



City of Newberry

Special Planning & Zoning Board

Wednesday, October 25, 2023
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 p.m.

APPROVAL OF AGENDA

Mayor Marlowe asked for approval of the agenda.

Motion made by Board Member Erched to approve the agenda. Seconded by Board Member Long.

Voting Yea: Board Member Polo, Board Member Thomas, Board Member Erched, Board Member Long

MOTION PASSED 4-0

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Erched.

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched
Donald Long
Kathi Thomas
Anne Polo

City Attorney

Kiersten Ballou

Staff:

City Manager
Director of Planning and Economic Development
Senior Planner
Staff Assistant

Mike New
Brian Thomas
Uma Sarmistha
Missy Claude

Absent:
Board Member
Principal Planner

Jordan Fairfield
Jean-Paul Perez

CONSENT AGENDA

1. September 5, 2023, Planning & Zoning Board Meeting Minutes

Mayor Marlowe asked for approval of the minutes.

Motion made by Board Member Erched to approve. Seconded by Board Member Thomas.

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

MOTION PASSEED 4-0

PUBLIC HEARINGS AND ORDINANCES

2. A request for a large-scale Future Land Use Map Amendment from Agriculture to Planned Development for a project known as NC Ranch Planned Development on approximately 1,293 acres

Legislative Public Hearing: Ordinance 2023-23/CPA 23-06, an application by Patrice Boyes, Esq. and CHW Professional Consultants 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. to amend the Future Land Use Plan Map of the Comprehensive Plan from Agriculture to Planned Development for a project know as NC Ranch Planned Development generally located west of US-41/State Road 45/Northwest 250 Street (:US41 Corridor”), between Northwest 53 Lane and Northwest 10 Avenue and consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-23.

Director of Planning & Economic Development Bryan Thomas presented a PowerPoint presentation of this item.

City Manager Mike New spoke.

Mayor Marlowe asked if the Board Members had any questions/comments. Discussion ensued.

Executive Director of Planning at CHW Gerry Dedenbach, Agent for the applicant, presented a PowerPoint presentation of this item.

Edward Norfleet III, spoke.

Mayor Marlowe asked if the Board Members had any questions/comments. Discussion ensued.

Bryan Thomas, AICP recommended that the Planning & Zoning Board recommend approval of Ordinance 2023-23/CPA 23-06 to the Commission.

Gerry Dedenbach, AICP, recommended that the Planning & Zoning Board recommend approval of Ordinance 2023-23/CPA 23-06 to the Commission.

Motion made by Board Member Long to recommend approval of Ordinance 2023-23/CPA 23-06 to the Commission. Seconded by Board Member Thomas.

Mayor Marlowe asked for public comment on the motion. Michael Terry, Steve Baker, Marta Bedrosa, Bob Muney, Jessie Jones, Allen Tyner, Lee Smith, Jackson Dawson, Trace (Frank) Stankunas, Mark Allen, Eric DeSue, Chris Whitfield, Anna McGehee, Jason McGehee, and Dale Bays commented.

Voting Yea: Board Member Erched, Board Member Long, Board Member Thomas, Board Member Polo

MOTION PASSED 4-0

The Board adjourned for a three-minute break at 8:43 p.m.

The Board reconvened at 8:46.

3. A request to rezone a 1,293-acre site from Agricultural (A) to Planned Development (PD) for a project known as NC Ranch Planned Development

Quasi-Judicial Public Hearing: Ordinance 2023-24/LDR 23-06, an application by Patrice Boyes, Esq. and CHW Professional Consultants on behalf of Norfleet Properties, LLP; E.D. Norfleet & Sons, Inc.; E.D. Norfleet, Jr. and Phyllis Norfleet; E.D. Norfleet III; Katrina Bill; and, Norfleet Construction Co. to change the zoning designation from Agricultural (A) to Planned Development (PD) for a development known as NC Ranch Planned Development generally located west of US-41 between Northwest 53 Lane and Northwest 10 Avenue consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-24.

Mayor Marlowe reviewed the process and read the procedures of Quasi-Judicial Hearings.

Attorney Ballou read Ordinance 2023-24 by title only.

Mayor Marlowe asked for ex parte communication.

Voting Yea: with no bearing on vote or decision, Board Member Erched, Board Member Long, and Board Member Thomas.

Voting Nay: Board Member Polo

Attorney Ballou swore in City Manager Mike New, Director Bryan Thomas, Agent for Applicant Gerry Dedenbach, Zeek Norfleet, Christiana Norfleet and Edward Norfleet III (Tripp).

Mayor Marlowe asked if new presentations were going to be presented.

Director Thomas stated he would move all contents from the Future Land Use presentation into record for Re-Zoning.

Patrice Boyes, Esq, representation for the Applicant stated that they will move all presentations from the Future Land Use presentation into record for Re-Zoning.

No third-party intervenor was present.

PUBLIC HEARING OPEN

Director Thomas had nothing further to present.

Agent Dedenbach had nothing further to present.

Director Thomas stated that Staff recommends Planning and Zoning Board to recommend approval of Ordinance 2023-24.

Mayor Marlowe asked for public comment.

Christiana Norfleet spoke.

Mr. Steve Baker and Ms. Karla Flito spoke in opposition.

The Board had no questions or comments.

No cross examination.

PUBLIC HEARING CLOSED

Motion made by Board Member Long to recommend approval of Ordinance 2023-24/LDR 23-06 to the City Commission. Seconded by Board Member Thomas

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

MOTION PASSED 4-0

TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Erched made comments.

ADJOURN

Meeting adjourned at 9:10 p.m.

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.

NOTIFICATION: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceeding, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. 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, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.