



# Commission Meeting Minutes

March 13, 2023  
7:05 PM

25440 West Newberry Road  
Newberry, Florida 32669

## QUORUM CHECK

Mayor	Jordan Marlowe
Commissioners	Tony Mazon Ricky Coleman Monty Farnsworth
City Attorney	Kiersten Ballou
City Manager	Mike New
City Clerk	Judy Rice
Staff:	
Assistant Manager, Chief Financial Officer	Dallas Lee
Assistant Manager, Utilities & Public Works Director	Jamie Jones
Director of Planning & Economic Development	Bryan Thomas
Principal Planner	Jean-Paul Perez
Staff Assistant	Jeannene Mironack
Absent:	
Commissioners	Mark Clark Tim Marden

## CALL TO ORDER

Mayor Marlowe called the meeting to order at 7:18 PM

## APPROVAL OF AGENDA

**Motion made by Commissioner Mazon to approve the Agenda with the addition of the Invocation & Pledge of Allegiance, Seconded by Commissioner Farnsworth.**

**Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon**

**MOTION PASSED 3-0**

## INVOCATION

Pastor Cameron Diamond, Jonesville Baptist Church, provided the invocation.

## **PLEDGE OF ALLEGIANCE**

Mayor Marlowe led the Pledge of Allegiance.

## **PRESENTATIONS**

### **1. Government Finance Professionals Week March 20-24-2023**

Assistant City Manager/CFO Lee presented a PowerPoint overview of the Finance & Administration department.

Mayor Marlowe read the Government Finance Professionals Week proclamation in its entirety.

### **2. Assigning Planning & Zoning Board/Historic Architectural Review Board appointments to Commission seat election schedule**

Director Thomas presented a PowerPoint on changing the schedule for Planning & Zoning Board and Historic Architectural Review Board appointments to mirror the two-year terms of the City Commissioners.

**Motion made by Commissioner Coleman to direct staff to draft an ordinance changing the schedule for Planning & Zoning Board and Historic Architectural Review Board appointments, Seconded by Commissioner Mazon.**

**Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon**

**MOTION PASSED 3-0**

## **PUBLIC ANNOUNCEMENTS**

Joy Glanzer, Chair of the Opioid Task Force, announced that on 4/22/2023 there will be a Drug Take Back Event that will include Touch-A-Truck activities, demonstrations, and BBQ made by the Fire Department. The event is a fundraiser, with half the funds going to purchase of Alachua County's first Safe Haven Baby Box. This is the same day as WestFest.

## **CONSENT AGENDA**

- 3. February 27, 2023, Regular Commission Meeting Minutes**
- 4. September 21, 2022, Infrastructure Sales Surtax Workshop Minutes**
- 5. Easton Newberry Sport Complex Sidewalk Project Award**

**Motion to approve the Consent Agenda made by Commissioner Farnsworth, Seconded by Commissioner Mazon.**

Voting Yea: Commissioner Coleman, Commissioner  
Farnsworth, Commissioner Mazon

**MOTION PASSED 3-0**

## **PUBLIC HEARINGS AND ORDINANCES**

### **6. Impact Fees Ordinance, Legislative Hearing and First Reading**

**AN ORDINANCE OF THE COMMISSION OF CITY COMMISSIONERS OF CITY OF NEWBERRY, FLORIDA, REGARDING IMPACT FEES; CREATING A NEW CHAPTER 87 OF THE CITY OF NEWBERRY CODE OF ORDINANCES ENTITLED IMPACT FEES; PROVIDING GENERAL DEFINITIONS; PROVIDING RULES OF CONSTRUCTION AND GENERAL LEGISLATIVE FINDINGS; PROVIDING ADMINISTRATIVE PROVISIONS RELATED TO THE IMPOSITION, COLLECTION, AND USE OF IMPACT FEES; PROVIDING FOR EXEMPTIONS, ALTERNATIVE IMPACT FEES, AND DEVELOPER CONTRIBUTION CREDITS; PROVIDING FOR IMPACT FEE REVIEW HEARINGS AND NOTICE REQUIREMENTS GOVERNING THE ADOPTION OF IMPACT FEES OR INCREASE OF IMPACT FEE RATES; PROVIDING FOR THE REVIEW OF IMPACT FEES AND FOR ADMINISTRATIVE COSTS; PROVIDING DEFINITIONS AND LEGISLATIVE FINDINGS RELATED TO TRANSPORTATION IMPACT FEES; PROVIDING FOR THE IMPOSITION, COLLECTION, AND USE OF TRANSPORTATION IMPACT FEES; PROVIDING DEFINITIONS AND LEGISLATIVE FINDINGS RELATED TO PUBLIC BUILDING IMPACT FEES; PROVIDING FOR THE IMPOSITION, COLLECTION, AND USE OF PUBLIC BUILDING IMPACT FEES; PROVIDING FOR NOTICE OF IMPACT FEE RATES; PROVIDING FOR SEVERABILITY, CODIFICATION, LIBERAL CONSTRUCTION, AND PROVIDING AN EFFECTIVE DATE.**

Assistant City Manager/CFO Lee presented a PowerPoint on the Impact Fee Ordinance and the Impact Fee Study.

Discussion ensued.

The Commission stated that Impact Fees will not be due on projects with approved subdivision plans before the Impact Fee Ordinance passes.

Mayor Marlowe asked for Public Comment. Dave McDaniel, M3 Development; Joy Glanzer, Glanzer Realty; and Paul Hornsby, resident, spoke.

**Motion made by Commissioner Farnsworth to  
approve the Ordinance 2023-14 on First Reading, at  
an 80% rate, with 10% per year increases until the  
100% rate is reached, Seconded by Commissioner  
Coleman.**

Mayor Marlowe asked for Public Comment. Joy Glanzer, Glanzer Realty spoke.

Discussion ensued.

Attorney Ballou read Ordinance 2023-14 by title only.

**Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon**

**MOTION PASSED 3-0**

- 7. Allowing for an outdoor concert and festival to benefit the, “Kids in Positive Places,” charitable organization.**

**Resolution 2023-21/STUP 22-02, is an application by Marcus Hayes and Carlos Gonzalez of Always Bet On Yourself Franchise, LLC, agents for the Ross family, to conduct an outdoor concert and festival.**

Director Thomas presented a PowerPoint of the staff overview.

Marcus Hayes spoke regarding the application.

Director Thomas presented a PowerPoint of the staff report and recommendation.

Discussion ensued.

Attorney Ballou read Resolution 2023-21 by title only.

**Motion made by Commissioner Farnsworth to approve Resolution 2023-21, Seconded by Commissioner Mazon.**

Mayor Marlowe asked for Public Comment. There was none.

**Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon**

**MOTION PASSED 3-0**

- 8. 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 Ballou read Ordinance 2023-09 by title only.

Principal Planner Perez presented a PowerPoint of the staff report, and recommendation.

**Motion made by Commissioner Mazon to approve Ordinance 2023-09, Seconded by Commissioner Farnsworth.**

Mayor Marlowe asked for Public Comment. Paul Hornsby, resident, spoke.

Discussion ensued.

**Voting Yea: Commissioner Coleman, Commissioner  
Farnsworth, Commissioner Mazon**

**MOTION PASSED 3-0**

- 9. 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 Ballou read Ordinance 2023-10 by title only.

Principal Planner Perez presented a PowerPoint of the staff report, and recommendation.

**Motion made by Commissioner Mazon to approve  
Ordinance 2023-10, Seconded by Commissioner  
Farnsworth.**

Mayor Marlowe asked for Public Comment. There was none.

**Voting Yea: Commissioner Coleman, Commissioner  
Farnsworth, Commissioner Mazon**

**MOTION PASSED 3-0**

- 10. 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.**

Mayor Marlowe read the quasi-judicial procedures and presentation order.

Clerk Rice swore in Principal Planner Perez.

Attorney Ballou read Ordinance 2023-11 by title only.

Attorney Ballou asked for ex parte. There was none.

No third-party intervenor.

Principal Planner Perez provided the staff report and recommendation.

Mayor Marlowe asked for public comment. There was none.

Attorney Ballou advised the Commission of Applicable Law.

**Motion made to approve Ordinance 2023-11 by  
Commissioner Mazon, Seconded by Commissioner  
Coleman.**

Mayor Marlowe asked for public comment. There was none.

**Voting Yea: Commissioner Coleman, Commissioner  
Farnsworth, Commissioner Mazon**

**MOTION PASSED 3-0**

- 11. 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.**

No one new had entered the room.

Principal Planner Perez remained sworn in.

Attorney Ballou read Ordinance 2023-13 by title only.

Attorney Ballou asked for ex parte. There was none.

No third-party intervenor.

Principal Planner Perez provided the staff report and recommendation.

Attorney Ballou advised the Commission of Applicable Law.

**Motion made by Commissioner Mazon to approve  
Ordinance 2023-13, Seconded by Commissioner  
Farnsworth.**

Mayor Marlowe asked for public comment. There was none.

**Voting Yea: Commissioner Coleman, Commissioner  
Farnsworth, Commissioner Mazon**

**MOTION PASSED 3-0**

## **AGENDA ITEMS**

### **12. Zoning Requirements for Solar Farms**

Director Thomas presented the current City Codes regarding Solar Farm buffers with a PowerPoint.

Discussion ensued.

The City Commission directed staff to bring back an ordinance clarifying landscaped buffer requirements for solar farms.

## **COMMENTS**

Manager New, Commissioner Farnsworth, Commissioner Mazon, and Mayor Marlowe made comments.

Commissioner Farnsworth asked why the Mayor is not the Board of Adjustment Chair. Discussion ensued. The City Commission directed the City Attorney's office to draft an Ordinance making the Mayor the Board of Adjustment Chair.

## **MEETING ADJOURNMENT**

The meeting was adjourned at 10:05 PM.

---

Jordan Marlowe, Mayor

---

Judy S. Rice, City Clerk