



City Commission Special Meeting Minutes

April 15, 2024
7:00 PM

25440 West Newberry Road
Newberry, Florida 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 Attorneys	Kiersten Ballou Danielle Adams
Staff:	
Director of Planning & Economic Development	Bryan Thomas
Principal Planner	Jean-Paul Perez
Senior Planner	Uma Sarmistha
Executive Assistant	Randa Paul
Staff Specialist	Jeannene Mironack
Staff Assistant	Missy Claude

CALL TO ORDER

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

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

MOTION PASSED 4-0

INVOCATION

Tripp Norfleet provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the pledge.

CONSENT AGENDA

Motion to approve the Consent Agenda was made by Commissioner Clark, Seconded by Commissioner Marden.

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

MOTION PASSED 4-0

1. April 8, 2024 Commission Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

2. Rezoning from Agricultural (A) to Planned Development (PD) for NC Ranch Planned Development

Quasi-Judicial Public Hearing: First reading of Ordinance 2024-14/LDR 23-06, an application by Patrice Boyes, Esq. and CHW Professional Consultants, agent, on behalf of Norfleet Properties, LLLP; E.D. Norfleet & Sons, Inc.; E.D. Norfleet, Jr. and Phyllis Norfleet; E.D. Norfleet III; Katrina Bill; and, Norfleet Construction Co., owners, to change the zoning designation from Agricultural (A) to Planned Development (PD) for a development known as NC Ranch Planned Development on a site consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2024-14.

Mayor Marlowe reviewed the quasi-judicial procedures and read through the presentation order. There was no third-party intervenor present.

Attorney Ballou read Ordinance 2024-14 by title only.

Clerk Rice swore in Principal Planner Jean-Paul Perez; Director Bryan Thomas, AICP; Gerry Dedenbach, AICP, LEED AP, Executive Vice President, and Principal Planner, CHW Professional Consultants; Frances C. Marino, President of Femme by Design, LLC; Tripp Norfleet; Brent Shaw; Scott Caley; Marta Pedrosa; Judith Baker; and Tiffani McLendon.

Mayor Marlowe asked for ex parte communication on the application.

ROLL CALL

Voting Nay: Commissioner Clark, Commissioner Coleman, Commissioner Farnsworth, Commissioner Marden. Mayor Marlowe, non-voting, none.

Principal Planner Perez presented a PowerPoint of the staff overview.

Gerry Dedenbach, CHW Professional Consultants, Agent, presented a PowerPoint of the application. He requested that all prior submittals and presentations regarding these parcels be placed in the record.

Discussion ensued.

Consultant Frances Marino, Femme by Design, presented a PowerPoint of her professional review of the application.

Commissioner Mazon entered and joined the dais at 7:30 PM.

Principal Planner Perez presented a PowerPoint of the staff findings and recommendation for the application.

Mayor Marlowe asked for public comment. Brent Shaw, Scott Caley, Marta Pedrosa, and Judith Baker spoke.

Principal Planner Perez responded to questions asked during public comment.

Discussion ensued.

Principal Planner Perez, City Manager New, Patrice Boyes, Esq., and Gerry Dedenbach, responded to questions from the dais.

There was no cross examination or rebuttals.

Mayor Marlowe asked Commissioner Mazon if he had ex parte communication on the application. Commissioner Mazon stated that he had intended to ask Tripp Norfleet about the application, but had been unable to do so. Attorney Ballou discussed Commissioner Mazon's response with him, then clarified that he did not have ex parte communication.

Attorney Ballou advised the Commission that their decision must be based upon substantial and competent evidence.

The Commission deliberated. Gerry Dedenbach responded to questions.

Motion to approve Ordinance 2024-14 at first reading was made by Commissioner Clark, Seconded by Commissioner Coleman.

Mayor Marlowe asked for public comment. Brent Shaw and Tripp Norfleet spoke.

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

MOTION PASSED 5-0

COMMENTS

City Clerk Rice, Commissioner Clark, and Mayor Marlowe made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 8:41 PM

Signed and approved on this 22nd day of April 2024.

Jordan Marlowe, Mayor

Judy S. Rice, City Clerk