



Planning & Zoning Board

Tuesday, January 02, 2024
6:00 PM

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

MINUTES

CALL TO ORDER

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

APPROVAL OF AGENDA

Mayor Marlowe requested to change the order of the Consent Agenda as follows:

1. December 4, 2023, Planning & Zoning Board Meeting Minutes
2. Draft Ordinance Revising Section 4.2.40 Solar Energy Facilities
3. Amending the Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Number 02659-000-000).
4. A request to Rezone "Agriculture" classification of Alachua County to City of Newberry "Agriculture" zoning on Whitehurst Co. annexed property (Parcel Number 02659-000-000)
5. Amending the Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Numbers 02579-005-000, 02579-006-000 and 02579-007-000).
6. A request to rezone Agriculture classification from Alachua County to City of Newberry Agriculture (A) zoning on an annexed property (Parcel Numbers, 02579-005-000, 02579-006-000 and 02579-007-000).

Mayor Marlowe asked for approval of the Consent Agenda.

**Motion made by Board Member Fairfield to approve the Consent Agenda,
Seconded by Board Member Erched.**

**Voting Yea: Board Member Long, Board Member Erched, Board Member Polo,
and Board Member Fairfield.**

MOTION PASSED: 4-0

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched

Donald Long
Anne Polo
Jordan Fairfield

City Attorney

Scott Walker

Staff:

Director of Planning & Economic Development
Senior Planner
Staff Assistant

Bryan Thomas, AICP
Uma Sarmistha, Ph.D.
Missy Claude

Absent:

Board Member

Kathi Thomas

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Marlowe.

CONSENT AGENDA

1. December 4, 2023, Planning & Zoning Board Meeting Minutes

Motion made by Board Member Long to approve the Consent Agenda, seconded by Board Member Erched.

Voting Yea: Board Member Long, Board Member Erched, Board Member Polo and Board Member Fairfield.

MOTION PASSED: 4-0

City Manager New arrived at 6:13 PM

PUBLIC HEARINGS AND ORDINANCES

2. Draft Ordinance Revising Section 4.2.40 Soar Energy Facilities.

Attorney Walker read Ordinance 4.2.40 by title only.

Director Thomas presented the staff overview and report with a PowerPoint presentation. Discussion ensued.

Members of the public spoke.

Motion made by Board Member Fairfield to approve Draft Ordinance Revising Section 4.2.40 Solar Energy Facilities, seconded by Board Member Long.

Voting Yea: Board Member Fairfield, Board Member Long, Board Member Polo.

Voting Nay: Board Member Erched

MOTION PASSED: 3-1

3. Amending the Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Number 02659-000-000).

Legislative Public Hearing: Ordinance 2024-02/CPA 24-01, an application by CHW Professional Consultants, agent, on behalf of Whitehurst Cattle Company, owner, 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 voluntarily annexed to the City, identified by Alachua County Parcel Number 02659-000-000 consisting of approximately 161 acres more or less.

Attorney Walker read Ordinance 2024-02/CPA 24-01 by title only.

Senior Planner Sarmistha presented the staff overview and report with a PowerPoint presentation.

CHW planning representative Craig Brashier presented a PowerPoint.

There was no discussion.

Motion made by Board Member Erched for approval of Ordinance 2024-02/CPA 24-01, seconded by Board Member Long.

Voting Yea: Board Member Erched, Board Member Long, Board Member Polo and Board Member Fairfield.

MOTION PASSED 4-0

4. A request to Rezone "Agriculture" classification of Alachua County to City of Newberry "Agriculture" zoning on Whitehurst Co. annexed property (Parcel Number 02659-000-000).

Quasi-Judicial Public Hearing: Ordinance 2024-03-/LDR 24-04, a petition by CHW Professional Consultants, agent, on behalf of Whitehurst Cattle Company, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from

ALACHUA COUNTY AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 02659-000-000 consisting of approximately 161 acres more or less. (This application is contingent upon approval of Application CPA 24-01).

Mayor Marlowe reviewed the Quasi-Judicial Hearing process and procedures. He then read through the presentation order.

Attorney Walker read Ordinance 2024-03/LDR 24-04 by title only.

Attorney Walker swore in Senior Planner Uma Sarmistha, Ph.D. and Director of Planning, from CHW Professional Consultants, Craig Brashier.

Mayor Marlowe asked for ex parte communication. There was none.

There was no third-party intervenor present.

Senior Planner Sarmistha presented the staff overview and report with a PowerPoint presentation.

Motion made by Board Member Erched to approve Ordinance 2024-03/LEDT 24-04, seconded by Board Member Long.

Voting Yea: Board Member Erched, Board Member Long, Board Member Polo and Board Member Fairfield.

MOTION PASSED 4-0

5. Amending the Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Numbers 02579-005-000, 02579-006-000 and 02579-007-000).

Legislative Public Hearing: Ordinance 2024-04/CPA 24-02, an application by Herbert A. Marlowe, Jr., owner, 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 (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Numbers 02579-005-000, 02579-006-000 and 02579-007-000 consisting of approximately 29 acres more or less.

Attorney Walker read Ordinance 2024-04/CPA 24-02 by title only.

Senior Planner Sarmistha presented the staff overview and report with a PowerPoint presentation.

There was no discussion.

Motion made by Board Member Fairfield for approval of Ordinance 2024-02/CPA 24-01, seconded by Board Member Long.

Voting Yea: Board Member Erched, Board Member Long, Board Member Polo and Board Member Fairfield.

MOTION PASSED 4-0

6. A request to rezone Agriculture classification from Alachua County to City of Newberry Agriculture (A) zoning on an annexed property (Parcel Numbers 02579-005-000, 02579-006-000 and 02579-007-000).

Quasi-Judicial Public Hearing: Ordinance 2024-05/LDR 24-05, a petition by Herbert A. Marlowe, Jr., owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURAL (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Numbers 02579-005-000, 02579-006-000 and 0579-007-000 consisting of approximately 29 acres more or less. (This application is contingent upon approval of Application CPA 24-02).

Attorney Walker read Ordinance 2024-05/LDR 24-05 by title only.

Senior Planner Sarmistha remained sworn in. Craig Brashier had left the meeting.

Mayor Marlowe asked for ex parte communication. There was none.

There was no third-party intervenor.

Senior Planner Sarmistha presented the staff overview, report, and recommendation with a PowerPoint presentation.

Motion made by Board Member Fairfield to approve Ordinance 2024-05/LDR 24-05, seconded by Board Member Long.

Voting Yea: Board Member Long, Board Member Fairfield, Board Member Erched and Board Member Polo

MOTION PASSED 4-0

TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Polo announced that any business wanting to mentor teenage students, or teen students wanting to work, should reach out to Goodwill Teens Work Alachua. The information can be found on the Alachua Chamber of Commerce website.

Board Member Fairfield announced that this would be his last Planning & Zoning Board Meeting, adding that his resignation is due to him and his family moving to South Florida. He thanked the Board, the Mayor, and the citizens of Newberry for allowing him to serve and be a part of the community.

Board Member Erched shared that there will be some exciting news coming regarding The Opioid Task Force. He also was excited about the “soft” opening of Capricious Restaurant on Main Street in Newberry.

Mayor Marlowe thanked Board Member Fairfield for his contribution to the Planning & Zoning Board and to the citizens of Newberry. He also shared that Newberry High School will be holding a fundraiser on January 9th at The Roadhouse Grill, and that the proceeds will go toward the student’s trip to Europe. Mayor Marlowe shared that the City of Newberry will be hosting a Martin Luther King walk on January 15th, from 11:00 AM until 1:00 PM. He stated that there will be a short walk from the Martin Luther King Center to the Menthollee Norfleet Municipal Building where lunch will be served, he added that the luncheon is free to the citizens of Newberry.

MEETING ADJOURNMENT

Meeting adjourned at 7:13 PM

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.