



Commission Meeting Minutes

March 27, 2023

7:00 PM

25440 West Newberry Road

Newberry, Florida 32669

QUORUM CHECK

Mayor

Jordan Marlowe

Commissioners

Mark Clark

Ricky Coleman

Monty Farnsworth

Tim Marden

Tony Mazon

City Attorney

Scott Walker

City Clerk

Judy Rice

Staff:

Assistant Manager, Chief Financial Officer

Dallas Lee

Director of Planning & Economic Development

Bryan Thomas

Principal Planner

Jean-Paul Perez

Executive Assistant

Ada Schmidt

Absent:

City Manager

Mike New

CALL TO ORDER

Mayor Marlowe called the meeting to order at 7:00 PM

APPROVAL OF AGENDA

**Motion made to approve the agenda as published
by Commissioner Coleman, Seconded by
Commissioner Marden.**

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

MOTION PASSED 5-0

INVOCATION

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

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS

1. Newberry Veterans Memorial Presentation

Debbie Boyd introduced the members of the Veterans Memorial Committee and presented the Veterans Memorial Conceptual Design.

The Veterans Memorial Committee members are:

Commissioner Mark Clark; Retired Marine Master Sergeant E8
Cheryl Tillman; Retired Air Force Lt Col
Debbie Wright; Retired Naval First Class Petty Officer
Allen Durrance; Army Veteran - Green Beret
Charity Hall; Air Force veteran - Security Forces
Terry Hoyt; Navy veteran
Paula Willis; Artist
Debbie Boyd; City Staff

Discussion ensued.

PUBLIC ANNOUNCEMENTS

Joy Glanzer, Chair, announced the Newberry Opioid Task Force has partnered with the Newberry Fire Department and Alachua County Health Promotion and Wellness Coalition for an event on April 22nd, 2023 from 10 AM to 2 PM. The event includes BBQ lunches, Touch-A-Truck, Drug Take Back, plus CPR and Narcan demonstrations. Funds will be split between the Newberry Opioid Task Force & the Newberry Fire Department's efforts to install a Safe Haven Baby Box.

Erico J. Lopez, Florida Renewable Partners, spoke regarding his company's purchase of 700 acres of land within the City of Newberry for a potential Solar Farm Project Site.

CONSENT AGENDA

- 2. March 13, 2023, Regular Commission Meeting Minutes**
- 3. Resolution 2023-27 Opposing HB 1131 / SB1380**

**Motion made to approve the consent agenda by
Commissioner Clark, Seconded by Commissioner
Farnsworth.**

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

MOTION PASSED 5-0

PUBLIC HEARINGS AND ORDINANCES

4. Request for final plat for the Lakota Subdivision

Quasi-Judicial Public Hearing: Resolution 2023-19/SD 23-01, a request by CHW, Agent for Jilanne Belcher, Owner for approval of the Lakota subdivision final plat on a site consisting of approximately 45 acres generally located at the northwest corner of Southwest 15 Avenue and Southwest 170 Street; Alachua County Tax Parcels 04371-001-001 and 04379-000-000.

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

Attorney Walker read Resolution 2023-19 by title only.

Clerk Rice swore in Principal Planner Perez.

Mayor Marlowe asked for ex parte. There was none.

No third-party intervenor.

Principal Planner Perez provided the staff report and recommendation. He stated that the Applicant did not have a presentation. but was present and sworn in.

Mayor asked for public comment, there was none.

Mayor asked if the members of the Commission had any questions, there were none.

There was no cross-examination or final arguments by staff or the applicant.

Attorney Walker advised the Commission of Applicable Law.

**Motion made by Commissioner Mazon to approve
Resolution 2023-19, Seconded by Commissioner
Marden.**

Mayor Marlowe asked for public comment. There was none.

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

MOTION PASSED 5-0

5. 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: Second reading of 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 Walker read Ordinance 2023-10 by Title only.

Principal Planner Perez provided the staff report and recommendation.

Motion made by Commissioner Mazon to enact Ordinance 2023-10, Seconded by Commissioner Marden.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

6. 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: Second reading of 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.

Attorney Walker read Ordinance 2023-13 by Title only.

Mayor Marlowe asked for ex parte. There was none.

No third-party intervenor.

Principal Planner Perez remained sworn. He presented the staff report and recommendation.

Mayor asked for public comment, there was none.

Mayor asked if the members of the Commission had any questions, there were none.

There was no cross-examination or final arguments by staff.

Attorney Walker advised the Commission of Applicable Law.

Motion made by Commissioner Mazon to enact Ordinance 2023-13, Seconded by Commissioner Clark.

Mayor asked for public comment, there was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

7. Ordinance 2023-19 - Board of Adjustment Chair

Legislative Public Hearing: First reading of Ordinance 2023-19, amends the role of the Mayor as Chair of the Board of Adjustment

Director Thomas presented the staff report with a PowerPoint. Discussion ensued.

Motion made by Commissioner Coleman to approve Ordinance 2023-19 on first reading, Seconded by Commissioner Clark.

Mayor asked for public comment, there was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

8. Planning & Zoning Board / Historic Architectural Review Board Appointments and Designation of Board Chairs. Ordinance 2023-20

Legislative Public Hearing: First reading of Ordinance 2023-20, amends the role of the Mayor as Chair of the Planning & Zoning Board and Historic Architectural Review Board.

Director Thomas presented the staff report with a PowerPoint. Discussion ensued.

Mayor asked for public comment.

Frances Bradley, representing the Newberry Main Street Organization (NMSO), spoke supporting appointing an NMSO member to the Historic Architectural Review Board (HARB). The NMSO's accreditation would benefit from having a member on the HARB, especially in the historic preservation activities criteria. Staff was directed to confirm whether NMSO having a member on the HARB is a Main Street accreditation requirement before starting the nomination process.

Motion made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor asked for public comment, there was none.

ROLL CALL

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

Voting Nay: Commissioner Marden

MOTION PASSED 4-1

AGENDA ITEMS

9. Commercial Development Fee Refund Application - Newberry Town Center Fitness Center (Because It Matters) Resolution 2020-29

Director Thomas stated that this is a Commercial Development Fee Refund Application as authorized by Resolution 2020-29. He presented the staff report with a PowerPoint. The NTC Fitness Center project paid a total of \$17,744 in development fees. Therefore, the maximum allowable refund per Resolution 2020-29 would be \$13,872.

Discussion ensued.

Motion made by Commissioner Mazon to assign the NTC Fitness Center's Application for a Commercial Development Fee Refund of \$13,872, Seconded by Commissioner Marden.

Mayor asked for public comment, there was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 5-0

10. Newberry Historic Society

Mayor Marlowe led discussion regarding the creation of a Newberry Historic Society.

Joy Glanzer, Frances Bradley, and Peggy Loy spoke in support of creation of a Newberry Historic Society.

COMMENTS

City Clerk Judy Rice, Commissioner Coleman, Commissioner Farnsworth, Commissioner Clark, Commissioner Mazon, and Mayor Marlowe made comments.

Frances Bradley encouraged everyone to come to the Newberry Main Street Organization's Spring Festival on Saturday, April 1, 2023.

Gail Watson expressed concern from residents in the northwest section of the City with the 30 mph speed limit, when other residential areas have posted speed limits of 15 and 25 mph. Discussion ensued. The Commission directed staff to research setting a standard speed limit lower than 30 mph in all residential areas of the City.

Tripp Norfleet spoke requesting consideration of an Impact Fee percentage smaller than 80 per cent.

Jeff Holcomb spoke in opposition of Newberry's LDR for Solar Farm setbacks.

MEETING ADJOURNMENT

The meeting was adjourned at 9:34 PM.

Signed and approved on this 10th day of April 2023.



Jordan Marlowe, Mayor

Judy S. Rice, City Clerk