

Commission Meeting Minutes

April 24, 2023
7:00 PM

25440 West Newberry Road
Newberry, Florida 32669

QUORUM CHECK

Mayor

Jordan Marlowe

Commissioners

Mark Clark

Ricky Coleman

Monty Farnsworth

Tim Marden

Tony Mazon

City Manager

Mike New

City Clerk

Judy Rice

City Attorney

Kiersten Ballou

Staff:

Director of Planning & Economic Development

Bryan Thomas

Principal Planner

Jean-Paul Perez

Senior Planner

Uma Sarmistha

Executive Assistant

Randa Paul

Staff Assistant

Jeannene Mironack

Staff Assistant

Missy Claude

CALL TO ORDER

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

Commissioner Marden was not present.

APPROVAL OF AGENDA

Motion to approve the agenda as published was made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment. There was none.

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

MOTION PASSED 4-0

INVOCATION

Pastor Stephen Wilson, First Baptist of Newberry, provided the invocation.

PLEDGE OF ALLEGIANCE

Pastor Stephen Wilson, First Baptist of Newberry, led the Pledge of Allegiance.

PRESENTATIONS

1. Municipal Clerks Week Proclamation

Mayor Marlowe read the Municipal Clerks Week Proclamation. He presented the Proclamation to City Clerk Rice.

2. Alachua County Meat Processing Facility Update

Mike New, PE, City Manager, gave an overview of the status of the Newberry Environmental Park, which could include a meat processing facility.

Mayor Marlowe asked for public comment on the Newberry Environmental Park and the potential meat processing facility.

Alachua County BOCC Chair Anna Prizzia spoke in support of the meat processing facility. Stefan Davis, Kevin Coleman, Debbie Campbell, Ken Kenyon, Joe Hunt, Christianna Norfleet, Ashley Oelrich, Zeke Norfleet, Mary Gaffney, Tripp Norfleet, and Herb Marlowe also spoke in favor of the meat processing facility.

Ted Dobracki spoke in favor of the Wastewater Treatment Facility Expansion.

Cheyenne Lukander, Sheila Miller, Tonya Freymuth, Cody Yelton, Kelly Walch, Michael Freymuth, Wess Hucker, Pamela Marshall, Royce Ashcroft, and Shannon Blair and her son Evan spoke against the meat processing facility.

PUBLIC ANNOUNCEMENTS

Joy Glanzer, outgoing Chair of the Opioid Task Force, and Naim Erched, incoming Chair of the Opioid Task Force, gave an overview of the Task Force's accomplishments and goals.

CONSENT AGENDA

3. April 10, 2023, Regular Commission Meeting Minutes

4. A request for approval of construction plans for Phase 7 of Country Way (tiny home neighborhood).

Resolution 2023-13/SD 22-11, an application by Chris Potts, P.E., Agent on behalf of Norfleet Properties, LLLP, Owner, for approval of construction plans related to a planned development entitled Country Way of Newberry on ±5.75 acres generally located at the

southeast corner of Southwest 15 Avenue and State Road 45; Alachua County Tax Parcel 02544-003-006.

5. Letter Supporting Hospice Care Provider – Arc Hospice of North Florida

**Motion to approve the consent agenda made by
Commissioner Coleman, Seconded by Commissioner
Clark.**

Mayor Marlowe asked for public comment. There was none.

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

MOTION PASSED 4-0

PUBLIC HEARINGS AND ORDINANCES

Commissioner Marden entered at 8:28 PM.

**6. A request for a large-scale Future Land Use Map Amendment for a from Agriculture to
Planned Development for a project known as Newberry Plaza on ±128 acres**

Legislative Public Hearing: First Reading of Ordinance 2023-15/CPA 23-07, an application by CHW Professional Consultants on behalf of Glenn Thomas Arpin, Senior, Jennifer Gray, Johanna Yarborough, Mary Jane Schofield James, Michael Gray, and Robyn E. Bond to amend the Future Land Use Plan Map of the Comprehensive Plan from Agriculture to Planned Development for a project known as Newberry Plaza generally located at the southeast corner of State Road 26/West Newberry Road and Southwest 242 Street consisting of approximately 128 acres; identified by Alachua County Tax Parcel Number 01932-000-000.

Attorney Ballou read Ordinance 2023-15 by Title only.

Principal Planner Perez presented the staff overview with a PowerPoint.

Gerry Dedenbach, AICP LEED AP, Executive Vice President, and Ryan Thompson, AICP, Sr. Project Manager, CHW Professional Consultants presented the application with a PowerPoint. Discussion ensued.

Principal Planner Perez presented the staff report and recommendation with a PowerPoint.

**Motion to approve Ordinance 2023-15/CPA 23-07
on First Reading was made by Commissioner
Farnsworth, Seconded by Commissioner Clark.**

Mayor Marlowe asked for public comment. Mary Gaffney and Debbie Clark spoke.

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

MOTION PASSED 5-0

- 7. A request to rezone a property from Agricultural (A) to Planned Development (PD) for a project known as Newberry Plaza consisting of ±128 acres.**

Quasi-Judicial Public Hearing: First reading of Ordinance 2023-16/LDR 23-07, an application by CHW Professional Consultants on behalf of Glenn Thomas Arpin, Senior, Jennifer Gray, Johanna Yarborough, Mary Jane Schofield James, Michael Gray, and Robyn E. Bond to change the zoning designation from Agricultural (A) to Planned Development (PD) for a development known as Newberry Plaza generally located at the southeast State Road 26/West Newberry Road and Southwest 242 Street consisting of approximately 128 acres; identified by Alachua County Tax Parcel Numbers: 01932-000-000.

Attorney Ballou read Ordinance 2023-16 by Title only.

City Clerk Rice swore in Principal Planner Jean-Paul Perez; plus Gerry Dedenbach, AICP LEED AP, Executive Vice President, and Ryan Thompson, AICP, Sr. Project Manager, of CHW Professional Consultants.

Mayor Marlowe asked for public comment. There was none.

Mayor Marlowe asked for ex parte. There was none.

No third-party intervenor.

Principal Planner Jean-Paul Perez stated that the applicant and their agent were present and sworn-in to answer questions. He then presented the staff report and recommendation.

The members of the Commission questioned the applicant and staff. Discussion ensued.

There was no cross-examination or final arguments by staff or the applicant.

Discussion ensued.

Attorney Ballou advised the Commission of Applicable Law.

Motion to approve Ordinance 2023-16 on First reading was made by Commissioner Coleman, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment. There was none.

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

MOTION PASSED 5-0

AGENDA ITEMS

8. SW 30th Avenue Road Improvements – SR 45 East to SW 202 Street

City Manager New presented the staff report.

The members of the Commission questioned City Manager New. Discussion ensued.

Motion to direct staff to issue a \$125,000 purchase order for an engineering study for SW 30th Avenue Road Improvements from SR 45 East to SW 202 Street was made by Commissioner Clark. Seconded by Commissioner Coleman.

Mayor Marlowe asked for public comment. Joy Glanzer spoke.

ROLL CALL

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

Voting Nay: Commissioner Marden

MOTION PASSED 4-1

COMMENTS

City Manager New, City Clerk Rice, Commissioner Clark, Commissioner Farnsworth, Commissioner Mazon, and Mayor Marlowe made comments.

Debbie Campbell made comments.

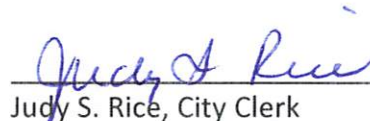
Jeff Holcomb, Dr. Stephanie Gazda, Mandy Wyrick, and Katherine Weitz, City of High Springs Commissioner, spoke regarding the potential solar farm, Florida Statute 163.320 Solar facility approval process, and Newberry Ordinances, particularly buffer requirements.

MEETING ADJOURNMENT

The meeting was adjourned at 10:03 PM.

Signed and approved on this 8th day of May 2023.


Jordan Marlowe, Mayor


Judy S. Rice, City Clerk