



Planning & Zoning Board

Monday, May 01, 2023
6:00 PM

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

MINUTES

CALL TO ORDER

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

APPROVAL OF AGENDA

Mayor Marlow asked for approval of the agenda.

**Motion made by Mayor Marlow, Seconded by Board
Member Polo.**

Mayor Marlow asked for Public Comment, there was none.

**Voting Yea: Chair Erched, Vice–Chair Long, Board Member
Baker, and Board Member Thomas**

MOTION PASSED 5-0

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Marlow.

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched, Chair
Donald Long, Vice Chair
Anne Polo
Kathi Thomas
Jessica Mrozinske-Baker

City Attorney

Scott Walker

Staff:

Director of Planning & Economic Development
Principal Planner
Senior Planner
Staff Assistant

Bryan Thomas, AICP
Jean-Paul Perez
Uma Sarmistha, Ph.D.
Missy Claude

CONSENT AGENDA

1. April 3rd, 2023, Planning & Zoning Board Meeting Minutes

Mayor Marlow asked for approval of the consent agenda.

Motion made by Vice-Chair Long

Seconded by Board Member Polo.

**Voting Yea: Chair Erched, Board Member Polo,
Board Member Thomas**

MOTION PASSED 5-0

**Motion made by Mayor Marlow to table the
discussion until the next Planning & Zoning meeting
on June 5, 2023.**

Seconded by Vice-Chair Erched

**Voting Yea: Vice-Chair Long, Board Member Polo,
Board Member Thomas, and Board Member Baker**

MOTION PASSED 5-0

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

PUBLIC HEARINGS AND ORDINANCES

2. A request to rezone three (3) parcels from Commercial, General (CG) to Commercial, Central Business District (C-CBD) for the “Bounds Properties” consisting of +0.9 acres.

Quasi-Judicial Public Hearing: Ordinance 2023-18/LDR 23-11, an application by Norfleet Construction Group, LLC on behalf of Bounds Properties, LLC to change the zoning designation from Commercial, General (CG) to Commercial. Central Business District (C-CBD) for the “Bounds Properties” generally located at the southwest corner of State Road 26/West Newberry Road and Southwest 257 Street consisting of approximately 0.9 acres; identified by Alachua County Tax Parcel Numbers: 02231-000-000, 02232-000-000, and 02233-000-000.

Attorney Scott Walker read Ordinance 2023-11 by title only.

Attorney Scott Walker swore in Director Bryan Thomas, Principal Planner Jean-Paul Perez and applicant Tripp Norfleet.

Principal Planner Jean-Paul Perez presented the staff report and recommendation with a PowerPoint presentation.

Tripp Norfleet presented the committee and staff members with an overview and report with a PowerPoint presentation.

Motion made by Chair Erched to recommend Approval of Ordinance 2023-18/LDR 23-11 to the City Commission

Seconded by Vice—Chair Long

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

Voting Yea: Board Member Baker, Board Member Thomas, and Board Member Polo

MOTION PASSED 5-0

Mayor Marlow announced upon approval, the City Commission will hold their first hearing on this item on May 22, 2023.

TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Polo shared that she attended West Fest for the first time and thoroughly enjoyed it. She hopes the city will hold more of these types of events.

Board Member Thomas reminded everyone about the Watermelon Festival that is being held this year on Saturday, May 20, 2023. The Parade will begin at 10:30AM.

MEETING ADJOURNMENT

Meeting adjourned at 6:42PM.

Copies of any agenda attachments are available for public inspection at the Planning Department, located at 25815 SW 2nd Avenue, Newberry, Florida, during regular business hours.

If A Person, Firm, or Corporation Desires to Take an Appeal From any Action Taken At the Above Meeting or Hearing, It May Be Necessary to Have A Verbatim Record of the Proceedings and It Is the Person, Firm, or Corporation's Duty to See that Such A Record Is Made. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. At (352) 375-2784, not later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.