



# Special Commission Meeting Minutes

December 12, 2023

7:00 PM

25440 West Newberry Road

Newberry, FL 32669

## QUORUM CHECK

Mayor

Jordan Marlowe

Commissioners

Mark Clark

Rick Coleman

Monty Farnsworth

Tim Marden

Tony Mazon

City Manager

Mike New

City Clerk

Judy Rice

City Attorney

Scott Walker

Staff:

Director of Parks & Recreation

Travis Parker

Director of Planning & Economic Development

Bryan Thomas

Principal Planner

Jean-Paul Perez

Senior Planner

Uma Sarmistha

Executive Assistant

Randa Paul

Staff Assistant

Jeannene Mironack

## CALL TO ORDER

Mayor Marlowe called the meeting to order at 7 PM. He announced that the meeting was being livestreamed to the Menthollee Norfleet Municipal Building. Members of the public may sign up to speak in either location.

## APPROVAL OF AGENDA

**Motion to approve the Agenda was made by Commissioner Marden, Seconded by Commissioner Coleman.**

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

**MOTION PASSED 5-0**

## INVOCATION

Mr. Tim Marden provided the Invocation.

## PLEDGE OF ALLEGIANCE

Commissioner Clark led the pledge.

## PUBLIC HEARINGS AND ORDINANCES

### 1. NC Ranch Planned Development Future Land Use Map Amendment

Legislative Public Hearing: First reading of Ordinance 2023-23/CPA 23-06, an Ordinance amending the Future Land Use Plan Map of the City of Newberry Comprehensive Plan from Agriculture to Planned Development for a project known as NC Ranch Planned Development generally located west of US-27/State Road 45/Northwest 250 Street, between Northwest 53 Lane and Northwest 10 Avenue and consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-23.

Attorney Walker read Ordinance 2023-23 by title only.

Jean-Paul W. Perez, Principal Planner, presented the staff overview with a PowerPoint.

At 7:12 PM, Mayor Marlowe announced that the Mentholee Norfleet Municipal Building was closing as there were no members of the public at that location and there were available seats in the City Commission Meeting Room.

Discussion ensued.

Frances C. Marino, President, Femme By Design, LLC., Planning Consultant to the City of Newberry, presented NC RANCH Planned Development Plan Amendment Consistency & Compatibility Analysis with a PowerPoint.

Discussion ensued.

Gerry Dedenbach, AICP, CHW Professional Consultants, Applicant's Agent, presented the application with a PowerPoint.

E.D. "Tripp" Norfleet, III, Applicant, spoke.

Mayor Marlowe asked for public comment. Dale "Bubba" Bays, Zeke Norfleet, Dustin Jurian, Andy Cook, Ed Thompson, Debra Campbell, Billy Beltz, Slade Williams, Robert Bounds, Beth Rowe, Kim Stanton, and Bobby Prevatt spoke.

Discussion ensued.

Gerry Dedenbach responded to questions.

Jean-Paul W. Perez, Principal Planner presented the staff's recommendation with a PowerPoint.

**Motion to approve Ordinance 2023-23/CPA 23-06 on first reading and authorize the City Manager or their designee to transmit the petition to the Florida Department of Commerce for expedited review was made by Commissioner Clark, Seconded by Commissioner Coleman.**

Mayor Marlowe asked for public comment. There was none.

**Commissioner Mazon moved to amend the motion to require a neighborhood meeting.**

Patrice Boyes, Esq., Applicant's Attorney, responded to the request to amend the motion, stating that it insinuates that the applicant has not met the Public Participation Requirements of Ch. 163, F.S.

**The move to amend did not receive a second.**

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

**MOTION PASSED 5-0**

## **2. NC Ranch Planned Development Comprehensive Plan Text Amendment**

Legislative Public Hearing: First reading of Ordinance 2023-36/CPA 23-12, an Ordinance amending the text of the Future Land Use Element of the Comprehensive Plan, creating the Specific Locations Sub Element for a project known as NC Ranch Planned Development generally located west of US-27/State Road 45/Northwest 250 Street, between Northwest 53 Lane and Northwest 10 Avenue and consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-36.

Attorney Walker read Ordinance 2023-36 by title only.

In response to Mayor Marlowe's inquiry, Jean-Paul W. Perez, Principal Planner, stated that the Land Use Element was thoroughly covered in the prior Hearing on Ordinance 2023-23. He added that the findings of Frances C. Marino, President, Femme By Design, LLC., Planning Consultant, are included in this item.

Patrice Boyes, Esq., Applicant's Attorney, requested that the entire record heard during the prior Hearing on Ordinance 2023-23 be included in the transmittal to the Florida Department of Commerce for evidence in their review of this item.

**Motion to approve Ordinance 2023-36 on first reading and authorize the City Manager or their designee to transmit the petition, including the record heard during the Hearing on Ordinance 2023-23 immediately prior to this item, to the Florida Department of Commerce for expedited review was made by Commissioner Marden, Seconded by Commissioner Coleman.**

Mayor Marlowe asked for public comment. There was none.

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

**PUBLIC ANNOUNCEMENTS**

*(Please limit announcements to 2 minutes)*

Mayor Marlowe asked for public announcements. There were none.

**COMMENTS**

Mayor Marlowe made comments.

**MEETING ADJOURNMENT**

The meeting was adjourned at 9:22 PM.

Signed and approved on this 8th day of January 2024.

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Jordan Marlowe, Mayor

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Judy S. Rice, City Clerk