

CITY OF NEWBERRY

PLANNING AND ZONING BOARD

Monday, July 17, 2023
6:05 PM

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

MINUTES

CALL TO ORDER

Mayor Marlowe called the meeting to order at 6:17 PM

APPROVAL OF AGENDA

**Motion made by Board Member Erched, Seconded
by Board Member Fairfield.**

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

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

MOTION PASSED 5-0

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched

Donald Long

Jordan Fairfield

Anne Polo

Kathi Thomas

City Attorney

Scott Walker

Staff:

Principal Planner

Jean-Paul Perez

Senior Planner

Uma Sarmistha, Ph.D.

Staff Assistant

Missy Claude

CONSENT AGENDA

1. June 5, 2023 Planning & Zoning Board Meeting Minutes

**Motion made by Board Member Erched,
Seconded by Board Member Fairfield.**

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

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

MOTION PASSED 5-0

PUBLIC HEARINGS AND ORDINANCES

Attorney Kiersten Ballou swore in Principle Planner, Jean-Paul Perez, Senior Planner, Uma Sarmistha, Sergio Reyes, Claudia Vega, Izzie McCallister, Chris Potts, Tim Degen, Lee Smith, Mike Jones, Ross Ambrose.

Mayor Marlowe read the Quasi-Judicial Hearing process and procedures. He then read through the presentation order.

2. A request for Site and Development Plan for a 5,000 square foot industrial building with the Newberry Commercial Park.

Attorney Kiersten Ballou read Resolution 2023-44/SDP 23-05 by title only.

Quasi-Judicial Public Hearing: Resolution 2023-44/SDP 23-05, an application by eda consultants, inc., Agent, on behalf of Jorge Villalobos and Susan Ulloa, Owners, for a Site and Development Plan for a 5,000 square foot industrial building and related site improvements on a 1.28-acre site generally located at the northeast corner of Northwest 8 Lane and Northwest 235 Terrace within the Newberry Commercial Park; Alachua County Tax Parcel 01894-010-004.

Principle Planner Jean-Paul Perez presented a PowerPoint overview of the application. He noted that the applicant and the applicant's agent were present.

Sergio Reyes, consultant for eda consultants, inc. spoke.

Principal Planner Perez presented a PowerPoint of the Staff Report.

**Motion made by Board Member Fairfield to
recommend approval of Resolution 2023-
44/SDP 23-05, Seconded by Board Member
Thomas.**

Mayor Marlowe asked for public comment. Ross Ambrose spoke. Discussion ensued.

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

MOTION PASSED 5-0

Principal Planner Perez announced that this item will be heard by the Board of Adjustment on August 14, 2023.

3. A request for Site and Development plan for a Warehouse and Outside Storage Yard for Shore Builders.

Attorney Kiersten Ballou read Resolution 2023-40/Application SDP 23-01 by title only.

Quasi-Judicial Public Hearing: Resolution 2023-40/Application SDP 23-01, an application by JP Pro, Agent, for S&T Newberry Holdings, Owner, for Site and Development Plan Approval to allow construction of a 4,500 square foot warehouse and an open storage yard, on approximately 1 acre land identified by a portion of Alachua County tax parcel number 01897-001-010.

Senior Planner Uma Sarmistha presented a PowerPoint overview of the application. She noted that the applicant and the applicant's agent were present for questions.

Senior Planner Sarmistha presented a PowerPoint of the Staff Report.

**Motion made by Board Member
Fairfield to recommend approval of
Resolution 2023-40/Application SDP
23-05, Seconded by Board Member
Erched.**

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

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

MOTION PASSED 5-0

Senior Planner Sarmistha announced that this item will be heard by the Board of Adjustment on August 14, 2023.

4. A request for Site and Development plan for Town Center Self-Storage facility at Avalon Woods.

Attorney Kiersten Ballou read Resolution 2023-41/Application SDP 23-03 by title only.

Quasi-Judicial Public Hearing: Resolution 2023-41/Application SDP 23-03, an application by JB Pro, Agent, for S&T Newberry Holdings, Owner, for Site and Development Plan Approval to allow construction of a 49,500 square foot warehouse and an open storage yard, on approximately 1 acre land identified by a portion of Alachua County tax parcel number 01897-001-010.

Senior Planner Sarmistha presented a PowerPoint overview of the application. She noted that the applicant and the applicant's agent were present for questions.

Mayor Marlowe asked for comment from the dais. Board Member Polo asked a question.

Chris Potts, P.E., spoke. Discussion ensued.

Motion made by Board Member Erched to recommend approval of Resolution 2023-41/Application SDP 23-03, Seconded by Board Member Long.

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

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

MOTION PASSED 5-0

Senior Planner Sarmistha announced that this item will be heard by the Board of Adjustment on August 14, 2023.

5. A request for preliminary plat for the Post Woods subdivision.

Attorney Kiersten Ballou read Resolution 2023-47/SD 23-06 by title only.

Quasi-Judicial Public Hearing: Resolution 2023-47/SD 23-06, a request by eda consultants, inc., Agent, on behalf of Pat M. Post, Owner, for preliminary plate of the Post Woods subdivision, formerly known as Post 40 Planned Residential Development; Alachua County Tax Parcels 01993-000-000 and 02002-000-000.

Principle Planner Jean-Paul Perez presented a PowerPoint overview of the application. He noted that the applicant and the applicant's agent were present.

Sergio Reyes, consultant for eda consultants, inc. presented a PowerPoint overview of the application.

Principal Planner Perez presented a PowerPoint of the Staff Report.

Motion made by Board Member Fairfield to recommend approval of Resolution 2023-47/SD 23-06, Seconded by Board Member Erched.

Mayor Marlowe asked for public comment. There was none.

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

MOTION PASSED 5-0

Principal Planner Perez announced that this item will be heard by the City Commission on August 14, 2023.

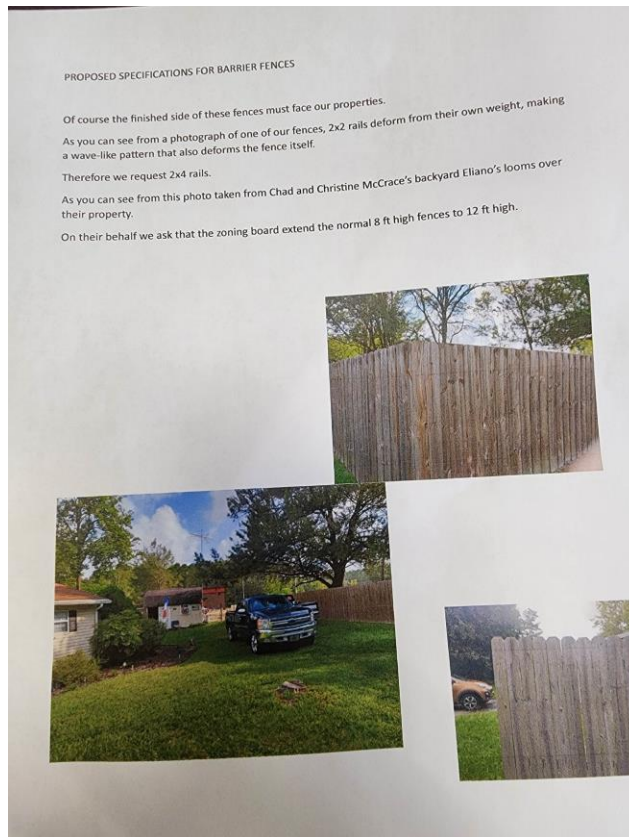
TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Polo announced the Chamber of Commerce Conference being held in Gainesville.

Board Member Fairfield congratulated Mayor Marlowe and the City Commission on their success at the Joint City Commission Meeting held on Monday, July 10, 2023.

Board Member Erched announced that the Greenfield Pre-School is raffling off a Charter Fishing Trip and all proceeds will go the Opioid Task Force.

Mr. Michael Jones, a Newberry resident, requested to address the dais. (photo attached to minutes). He spoke. Discussion ensued.



MEETING ADJOURNMENT

Meeting adjourned at 7:14 PM