



City of Newberry Planning & Zoning Board

Monday, November 02, 2020
6:00 PM

Planning & Economic Development Department
In the Little Red School House at 25815 SW 2nd Avenue
25440 W Newberry Road, Newberry, FL 32669
(352) 472-5440

MINUTES

CALL TO ORDER

Chair Baker called the meeting to order at 6:21 PM.

QUORUM CHECK

PRESENT

Chair Jessica Baker
Vice Chair Linda Woodcock
Board Member Bill Conrad
Board Member Naim Erched
Mayor, Non-voting, Ex Officio Jordan Marlowe
Mike New, City Manager
Wendy V. Kinser-Maxwell, AICP, Principal Planner
Dallas M. Lee, Department Director, Finance & Administration
Rich Maltby, Folds, Walker & Maltby, LLC
Jeannene Mironack, Staff Assistant
Sierra Nyberg, Staff Assistant

ABSENT

Board Member Gavin Johnson

APPROVAL OF AGENDA

Motion to approve Agenda made by Vice Chair Woodcock, Seconded by Board Member Erched.
Voting Yea: Chair Baker, Vice Chair Woodcock, Board Member Conrad, Board Member Erched

APPROVAL OF MINUTES

1. Review and Approval of October 5, 2020, Planning & Zoning Board Meeting Minutes

Motion to approve the October 5, 2020 Minutes made by Board Member Conrad, Seconded by Board Member Erched.

Voting Yea: Chair Baker, Vice Chair Woodcock, Board Member Conrad, Board Member Erched

NEW BUSINESS

2. Presentation and discussion of tiny homes and tiny home neighborhoods.

Wendy V. Kinser-Maxwell, Principal Planner, presented information about Tiny Homes and Tiny Home Neighborhoods, including ordinances from other municipalities, Florida Building Code requirements, scenarios, and market factors.

The City Commission asked Staff to bring back a draft Tiny Home Ordinance. Discussion included whether to permit tiny home neighborhoods through straight zoning, Planned Developments, or Special Exceptions.

A single tiny home is viewed the same way that a single-family home are viewed, as it must meet the Florida Building Code, be mounted on a permanent foundation, and its location must comply with the zoning district within which it is located. Provided it meets these requirements, a tiny home currently could be allowed on most residentially or agriculturally zoned lots unless part of a subdivision or a planned development with conditions or deed restrictions that prohibit small homes.

Tiny Houses on Wheels (THOWs) are not in the draft ordinance.

Tiny Houses may be difficult to insure, due to appraisal issues.

During discussion of Tiny Home Neighborhoods, the Board discussed requiring all storage be provided in a common building, prohibiting other sheds or storage. They also discussed requiring a 15' landscaping buffer, open space, common space, and parking requirements for a Tiny Home Neighborhood.

Homestead Tiny Resorts, an Airbnb facility, is open in Williston, Florida.

(<https://www.homesteadtinyhouse.com/airbnb>) The Board discussed a field trip to see this Tiny Home Neighborhood.

Discussion concluded

ADJOURN

The meeting was adjourned at 8:21 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.

NOTIFICATION: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceeding, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. 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, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.