



Planning & Zoning Board Meeting

Tuesday, July 05, 2022
6:00 PM

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

MINUTES

CALL TO ORDER

Chair Erched called the meeting to order at 6 pm.

APPROVAL OF AGENDA

Chair Erched asked for approval of the agenda.

Motion made by Member Baker to approve the agenda.

Seconded by Member Long.

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

MOTION PASSED

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

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

City Attorney

Scott Walker

Staff:

Director of Planning & Economic Development
Principal Planner
Staff Assistant, City Clerk's Office

Bryan Thomas, AICP
Jean-Paul Perez
Sierra Nyberg

PLEDGE OF ALLEGIANCE

Vice Chair Long led the pledge.

CONSENT AGENDA

1. June 14, 2022, Planning & Zoning Board Meeting Minutes

Chair Erched asked for approval of the consent agenda.

Motion made by Member Baker to approve the consent agenda.

Seconded by Member Long.

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

MOTION PASSED

PUBLIC HEARINGS AND ORDINANCES

Attorney Walker swore in the following people:

Director Thomas	Ms. Maureen Voliano, citizen
Mr. Clay Sweger with EDA Consultants, INC.	Ms. Katie Steakly, citizen
Mr. Chris Potts, JBPro Group Inc.	Ms. Amy Paget, citizen
Ms. Logan Peters, JBPro Group Inc.	Mr. Roy Paget, citizen
Mr. Dave McDaniel, M3 Development	Ms. Carly Evans, citizen
Mr. Trevor Bass, Bass Farms	Mr. Allen Evans, citizen
Ms. Sophie Lancaster	Ms. Monica Larue, citizen
Ms. Debra Campbell, citizen	Ms. Steffanie Gazda, citizen
Mr. Kelly Suggs, citizen	Mr. John Jones, citizen
Ms. Connie Clark, citizen	Mr. Raymond Raulerson, citizen
Mr. Roger Grebing, citizen	

2. Rezoning property from Residential Single Family to Planned Development on Parcel Number 01919-003-004.

Quasi-Judicial Public Hearing: Ordinance 2022-34/LDR 22-13, an application by eda consultants, inc., agent for Pat M. Post, owner, to amend the Official Zoning Atlas of the City of Newberry Land Development Regulations by changing the zoning from Residential (Mixed) Single-Family/Mobile Home (RSF/MH-2) to Planned Residential Development (PRD) on approximately 48.2 acres identified by Alachua County parcel number 01928-000-000 and 02002-000-000.

Chair Erched review the quasi-judicial procedures and presentation order.

Attorney Walker by title only Ordinance 2022-34.

Chair Erched asked for ex parte.

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

There was no third-party intervenor present.

Principal Planner Perez provided a presentation.

Mr. Sweger provided a presentation.

Chair Erched asked for public comment.

Ms. Campbell and Mr. Suggs comments.

Principal Planner Perez and Mr. Sweger provided cross-examination.

Discussion ensued between the Board Members, staff, and applicant.

Attorney Walker reminded the Board of the applicable law.

Motion made by Member Woodcock to recommend City Commission approve Ordinance 2022-34 conditioned upon applicant shall work with staff on finalizing the parameters of the Development Order and correct any scrivener errors present.

Seconded by Member Long

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

MOTION PASSED

Recessed at 7:35 pm. Reconvened at 7:41 pm.

3. Rezoning property from Residential Single Family to Planned Development on Parcel Number 01919-003-004.

Quasi-Judicial Public Hearing: Ordinance 2022-335/LDR 22-14, an application by JBPro Group, Inc, Agent for Joel and Sophie Lancaster, Owner, to amend the Official Zoning Atlas of the City of Newberry Land Development Regulations by changing the zoning from Residential, Single-Family (RSF-2) to Planned Development (PD) on 6.95 acres, identified by Alachua County parcel number 01919-003-004.

Chair Erched review the quasi-judicial procedures and presentation order.

Attorney Walker by title only Ordinance 2022-35.

Chair Erched asked for ex parte.

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

There was no third-party intervenor present.

Principal Planner Perez provided a presentation.

Mr. Potts and Ms. Peters provided a presentation.

Chair Erched asked for public comment.

Ms. Clark, Mr. Grebing, Mr. Voliano, Mr. Steakly, Ms. Paget, Mr. Evans, Ms. Evans, Mr. Paget, and Ms. Lancaster provided comments.

No cross-examination.

A lengthy discussion ensued between the Board Members, staff, and applicant.

Attorney Walker reminded the Board of the applicable law.

Motion made by Member Woodcock to recommend City Commission approve Ordinance 2022-35 conditioned upon applicant shall work with staff on finalizing the parameters of the Development Order limiting only detached single family dwellings, notice of mining, and connectivity.

Seconded by Member Long

Ms. Clark, Ms. Paget, , Ms. Steakly, Mr. Evans, Mr. Paget, and Ms. Melina Parker commented on the motion.

ROLL CALL

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

Voting Nay: Member Baker.

MOTION PASSED

Recessed at 9:13 pm. Reconvened at 9:18 pm.

- 4. Rezoning property from Agriculture to Planned Rural Residential Development on Parcel Numbers 02602-020-001, 02602-020-002, 02602-008-000, 02602-020-012, 02599-002-000, 02599-003-000, 02601-001-000, 02601-000-000, 02602-020-007, and 02602-020-008.**

Quasi-Judicial Public Hearing: Ordinance 2022-33/LDR 22-12, an application by JBPro, Agent for Bass Farms, Inc. Trevor Bass, Owner, to amend the Official Zoning Atlas of the City of Newberry Land Development Regulations by changing the zoning from Agricultural (A) to Planned Rural Residential Development (PRRD) on 302.53 acres, identified by Alachua County parcel numbers 02602-020-001, 02602-020-002, 02602-008-000, 02602-020-012, 02599-002-000, 02599-003-000, 02601-001-000, 02601-000-000, 02602-020-007, and 02602-020-008.

Attorney Walker by title only Ordinance 2022-33.

Chair Erched asked for ex parte. Member Baker had concerned citizens contact her and she directed them to the Planning Department. Their concerns will not affect her decision-making ability.

Voting Yea: Member Baker.

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

There was no third-party intervenor present.

Principal Planner Perez provided a presentation.

Mr. Potts provided a presentation.

Chair Erched asked for public comment.

Mr. Suggs, Ms. Larue, Ms. Gazda, Mr. Jones, and Mr. Raulerson commented.

No cross-examination.

A lengthy discussion ensued between the Board Members, staff, and applicant.

Attorney Walker reminded the Board about Applicable Law.

Motion made by Member Long to recommend denial of Ordinance 2022-33 due to legal issues with Original DRRC record in 2008 and amended DRRC record in 2022.

Seconded by Member Erched

Ms. Larue, Mr. Suggs, and Mr. Larue commented on the motion.

ROLL CALL

Voting Yea: Chair Erched, Vice Chair Long, and Member Baker.

Voting Nay: Member Woodcock, and Member Polo.

MOTION PASSED

AGENDA ITEMS

TOPICS FROM MEMBERS FOR DISCUSSION

MEETING ADJOURNMENT

Meeting adjourned at 11:08 pm