



Planning & Zoning Board

Monday December 4, 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 6:07 PM

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 Fairfield.

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

MOTION PASSED 4-0

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Marlowe

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Jordon Fairfield
Kathi Thomas
Donald Long
Naim Erched

City Attorney

Kiersten Ballou

Staff:

City Manager
Director of Planning & Economic Development
Principal Planner
Senior Planner
Staff Assistant

Mike New
Bryan Thomas
Jean-Paul Perez
Uma Sarmistha
Missy Claude

Absent:
Board Member

Anne Polo

CONSENT AGENDA

1. November 6, 2023 Planning & Zoning Board Meeting minutes

Mayor Marlowe asked for approval of the consent agenda.

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

**Voting Yea: Board Member Erched, Board Member Long, Board Member
Fairfield, Board Member Thomas**

Motion Passed 4-0

PUBLIC HEARINGS AND ORDINANCES

2. A request for Site and Development Plan approval for construction of the City of Newberry Wastewater Treatment Facility and related site improvements on a site consisting of +195.73 acres.

Quasi-Judicial Public Hearing: Resolution 2023-62/SDP 23-08, an application by CHW Professional Consultants, agent, on behalf of the City of Newberry, owner, for Site and Development Plan Approval for the City of Newberry Wastewater Treatment Facility and related site improvements on a site consisting of +195.73 acres. The site is generally located on the east side of County Road 337/Southwest 266 Street, between Southwest 18 Toad and Southwest 30 Avenue, as shown on the location map below, and identified as portion of Alachua County Parcel Number (s) 02538-009-001; 02538-008-000; 02538-007-000; 02538-10-000; 02538-005-000.

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

Attorney Ballou read Resolution 2023-62/SDP 23-08 by title only.

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

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

There was no third-party intervenor present.

Attorney Ballou swore in City Manager; Mike New, Director of Planning & Economic Development; Bryan Thomas, Principal Planner; Jean-Paul Perez, Senior Planner; Uma Sarmistha, Assistant City Manager, Director of Public Works; Jamie Jones, Agent for Applicant; Robert Walpole

Senior Planner Uma Sarmistha presented a PowerPoint presentation of this item.

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

Assistant City Manager, Director of Public Works & Utilities; Jamie Jones, answered questions from the Board Members.

Mayor Marlowe asked for a final argument from Senior Planner Sarmistha. There was none.

Attorney Ballou approved to move forward with Resolution 22023-62/SDP 23-08

Motion made by Board Member Fairfield for approval. Seconded by Board Member Erched.

Mayor Marlowe asked for public comment on the motion. There was no one.

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

MOTION PASSED 4-0

- 3. A request for a text amendment to the Future Land Use Element of the City of Newberry Comprehensive Plan, as amended, creating a Specific Locations Sub Element for the project known as NC Ranch Planned Development.**

Legislative Public Hearing: Ordinance 2023-36/CPA 23-12 an application by Patrice Boyes, Esq. and CHW Professional Consultants, agent, 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., owner, to amend the text of the Future Land Use Element of the Comprehensive Plan, creating the Specific Locations Sub Element for a project know as NC Ranch Planned Development generally located west of US-27/State

Road 45/Northwest 250 Street, between Northwest 53 Lane and Northwest 10 Avenue and consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-36.

Attorney Ballou read Ordinance 2023-36/CPA 23-12 by title only.

Principle Planner Jean-Paul Perez presented a PowerPoint presentation for this item. Staff recommendation is to recommend that the City Commission approve Ordinance 2023-36/CPA 23-12.

Mayor Marlowe asked for questions/comments from the Board members. Discussion ensued.

Mayor Marlowe asked for public comment. Paul Hornsby spoke.

Gerry Dedenbach addressed the Board on behalf of the Applicant.

Mayor Marlowe asked for questions/comments from the Board. There were none.

Motion made by Board Member Fairfield to recommend approval of Ordinance 2023-36/CPA 23-12 to the City Commission.

Mayor Marlowe asked for public comment on the motion. Tripp Norfleet spoke.

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

MOTION PASSED 4-0

TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Fairfield made comments. Board Member Thomas made comments.

Board Member Erched made comments. Mayor Marlowe made comments.

MEETING ADJOURNMENT

The meeting adjourned at 7:04 p.m.