



# City of Newberry

## Special Planning and Zoning Board

Monday, May 16, 2022  
6:05 p.m.

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

### MINUTES

#### CALL TO ORDER

Chair Erched called the meeting to order at 6:47 p.m.

#### APPROVAL OF AGENDA

**Motion made by Member Baker to approve the agenda.**

**Seconded by Member Long.**

**Voting Yea: Chair Erched, Member Long, Member Baker, Member Polo, and Member Woodcock.**

**MOTION PASSED 5-0**

#### QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched, Chair  
Donald Long  
Jessica Baker  
Anne Polo  
Linda Woodcock

City Attorney

Scott Walker

Staff:

Director of Planning & Economic Development  
Principal Planner  
Planner  
Staff Assistant

Bryan Thomas, AICP  
Jean-Paul Perez  
Alayna Jackson  
Jeannene Mironack

#### CONSENT AGENDA

1. April 4, 2022, Planning & Zoning Board Meeting Minutes

**Motion made by Member Baker to approve the consent agenda.**

**Seconded by Member Woodcock.**

**Voting Yea: Chair Erched, Member Long, Member Baker, Member Polo, and Member Woodcock.**

**MOTION PASSED 5-0**

**PUBLIC HEARINGS AND ORDINANCES**

**2. Overlay District Standards first draft presentation, Legislative Public Hearing.**

Director Thomas introduced Ryan Thompson, AICP, CHW Professional Consultants. Mr. Thompson presented the Overlay District Standards first draft with a PowerPoint presentation. He responded to questions from the Board throughout the presentation.

**Motion made by Chair Erched to recommend approval of the Overlay District Standards first draft contingent upon addition of a Dark Sky strategy being added.**

**Seconded by Member Long.**

Chair Erched asked for public comment.

There was no public comment.

**Voting Yea: Chair Erched, Vice-Chair Long, Member Baker, Member Polo, and Member Woodcock.**

**MOTION PASSED 5-0**

**3. Application CPA 22-07 was withdrawn.**

**4. Amendment to the Land Development Regulations to allow Agricultural Estate Subdivisions by Special Exception in the Agricultural Zoning District**

**Legislative Public Hearing: Ordinance 2022-27/LDR 22-11, an application by the City of Newberry to amend the City of Newberry Land Development Regulations, Section 4.2 and Subsection 4.4.5, to allow Small-Scale Rural Subdivisions as a Special Exception within the "A" Agricultural Zoning District.**

Principal Planner Perez presented the draft of Ordinance 2022-27 with a PowerPoint. He answered questions from the Board throughout the presentation.

**Motion made by Chair Erched to continue the Hearing on Ordinance 2022-27 to the June 14, 2022 Planning & Zoning Board Meeting.**

**Seconded by Member Long.**

Chair Erched asked for public comment.

There was no public comment.

**Voting Yea: Chair Erched, Vice-Chair Long, Member Baker, Member Polo, and Member Woodcock.**

**MOTION PASSED 5-0**

**5. Addition of a Pole Barn to store emergency equipment at the Alachua County Agricultural and Equestrian Event Center**

**Quasi-Judicial Public Hearing: Resolution 2022-25/Application SDP 22-07, an application by the Florida Department of Agricultural & Consumer Services, Division of Animal Industry, Agent, for Alachua County Public Works, Owner, for Site and Development Plan Approval to allow construction of a 3,000 s.f. gross floor area Pole Barn on a portion of the Alachua County Agriculture and Equestrian Center, on parcel 01919-003-000.**

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

Jeanene swore in Director Thomas.

Attorney Walker read the Resolution by Title only.

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

**Voting Nay: Chair Erched, Vice Chair Long, Member Baker, Member Polo, and Member Woodcock.**

There was no third-party intervenor present.

Director Thomas presented the staff overview and report with a PowerPoint presentation. Recommendation is to recommend that the Board of Adjustment approve Resolution 2022-25/Application SDP 22-07 to the Board of Adjustment.

Chair Erched asked for public comment.

There was no public comment.

Attorney Walker advised the Board of applicable law.

**Motion made by Member Woodcock to recommend approval of Resolution 2022-25/Application SDP 22-07 to the Board of Adjustment.**

**Seconded by Member Baker.**

Chair Erched asked for public comment.

There was no public comment.

**Voting Yea: Chair Erched, Vice-Chair Long, Member Baker, Member Polo, and Member Woodcock.**

**MOTION PASSED 5-0**

**TOPICS FROM MEMBERS FOR DISCUSSION**

Member Baker wished Member Polo a Happy Birthday.

Member Woodcock reminded everyone that the Watermelon Festival is Saturday, May 21<sup>st</sup>. Parade line-up is at 10:30 AM at The Produce Stand. The Auction will be at 1:30 PM.

**MEETING ADJOURNMENT**

Meeting adjourned at 8:45 p.m.