



City of Newberry Planning & Zoning Board

Monday, January 4, 2021
6:00 PM

Planning & Economic Development Department
In the Little Red School House at 25815 SW 2nd Avenue
25440 W Newberry Road, Newberry, FL 32669
(352) 472-5440

MINUTES

CALL TO ORDER

Chair Baker called the meeting to order at 6:14 PM.

QUORUM CHECK

PRESENT

Chair Jessica Baker
Vice Chair Linda Woodcock
Board Member Bill Conrad
Board Member Naim Erched
Board Member Gavin Johnson
Mayor, Non-voting, Ex Officio Jordan Marlowe
Mike New, City Manager
Bryan S. Thomas, AICP, Director, Planning & Economic Development
Dallas M. Lee, Department Director, Finance & Administration
Scott Walker, Folds, Walker & Maltby, LLC
Amy Dalusio, Executive Administrative Assistant, City Manager's Office
Jeannene Mironack, Staff Assistant

APPROVAL OF AGENDA

Motion made by Board Member Conrad, Seconded by Vice Chair Woodcock.

Voting Yea: Chair Baker, Vice Chair Woodcock, Board Member Conrad, Board Member Johnson, Board Member Erched

APPROVAL OF MINUTES

1. Review and Approval of December 7, 2020, Planning & Zoning Board Meeting Minutes

Chair Baker noted a correction is needed, Bryan Thomas was present.

Motion to approve the Minutes, correcting to show Bryan Thomas, Director of Planning and Economic Development was present, made by Board Member Conrad, Seconded by Vice Chair Woodcock.

Chair asked for public comment. there was none.

Voting Yea: Chair Baker, Vice Chair Woodcock, Board Member Conrad, Board Member Johnson, Board Member Erched

NEW BUSINESS

2. Changing Future Land Use Map from Low Density Residential to Commercial on the western portion of parcel 02263-003-000

Quasi-Judicial Hearing: CPA 21-01, an application by Billy Beltz, Agent for BMB Squared LLC, Owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification on the western portion of the property as shown on the location map below and identified by Alachua County Parcel Number 02263-003-000, from LOW DENSITY RESIDENTIAL (1-4 dwelling units per acre) to COMMERCIAL.

Attorney Scott Walker read the Item Title.

Jeannene Mironack then swore in Bryan Thomas, AICP, Department Director, Planning and Economic Development, City of Newberry; and Billy Beltz, Agent for BMB Squared, LLC.

Chair Baker read the Quasi-Judicial meeting procedure summary.

Chair Baker asked the Board members if they had conducted ex parte communications regarding this application. Each of the Board members reported that they had no ex parte communication regarding this application.

Bryan Thomas, AICP, Department Director, Planning and Economic Development, presented the staff overview.

Billy Beltz, Agent for BMB Squared, LLC, applicant, presented the Application.

Bryan Thomas presented the staff report and staff recommendation for the Board to recommend approval to the City Commission for this Application.

Chair Baker asked for Public Comment. There was none.

Attorney Walker reminded the Board that their recommendation must be based on substantial and competent evidence

Motion made by Board Member Conrad to recommend approval of Ordinance 2021-04/CPA 21-01 to the City Commission, Seconded by Board Member Johnson.

Chair Baker asked for Public Comment. There was none.

Voting Yea: Chair Baker, Vice Chair Woodcock, Board Member Conrad, Board Member Johnson, Board Member Erched

This item will be heard by the City Commission during their January 25, 2021 Meeting.

3. Changing Zoning from Residential, Single Family (RSF-2) to Commercial, Intensive (CI) on the western portion of parcel 02263-003-000

Quasi-Judicial Hearing: LDR 21-04, an application by Billy Beltz, Agent for BMB Squared LLC, Owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from RESIDENTIAL, SINGLE FAMILY (RSF-2) to COMMERCIAL, INTENSIVE (CI) on the western portion of property in the City as shown on the location map below and identified by Alachua County

Parcel Number 02263-003-000. (This application is contingent upon approval of Application CPA 21-01.)

Attorney Scott Walker read the Item Title.

Chair Baker reminded Bryan Thomas and Billy Beltz that they remained sworn in. She asked if there was anyone else who wanted to speak on this item. There was not.

Chair Baker asked the Board members if they had conducted ex parte communications regarding this application. Each of the Board members reported that they had no ex parte communication regarding this application.

Bryan Thomas, AICP, Department Director, Planning and Economic Development, presented the staff overview.

Billy Beltz, Agent for BMB Squared, LLC, applicant, presented the Application.

Bryan Thomas presented the staff report and staff recommendation for the Board to recommend approval to the City Commission for this Application.

Chair Baker asked for Public Comment. There was none.

Attorney Walker reminded the Board that their recommendation must be based on substantial and competent evidence

Motion made by Board Member Conrad to recommend approval of Ordinance 2021-05/CPA 21-04 to the City Commission, Seconded by Board Member Johnson.

Chair Baker asked for Public Comment. There was none.

Voting Yea: Chair Baker, Vice Chair Woodcock, Board Member Conrad, Board Member Johnson, Board Member Erched

This item will be heard by the City Commission during their January 25, 2021 Meeting.

4. Amending the City of Newberry's Codes to allow tiny home neighborhoods.

Legislative Public Hearing: Ordinance 2021-01, an application by the City of Newberry, amending the Newberry, Florida Code of Ordinances, Section 2.1. Definitions, Section 4.2. Supplementary Regulations, And List of Principle Uses and/or Uses Allowed By Special Exception In Section 4.4. – "A" Agricultural, Section 4.5 – "RSF" Residential Single Family, Section 4.6. - "RSF/MH" RSF/MH Residential, (Mixed) Single-Family/Mobile Home, Section 4.7. – "RMH" Residential, Mobile Home, Section 4.8. – "RMH-P" Residential, Mobile Home Park, Section 4.9. – "RMF" Residential, Multiple Family, Section 4.19. - "MU" Mixed Use Development, Section 4.20. – "PRD" Planned Residential Development, And Section 4.21. – "PD" Planned Development Zoning Districts, To Allow Tiny Home Neighborhoods.

Attorney Walker read the Item Title.

Bryan Thomas presented the staff report and staff recommendation for the Board to recommend approval to the Commission.

Chair Baker asked for Public Comment. Brett Hiltbrand, CEO, Cornerstone Tiny Homes; Lisa Tate, Newberry resident; and Jeff Tate, Newberry resident, spoke.

Bryan Thomas responded to questions from the Board. Discussion ensued.

The Board entered deliberations. There was discussion regarding walkways between homes, porch dimensions.

Motion made by Board Member Johnson to recommend approval to the City Commission with the requirement that applications include large scale comprehensive renderings of overall neighborhoods and their individual homes. Seconded by Board Member Erched. Discussion ensued.

Board Member Johnson amended the motion to change allowing Tiny Home Neighborhoods within new Subdivision applications to a Special Exception, not a Right, and to change the 8' front porch requirement to a useable front porch. Seconded by Board Member Erched. Discussion ensued.

Chair Baker asked for Public Comment. There was none.

Voting Yea: Chair Baker, Vice Chair Woodcock, Board Member Conrad, Board Member Johnson, Board Member Erched

This item will be heard by the City Commission during their January 25, 2021 Meeting.

ADJOURN

The meeting was adjourned at 8:31 PM.