



Planning & Zoning Board

Monday, March 06, 2023
6:05 PM

*City Hall Meeting Room,
25440 W Newberry Road, Newberry, FL 32669*

MINUTES

CALL TO ORDER

Chair Erched called the meeting to order at 7:10 PM

APPROVAL OF AGENDA

**Motion made by Board Member Baker, Seconded by
Vice-Chair Long.**

Chair Erched asked for public comment on the motion. There was none.

**Voting Yea: Chair Erched, Board Member Baker,
Vice-Chair Long, Board Member Polo, Board Member
Thomas**

MOTION PASSED 5-0

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched, Chair
Donald Long, Vice Chair
Jessica Baker
Anne Polo
Kathi Thomas

City Attorney

Scott Walker

Staff:

Director of Planning & Economic Development
Principal Planner
Staff Assistant

Bryan Thomas, AICP
Jean-Paul Perez
Jeannene Mironack

CONSENT AGENDA

1. February 6, 2023 Planning & Zoning Board Meeting Minutes

**Motion made by Board Member Baker, Seconded
by Board Member Polo.**

Chair Erched asked for public comment on the motion. There was none.

**Voting Yea: Chair Erched, Board Member Baker,
Vice-Chair Long, Board Member Polo, Board
Member Thomas**

MOTION PASSED 5-0

PUBLIC HEARINGS AND ORDINANCES

2. Rezoning from Commercial General (CG) to Commercial, Intensive (CI) on 8.28 Acres (parcel 01924-010-004)

Quasi-Judicial Public Hearing: Ordinance 2023-12/LDR 23-05, an application by eda consultants, inc., Agent for Tibbetts Land Holdings, LLC, Owners, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from COMMERCIAL GENERAL (CG) to COMMERCIAL, INTENSIVE (CI) on approximately 8.28 Acres, identified by Alachua County Parcel numbers 01924-010-004.

Chair Erched reviewed the Quasi-Judicial Hearing process and procedures. He then read through the presentation order.

Jeannene Mironack swore in Director of Planning & Economic Development Bryan Thomas, AICP; Clay Sweger, AICP, LEED AP, eda consultants, inc., and Todd Rousseau, Tibbetts Land Holdings, LLC.

Chair Erched asked for ex parte communication. He stated that he had asked for clarification of notice requirements on a Facebook post. Jeannene Mironack responded in that post with clarification. Chair Erched stated that the Facebook post would not influence his vote. A screen capture of that post is attached to these minutes.

Voting Yea: Chair Erched.

**Voting Nay: Vice-Chair Long, Member Baker, and
Member Thomas.**

There was no third-party intervenor present.

Attorney Scott Walker read Ordinance 2023-12 by title only.

Director of Planning & Economic Development Bryan Thomas presented a PowerPoint overview of the application. He noted that the applicant and the applicant's agent were present. Neither the applicant nor their agent spoke.

Chair Erched asked for public comment. There was none.

**Motion made by Board Member Baker to
recommend approval of Ordinance 2023-12,
Seconded by Vice-Chair Long.**

Chair Erched asked for public comment on the motion. There was none.

**Voting Yea: Chair Erched, Board Member Baker,
Vice-Chair Long, Board Member Polo, Board
Member Thomas**

MOTION PASSED 5-0

Chair Erched announced the City Commission will hold their first hearing on this item on March 27, 2023.

3. A request for a Special Exception to permit a church within the Residential, Single-Family (RSF-2) zoning district.

Quasi-Judicial Public Hearing: Resolution 2023-23/SE 23-01, an application by The Citadel Family Church, Inc., Agent for Pat Post, Owner, for a special exception to permit a church in the Residential, Single-Family (RSF-2) zoning district on property located at 145 Northwest 257 Street consisting of approximately 0.24 acres; Alachua County Tax Parcel 02156-000-000.

No one new had entered the room.

Jeannene Mironack swore in Senior Planner Jean-Paul Perez, Reverend Arraelieus Garrison, The Citadel Family Church, Inc., and Heidi Lawrence, area resident.

Chair Erched asked for ex parte communication. There was none.

**Voting Nay: Chair Erched Vice-Chair Long, Member
Baker, and Member Thomas.**

There was no third-party intervenor present.

Attorney Scott Walker read Resolution 2023-23 by title only.

Senior Planner Jean-Paul Perez presented a PowerPoint introduction to the application.

Reverend Garrison spoke.

Senior Planner Jean-Paul Perez presented a PowerPoint of the Staff Report.

Chair Erched asked for public comment. Heidi Lawrence spoke.

Discussion ensued.

**Motion made by Vice-Chair Long to recommend
approval of Resolution 2023-23, Seconded by Board
Member Baker.**

Chair Erched asked for public comment on the motion. There was none.

**Voting Yea: Chair Erched, Board Member Baker,
Vice-Chair Long, Board Member Polo**

MOTION PASSED 5-0

Chair Erched announced the Board of Adjustment will hold their hearing on this item on

March 13, 2023.

4. A request for a large-scale Future Land Use Map Amendment from Agriculture to Public on ± 96 acres

Legislative Public Hearing: Ordinance 2023-09/CPA 23-05, an application by the City of Newberry to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Agriculture to Public on a site consisting of approximately 96 acres; identified by Alachua County Tax Parcel Numbers 02538-008-000 and 02538-009-001.

Attorney Scott Walker read Ordinance 2023-09 by title only.

Senior Planner Jean-Paul Perez presented a PowerPoint overview of the application.

Mayor Marlowe explained that this application was to rezone the Parcels to Public. It does not include any possible activities on these parcels. He stated he would open a public discussion about potential activities on these parcels at the end of the agenda.

Chair Erched asked for public comment. There was none.

Motion made by Vice-Chair Long to recommend approval of Ordinance 2023-09, Seconded by Board Member Baker.

Chair Erched asked for public comment on the motion. There was none.

Voting Yea: Chair Erched, Board Member Baker, Vice-Chair Long, Board Member Polo, Board Member Thomas

MOTION PASSED 5-0

Chair Erched announced the City Commission will hold their first hearing on this item on March 13, 2023.

5. A request for a small-scale Future Land Use Map Amendment for a portion of the municipal cemetery from Agriculture to Public on ± 2.5 acres

Legislative Public Hearing: Ordinance 2023-10/CPA 23-08, an application by the City of Newberry to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification from Agriculture to Public on a site consisting of approximately 2.5 acres; identified by Alachua County Tax Parcel Number 02538-004-000.

Attorney Scott Walker read Ordinance 2023-10 by title only.

Senior Planner Jean-Paul Perez presented a PowerPoint overview of the application.

Chair Erched asked for public comment. There was none.

Motion made by Vice-Chair Long, Seconded by Board Member Baker.

Chair Erched asked for public comment on the motion. Joy Glanzer spoke.

**Voting Yea: Chair Erched, Board Member Baker,
Vice-Chair Long, Board Member Polo, Board
Member Thomas**

MOTION PASSED 5-0

Chair Erched announced the City Commission will hold their first hearing on this item on March 13, 2023.

6. A request to rezone the existing municipal cemetery, wastewater treatment facility, and future environmental park from Agricultural (A) and Residential, Single-Family (RSF-2) to Public Facilities (PF) consisting of ±217 acres.

Quasi-Judicial Public Hearing: Ordinance 2023-11/LDR 23-08, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning designation from Agricultural (A) and Residential, Single-Family (RSF-2) to Public Facilities (PF) on property generally located on the east side of County Road 337, between Southwest 15 Avenue and Southwest 30 Avenue, consisting of ±217 acres; identified by Alachua County Parcel Numbers: 02536-000-000, 02538-001-000, 02538-004-000, 02538-005-000, 02538-007-000, 02538-008-000, 02538-010-000, and 02538-009-001.

Attorney Scott Walker read Ordinance 2023-11 by title only.

Senior Planner Jean-Paul Perez presented a PowerPoint overview of the application.

Chair Erched asked for public comment. There was none.

**Motion made by Board Member Baker, Seconded
by Board Member Polo.**

Chair Erched asked for public comment on the motion. There was none.

**Voting Yea: Chair Erched, Board Member Baker,
Vice-Chair Long, Board Member Polo, Board
Member Thomas**

MOTION PASSED 5-0

Chair Erched announced the City Commission will hold their first hearing on this item on March 13, 2023.

7. A request to rezone the existing municipal Public Works site from Residential, Single-Family (RSF-2) to Public Facilities (PF) consisting of ±4.3 acres.

Quasi-Judicial Public Hearing: Ordinance 2023-13/LDR 23-09, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning designation from Residential, Single-Family (RSF-2) to Public Facilities (PF) on property located at 120 Northwest 260 Street consisting of ±4.3 acres; identified by Alachua County Parcel

Number: 02035-000-000.

Attorney Scott Walker read Ordinance 2023-13 by title only.

Senior Planner Jean-Paul Perez presented a PowerPoint overview of the application.

Chair Erched asked for public comment. Joy Glanzer spoke.

**Motion made by Board Member Baker, Seconded
by Board Member Thomas.**

Chair Erched asked for public comment on the motion. There was none.

**Voting Yea: Chair Erched, Board Member Baker,
Vice-Chair Long, Board Member Polo, Board
Member Thomas**

MOTION PASSED 5-0

Chair Erched announced the City Commission will hold their first hearing on this item on March 13, 2023.

MAYOR'S DISCUSSION

Mayor Marlowe explained that the approximately 96 acres site, identified by Alachua County Tax Parcel Numbers 02538-008-000 and 02538-009-001, has been discussed as a future environmental park which could include the expansion of the municipal wastewater treatment facility, an educational wetland exhibit and retention area, a County Rural Residential Waste Collection Center, a fire training facility, and a potential composting and small-farm meat processing facility. Discussion about the meat processing facility has focused on creation of a 15-acre facility where ranchers within 100 miles could process livestock with USDA inspection.

Mayor Marlowe stated that the Alachua County Board of County Commissioners is scheduled to vote on an Interlocal Agreement with Newberry on April 4, 2023. The Newberry City Commission will vote on the Interlocal Agreement at the end of March or early April 2023. An Interlocal Agreement will allow the next step of feasibility exploration for an environmental park.

Mayor Marlowe asked for public comment. Joy Glanzer, Tommy Aslin, Beth Fields, Cindy Bass, and Laura Atwick spoke.

TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Baker encouraged everyone to subscribe to the city's emails. You can choose to receive Meeting and Agenda Notices, News, and/or Events.

Chair Erched encouraged everyone to participate in the Newberry Main Street Organization's Spring Festival on April 1st, the City's WestFest Musical Festival on April 22nd, and the Opioid Task Force's Drug Take Back and BBQ on April 27th.

MEETING ADJOURNMENT

The meeting was adjourned at 8:38 PM

Copies of any agenda attachments are available for public inspection at the Planning Department, located at 25815 SW 2nd Avenue, Newberry, Florida, during regular business hours.

If A Person, Firm, or Corporation Desires to Take an Appeal From any Action Taken At the Above Meeting or Hearing, It May Be Necessary to Have A Verbatim Record of the Proceedings and It Is the Person, Firm, or Corporation's Duty to See that Such A Record Is Made. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. At (352) 375-2784, not later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.