



City of Newberry Planning & Zoning Board

Monday, February 07, 2022

Following the Historic Architectural Review
Board Meeting

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

MINUTES

CALL TO ORDER

Mayor Marlowe chaired the meeting in the absence of Chair Erched and Vice Chair Johnson. He called the meeting to order 6:49 p.m.

APPROVAL OF AGENDA

Mayor Marlowe asked for approval of the agenda.

Motion made by Member Woodcock to approve the agenda.

Seconded by Member Baker.

Voting Yea: Member Long, Member Woodcock, and Member Baker.

MOTION PASSED 3-0

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Donald Long
Linda Woodcock
Jessica Baker

City Attorney

Scott Walker

Staff:

Director of Planning & Economic Development
Principal Planner
Planner
Staff Assistant
Staff Assistant

Bryan Thomas, AICP
Wendy Kinser-Maxwell, AICP
Alayna Jackson
Jeannene Mironack
Sierra Nyberg

Absent:

Board Member
Board Member

Naim Erched, Chair
Gavin Johnson, Vice Chair

ANNOUNCEMENTS

There were none.

CONSENT AGENDA

1. January 3, 2022, Planning & Zoning Board Meeting Minutes

Mayor Marlowe asked for approval of the consent agenda.

Motion made by Member Baker to approve the consent agenda.

Seconded by Member Woodcock.

Voting Yea: Member Long, Member Woodcock, and Member Baker.

MOTION PASSED 3-0

PUBLIC HEARINGS AND ORDINANCES

2. A request for a Special Exception to allow for the development of a small-scale Rural Event Center on land zoned Agricultural (Parcel Number 04370-001-000).

Quasi-Judicial Hearing: Resolution 2022-04/SE 22-03, an application by Shabnam Rumpf-Monadizadeh, agent for Ecovibe, LLC, to allow for the development of a small-scale rural event center, as provided for in Section 4.4.5 of the City of Newberry Land Development Regulations, on land identified by Alachua County Parcel Number 04370-001-000.

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

Attorney Walker read Resolution 2022-04 by title only.

Mayor Marlowe asked for ex parte. There was none.

Voting Nay: Member Long, Member Woodcock, and Member Baker.

Staff Assistant Mironack swore in Director Thomas and Ms. Shabnam Rumpf-Monadizadeh, Applicant.

There were no third-party intervenors present.

Director Thomas presented staff overview and report with a PowerPoint presentation. Staff recommendation is for the Board to recommend adoption of Resolution 2022-04 to the Commission.

Ms. Rumpf presented a PowerPoint presentation.

Mayor Marlowe asked for public comment. There was none.

No cross examination or final argument.

A short discussion ensued.

The Special Exception application includes a conceptual site plan as part of the governing Resolution. In addition to compliance with the requirements of Sections 12.2 and 4.2.41,

the Planning and Zoning Board recommends the following conditions. If acceptable to the Board of Adjustment, the conditions would be included in the final order (which is accomplished in resolution form).

Application Specific Conditions:

1. Hours of Operation shall close by 9:30 p.m. nightly.
2. Dear Garden shall be allowed to exceed the City of Newberry noise regulations for up to three (3) special events per year, the dates of which may be chosen by the owner. At least two-weeks prior to the event, Dear Garden will notify the Land Development Administrator of the event
3. Staff shall review the Special Exception for compliance with the terms of this Special Exception after 12 months of the opening of Dear Garden, and every five-years thereafter. Said review will be presented to the Board of Adjustment for review.
4. All parking must be retained on-site.
5. This Special Exception is granted to EcoVibe, LLC and shall not run with the land. However, the Special Exception may be transferrable upon sale with prior approval by the Board of Adjustment.
6. The Dear Garden development shall incorporate Dark Sky compliant lighting, or close by 9:00 p.m.

Attorney Walker reminded the Board of applicable law.

Motion made by Member Long to recommend adoption of Resolution 2022-04 to the Board of Adjustment

Seconded by Member Baker.

Voting Yea: Member Long, Member Woodcock, and Member Baker.

MOTION PASSED 3-0

3. Amendment to the Land Development Regulations to allow electronic message signage at City Hall

Legislative Public Hearing: Ordinance 2022-19/LDR 22-02, An application by the City of Newberry to amend the text of the Land Development Regulations of the City of Newberry, Florida Code of Ordinances, to provide for electronic message signage at city-owned facilities, specifically City Hall.

Attorney Walker read Ordinance 2022-19 by title only.

Principal Planner Kinser-Maxwell presented a PowerPoint presentation for this item. Staff recommendation is for the Board to recommend enactment of Ordinance 2022-19 to the Commission.

Motion made by Member Woodcock to recommend enactment of Ordinance 2022-19 to the Commission.

Seconded by Member Baker.

Voting Yea: Member Long, Member Woodcock, and Member Baker.

MOTION PASSED 3-0

AGENDA ITEMS

4. Change July Meeting Date Due to Monday, July 4th, 2022, being the Observed 4th of July Holiday

Motion made by Member Baker to table this item.

Seconded by Member Long.

Voting Yea: Member Long, Member Woodcock, and Member Baker.

MOTION PASSED 3-0

TOPICS FROM MEMBERS FOR DISCUSSION

Principal Planner Kinser-Maxwell announced her retirement.

Member Baker made comments.

MEETING ADJOURNMENT

Meeting adjourned at 7:50 p.m.

Naim Erched, Chair

Attested by:
