



Planning & Zoning Board

Monday February 5, 2024
6:00 PM

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

MINUTES

CALL TO ORDER

Mayor Marlowe called the meeting to order at 6:00 PM

APPROVAL OF AGENDA

Mayor Marlowe asked for approval of the agenda.

Motion made by Board Member Erched to approve the agenda, seconded by Board Member Long.

Voting Yea: Board Member Erched, Board Member Long, Board Member Polo, Board Member Thomas, Board Member Parker

MOTION PASSED 5-0

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Marlowe

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Anne Polo
Kathi Thomas
Donald Long
Naim Erched
Mellina Parker

City Attorney

Kiersten Ballou

Staff:

Director of Planning & Economic Development

Bryan Thomas

Senior Planner
Staff Assistant

Uma Sarmistha
Missy Claude

City Manager New arrived at 6:42 PM

CONSENT AGENDA

1. January 2, 2024 Planning & Zoning Board Meeting Minutes

Mayor Marlowe asked for approval of the consent agenda.

**Motion made by Board Member Erched to approve the Consent Agenda,
Seconded by Board Member Long.**

**Voting Yea: Board Member Erched, Board Member Long, Board Member Polo,
Board Member Thomas, Board Member Parker**

Motion Passed 5-0

Mayor Marlowe asked for public comment on the motion. There was none.

PUBLIC HEARINGS AND ORDINANCES

2. Amending the Future Land Use Map classification from Agricultural to Material- Oriented Industrial Use on the south 50 acres of a property on Parcel Numbers 01875-000-000 and 01875-001-000.

Legislative Public Hearing: Ordinance 2024-07/CPA 23-13, an application by CHW Professional Consultants, agent, on behalf of E.D. Norfleet, Jr. and Phyllis Norfleet and Katrina Bill, owners, amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from City of Newberry Agricultural to Material- Oriented Industrial Use, on **the south 50 acres of** Alachua County Parcel Numbers. 01875- 000-000 and 01875-001-000 consisting of approximately 50 acres more or less.

Attorney Ballou read Ordinance 2024-07/CPA 23-13 by title only.

Uma Sarmistha, Senior Planner presented a PowerPoint presentation of this item.

Gerry Dedenbach and Margot Maurer, from CHW Professional Consultant Firm presented the committee and staff members with an overview and report with a PowerPoint presentation.

Uma Sarmishta then continued with her presentation.

Motion made by Board Member Erched to recommend approval of Ordinance 2024-07/CPA 23-13. Seconded by Board Member Mellina Parker

Mayor Marlowe asked for public comment. Discussion ensued.

Voting Yea: Board Member Erched, Board Member Parker, Board Member Polo, Board Member Thomas, Board Member Long

MOTION PASSED: 5-0

3. A request to Rezone a property from Agricultural (A) to Industrial (I) zoning on the south 50 acres of a property on Parcel Numbers 01875-000-000 and 01875-001-000.

Quasi-Judicial Public Hearing: Ordinance 2024-08/LDR 23-18, a petition by CHW Professional Consultants, agent, on behalf of E. D. Norfleet, Jr. and Phyllis Norfleet and Katrina Bill, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from Agriculture (A) to Industrial (I) on **the south 50 acres** of Alachua County Parcel Numbers, 01875-000-000 and 01875-001-000 consisting of approximately 50 acres more or less. (This application is contingent upon approval of Application CPA 23-13).

Attorney Kiersten Ballou read Ordinance 2024-08/LDR 23-18 by title only.

Attorney Kiersten Ballou swore in Tripp Norfleet, Billy Beltz, Joy Glanzer, Margot Maurer, Gerry Dedenbach, Bryan Thomas, Mike New, Uma Sarmistha, Patrice Boye.

Uma Sarmistha, Senior Planner moved to add the presentation from the CPA portion to the LDR portion. Patrice Boye moved to add the presentation from the CPA portion to the LDR portion.

Staff recommendation is to recommend approval of Ordinance 2024-08/LDR 23-18 to the City Commission.

There was no third-party intervenor present.

Mayor Marlowe asked for public comment. Discussion ensued.

The Board asked questions of the applicant and discussion ensued.

Attorney Kiersten Ballou reminded the board of the applicable law. Discussion ensued.

Attorney Ballou's recommendation is to recommend approval of Ordinance 2024-08/LDR 23-18 to the City Commission.

Motion made by Board Member Erched to recommend approval of Ordinance 2024-08/LDR 23-18 to the City Commission, minus the conditions discussed. Seconded by Board Member Long.

Voting Yea: Board Member Erched, Board Member Long, Board Member Polo, Board Member Thomas, Board Member Parker

MOTION PASSED: 5-0

TOPIC FROM MEMBERS FOR DISCUSSION

Board Member Parker made comments. Board Member Polo made comments. Board Member Erched made comments. Gerry Dedenbach made comments. Mayor Marlowe made comments.

MEETING ADJOURNMENT

Meeting adjourned 7:17 PM