meeting was held **in person**.

COMMISSIONERS PRESENT

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

COMMISSIONERS NOT PRESENT

Sarah Rockwell  
Jancie Vinson  
Adrian Hayes-Santos

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  
Mark Brown, Natural Resources Program Manager, Environmental Protection Department

**1. Meeting Called to Order:**

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

**2. Approval of Agenda:**

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

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

**Action:** The **agenda** was **approved** with a vote of **4-0**.

**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 Z25-000021 Tyrone Private Landing Strip Special Exception**

A request by Avery Hill, applicant, for Tyrone & Tyrone Trustees, owners, for a special exception to allow a private landing strip. The site is in the Agricultural (A) zoning district and has a future land use designation of Rural/Ag (1 dwelling unit per 5 acres). The site is located at 3828 SW Wacahoota Road on a 2.54 acre portion of tax parcel number 07385-000-000.

*Commissioner Mutch arrived at 6:08 pm*

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 McCaslin, Commissioner Young, and Commissioner Rutenberg, and Commissioner Mutch* asked questions of Staff.

Staff response:

*Mehdi Benkhatar* and *Chris Dawson* provided responses for the questions asked. *Mark Brown, EPD* also provided responses to questions.

Applicant's presentation:

*Dr. John Tyrone*, owner, was present and available for questions.

Questions for the owner: *Commissioner McCaslin, Commissioner Mutch, Commissioner Riley, Commissioner Young and Commissioner Rutenberg* had questions what type of airplane would be using the air strip and how often the plane would be flown.

Staff and owners responded to questions from commissioners.

**Motion** was made by *Commissioner Young* to recommend approval with the bases and conditions as noted in the staff report with change of striking the word "turbine" from Condition # 4 and adding that landing is limited to the unpaved impervious area.

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

**Public Comment:** *None*

**Action:** **Z25-00021** was **approved** with the bases and conditions as noted in the staff report with the change of striking the word "turbine" from Condition # 4 and adding that landing is limited to the unpaved impervious area with a **5-0 vote**.

**8. Approval of Minutes: September 10, 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 McCaslin*.

**Action:** The **minutes** for the September 10, 2025 Local Planning Agency and Planning Commission meeting were **approved** as submitted with a **vote of 5-0**.

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

**10. Planning Commissioner Comments:**

*Commissioner Young* thanked students from Professor Hawkins UF Land Use Class for attending this meeting.

**11. Adjournment:** Meeting was adjourned at **6:30 p.m.**