



# City of Newberry Commission Meeting

March 28, 2022  
7:00 PM

25440 West Newberry Road  
Newberry, Florida 32669

## MINUTES

### CALL TO ORDER

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

### APPROVAL OF AGENDA

Mayor Marlowe asked for approval of the agenda.

**Motion made by Commissioner Coleman to approve the agenda.**

**Seconded by Commissioner Farnsworth.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

**Motion passed 4-0**

### QUORUM CHECK

Mayor

Jordan Marlowe

Commissioners

Ricky Coleman

Mark Clark

Monty Farnsworth

Tony Mazon

City Attorney

Scott Walker

City Manager

Mike New

City Clerk

Judy Rice

Staff:

Director of Planning & Economic Development  
Planner

Bryan Thomas

Alayna Jackson

Director of Parks & Recreations

Travis Parker

Staff Assistant, Planning & Economic Development

Jeannene Mironack

Staff Assistant, City Clerk's Office

Sierra Nyberg

Absent:

Commissioner

Tim Marden

### INVOCATION

Pastor Gary Bracewell, Christian Life Fellowship Church, provided the invocation.

## **PLEDGE OF ALLEGIANCE**

Commissioner Clark led the pledge.

## **PRESENTATIONS**

### **1. City Commissioner Group III Candidate Introductions**

Clerk Rice presented this item. Mr. Mark Allen, Mr. Walt Boyer, and Commissioner Monty Farnsworth introduced themselves.

Clerk Rice spoke briefly on Vote-by-Mail ballots.

### **2. Rural Residential Developments**

Director Thomas presented this item and a lengthy discussion ensued.

## **PUBLIC ANNOUNCEMENTS**

Mr. Naim Erched, Opioid Task Force; and Ms. Lisa Tate, Newberry Main Street Organization, made an announcement.

Mayor Marlowe asked to move items 14 and 15 before the public hearings for the guests in attendance.

**Motion made by Commissioner Clark to present items 14 and 15 before the public hearings.**

**Seconded by Commissioner Coleman**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

**Motion passed 4-0**

## **CONSENT AGENDA**

### **3. March 10, 2022, Community Visioning Workshop Minutes**

### **4. March 14, 2022, Commission Meeting Minutes**

Mayor Marlowe asked for approval of the consent agenda.

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

**Seconded by Commissioner Mazon.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

**Motion passed 4-0**

## **AGENDA ITEMS**

### **14. Resolution 2022-10 Renaming the Municipal Building in Honor of Mentholee Norfleet**

Mayor Marlowe presented this item.

Attorney Walker read the Resolution in its entirety.

**Motion made by Commissioner Clark to adopt  
Resolution 2022-10.**

**Seconded by Commissioner Mazon.**

**Voting Yea: Commissioner Coleman, Commissioner  
Clark, Commissioner Farnsworth, and Commissioner  
Mazon.**

**Motion passed 4-0**

### **15. Resolution 2022-17 Designating Ray Crone Field at Jimmy Durden Park**

Attorney Walker read the Resolution in its entirety.

Director Parker provided a brief presentation on Mr. Crone and read a letter into the record from the City of Alachua's former Recreation Director Hal Brady.

**Motion made by Commissioner Mazon to adopt  
Resolution 2022-17.**

**Seconded by Commissioner Coleman.**

**Voting Yea: Commissioner Coleman, Commissioner  
Clark, Commissioner Farnsworth, and Commissioner  
Mazon.**

**Motion passed 4-0**

Mayor Marlowe then presented Mr. Crone with the Resolution.

## **PUBLIC HEARINGS AND ORDINANCES**

### **5. Barrington Preliminary Plat Approval Request**

**Quasi-Judicial Public Hearing<sup>1</sup>, Resolution 2022-05/SD 22-01, a request by eda consultants, inc., agent for Hawley Realty & Investments, for approval of the Barrington Preliminary Plat, on a parcel of land located at the corner of SW 15<sup>th</sup> and SW 170<sup>th</sup> Street, a portion of Alachua County tax parcel #04371-001-000.**

Mayor Marlowe reviewed the process and procedures for quasi-judicial hearings. He then read through the presentation order.

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**1 This item was determined to be a Quasi-Judicial hearing at the time of the meeting.**

Clerk Rice swore in Director Thomas, Planner Jackson, Manager New, Mr. Clay Sweger with EDA Consultants, agent for applicants; Mr. Phil Hawley, applicant; Mr. Wayne Browning, Ms. Kathy Barry, Ms. Juanita Futch, Ms. Deborah Walters, and Mr. Solomon.

Attorney Walker read Resolution 2022-05 by title only.

Mayor Marlowe asked for ex parte communication. Commissioner Coleman personally knows Mr. Hawley and spoke to him. The conversation will not affect his vote.

**Voting Yea: Commissioner Coleman.**

**Voting Nay: Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

There were no third-party intervenors present.

Director Thomas presented the staff overview.

Mr. Sweger presented on behalf of the applicant.

Director Thomas provided the staff report and recommendation. Recommendation is to adopt Resolution 2022-05.

Mayor Marlowe asked for public comment.

Mr. Browning, Ms. Barry, Mr. Solomon, Ms. Walter, and Ms. Futch commented.

Mr. Sweger cross examined concerns addressed by citizens.

The decision-making board, through the chair, asked questions of staff and applicant. A discussion ensued.

Director Thomas and Mr. Sweger made final arguments.

Attorney Walker reminded the commission of applicable law. He read through the requirements of determining a quasi-judicial hearing per Florida Statute.

**Motion made by Commissioner Mazon to adopt Resolution 2022-05 with the attachment of the developer's agreement as an exhibit.**

**Seconded by Commissioner Coleman.**

Ms. Walters and Mr. Solomon made comments.

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

**Motion passed 4-0**

- 6. Amending the Comprehensive Plan Future Land Use Element by deleting a Specific Location Sub-Element.**

**Quasi-Judicial Public Hearing, 1st Reading: Ordinance 2022-20/CPA 22-01, an application by the City of Newberry to amend the Comprehensive Plan Future Land Use Element by deleting Specific Locations Sub-Element Objective SP.1 and Policy SP1.1., pertaining to the Densities and Intensities of CPA 03-5, the Avalon Woods (formerly known as Lexington Station) Mixed-Use development.**

No one new entered the chambers.

Director Thomas remained sworn.

Attorney Walker read Ordinance 2022-20 by title only on first reading.

Mayor Marlowe asked for ex parte communication.

**Voting Nay: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

There were no third-party intervenors present.

Director Thomas presented the staff overview, report, and recommendation.  
Recommendation is to pass Ordinance 2022-20 on first reading.

Mayor Marlowe asked for public comment. There was none.

No cross-examination or final argument.

Attorney Walker reminded the commission of applicable law.

**Motion made by Commissioner Clark to pass  
Ordinance 2022-20 on first reading.**

**Seconded by Commissioner Mazon.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

**Motion passed 4-0**

- 7. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Numbers 02597-000-000 and 02597-001-000).**

**Legislative Public Hearing, First Reading: Ordinance 2022-09/CPA 22-03, 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 ALACHUA COUNTY RURAL/AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City, identified by Alachua County Parcel Numbers 02597-000-000 and 02597-001-000.**

Attorney Walker read Ordinance 2022-09 by title only on first reading.

Planner Jackson presented the staff overview, report, and recommendation.  
Recommendation is to pass Ordinance 2022-09 on first reading.

**Motion made by Commissioner Coleman to pass  
Ordinance 2022-09 on first reading.**

**Seconded by Commissioner Mazon.**

**Voting Yea: Commissioner Coleman, Commissioner  
Clark, Commissioner Farnsworth, and Commissioner  
Mazon.**

**Motion passed 4-0**

- 8. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Number 01840-002-001).**

**Legislative Public Hearing, First Reading: Ordinance 2022-16/CPA 22-04, 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 ALACHUA COUNTY RURAL/AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City, identified by Alachua County Parcel Number 01840-002-001.**

Attorney Walker read Ordinance 2022-16 by title only on first reading.

Planner Jackson presented the staff overview, report, and recommendation.  
Recommendation is to pass Ordinance 2022-16 on first reading.

**Motion made by Commissioner Mazon to pass  
Ordinance 2022-16 on first reading.**

**Seconded by Commissioner Farnsworth.**

**Voting Yea: Commissioner Coleman, Commissioner  
Clark, Commissioner Farnsworth, and Commissioner  
Mazon.**

**Motion passed 4-0**

- 9. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Numbers 04273-002-000, 04273-002-001, and 04273-002-002).**

**Legislative Public Hearing, First Reading: Ordinance 2022-21/CPA 22-05, 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 ALACHUA COUNTY RURAL/AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City, identified by Alachua County Parcel Numbers 04273-002-**

**000, 04273-002-001, and 04273-002-002.**

Attorney Walker read Ordinance 2022-21 by title only on first reading.

Planner Jackson presented the staff overview, report, and recommendation.  
Recommendation is to pass Ordinance 2022-21 on first reading.

**Motion made by Commissioner Coleman to pass  
Ordinance 2022-21 on first reading.**

**Seconded by Commissioner Clark.**

**Voting Yea: Commissioner Coleman, Commissioner  
Clark, Commissioner Farnsworth, and Commissioner  
Mazon.**

**Motion passed 4-0**

- 10. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Numbers: Numbers 02597-000-000 and 02597-001-000).**

**Quasi-Judicial Public Hearing, First Reading: Ordinance 2022-10/LDR 22-05, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURE (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property annexed into the City and identified by Alachua County tax parcel numbers 02597-000-000 and 02597-001-000 (This application is contingent upon approval of Application CPA 22-03.)**

No one new entered the chambers.

Planner Jackson remained sworn.

Attorney Walker read Ordinance 2022-10 by title only on first reading.

Mayor Marlowe asked for ex parte communication.

**Voting Nay: Commissioner Coleman, Commissioner  
Clark, Commissioner Farnsworth, and Commissioner  
Mazon.**

There were no third-party intervenors present.

Planner Jackson presented the staff overview, report, and recommendation.  
Recommendation is to pass Ordinance 2022-10 on first reading.

Mayor Marlowe asked for public comment. There was none.

No cross-examination or final argument.

Attorney Walker reminded the commission of applicable law.

**Motion made by Commissioner Mazon to pass  
Ordinance 2022-10 on first reading.**

**Seconded by Commissioner Coleman.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

**Motion passed 4-0**

**11. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Numbers: Number 01840-002-001).**

**Quasi-Judicial Public Hearing, First Reading: Ordinance 2022-17/LDR 22-06, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURE (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property annexed into the City and identified by Alachua County tax parcel number 01840-002-001 (This application is contingent upon approval of Application CPA 22-04.)**

No one new entered the chambers.

Planner Jackson remained sworn.

Attorney Walker read Ordinance 2022-17 by title only on first reading.

Mayor Marlowe asked for ex parte communication.

**Voting Nay: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

There were no third-party intervenors present.

Planner Jackson presented the staff overview, report, and recommendation.

Recommendation is to pass Ordinance 2022-17 on first reading.

Mayor Marlowe asked for public comment. There was none.

No cross-examination or final argument.

Attorney Walker reminded the commission of applicable law.

**Motion made by Commissioner Clark to pass Ordinance 2022-17 on first reading.**

**Seconded by Commissioner Mazon.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

**Motion passed 4-0**



- 12. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Numbers: Numbers 04273-002-000, 04273-002-001, and 04273-002-002).**

**Quasi-Judicial Public Hearing, First Reading: Ordinance 2022-22/LDR 22-07, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURE (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property annexed into the City and identified by Alachua County tax parcel numbers 04273-002-000, 04273-002-001, and 04273-002-002 (This application is contingent upon approval of Application CPA 22-05).**

No one new entered the chambers.

Planner Jackson remained sworn.

Attorney Walker read Ordinance 2022-22 by title only on first reading.

Mayor Marlowe asked for ex parte communication.

**Voting Nay: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

There were no third-party intervenors present.

Planner Jackson presented the staff overview, report, and recommendation.  
Recommendation is to pass Ordinance 2022-22 on first reading.

Mayor Marlowe asked for public comment. There was none.

No cross-examination or final argument.

Attorney Walker reminded the commission of applicable law.

**Motion made by Commissioner Mazon to pass  
Ordinance 2022-22 on first reading.**

**Seconded by Commissioner Clark.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, and Commissioner Mazon.**

**Motion passed 4-0**

## **AGENDA ITEMS**

- 13. Appointment of Three (3) Members to the Planning & Zoning Board and One (1) Member to the Historic Architectural Review Board.**

**Resolution 2022-15: Appointing Three (3) Members to the Planning & Zoning Board**

**Resolution 2022-16: Appointing One (1) Member to the Historic Architectural Review Board**

Director Thomas presented this item. The following applicants introduced themselves:

- Mr. Donald Long
- Mr. Gavin Johnson
- Ms. Mellina Parker
- Ms. Anne Polo

**COMMENTS**

Manager New, Attorney Walker, Commissioner Coleman, Commissioner Clark, Commissioner Mazon, and Mayor Marlowe made comments.

Ms. Peggy Loy made a comment.

**MEETING ADJOURNMENT**

Meeting adjourned at 10:00 p.m.

  
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Jordan Marlowe, Mayor  
\_\_\_\_\_  
Judy S. Rice, City Clerk