

City of Newberry Planning and Zoning Board

Tuesday, August 27, 2024
Room

City Hall Meeting

6:00 PM
32669

25440 W Newberry Road, Newberry, FL

MINUTES

CALL TO ORDER

Mayor Marlowe called the meeting to order at 6:00 PM

APPROVAL OF AGENDA

Motion was made by Board Member Erched for approval of the agenda.

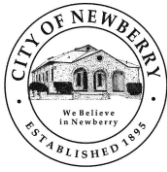
Seconded by Board Member Long.

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

MOTION PASSED 4-0

QUORUM CHECK

Mayor Marlowe	Jordon
Board Members Erched	Naim
Long	Donald
Polo	Anne
Parker	Mellina
City Attorney Scott Walker	
Staff:	
Director of Community Development Stacey Hectus	



City of Newberry

Planning and Zoning Board

Principal Planner
Perez
Senior Planner
Sarmistha
Staff Assistant
Claude

Jean-Paul

Uma

Missy West-

PLEDGE OF ALLEGIANCE

Mayor Marlowe led the pledge.

Absent:

Board Member
Kathi Thomas

CONSENT AGENDA

1. June 3, 2024, Planning & Zoning Board Meeting Minutes

Attorney Scott Walker was not present when the Public Hearings and Ordinances began.

Mayor Marlowe asked for approval from the board to move item four to item one. Item four was not a Quasi-Judicial item.

Mayor Marlowe asked for approval of the revised consent agenda.

Motion was made by Board Member Erched for approval of the revised consent agenda.

Seconded by Board Member Parker.

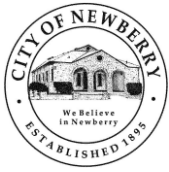
Voting Yea: Board Member Erched, Board Member Long, Board Member Polo, Board Member Parker

MOTION PASSED 4-0

Mayor Marlowe asked for public comment on the motion. There was none.

PUBLIC HEARINGS AND ORDINANCES

2. Small Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Number 01925-010-000).



City of Newberry

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Legislative Public Hearing: Ordinance 2024-20/CPA 24-07, an application by Jamie Nelson, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Alachua County Rural/Agriculture to City of Newberry Agriculture (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 01925-010-000 consisting of approximately 4.76 acres more or less.

Senior Planner Uma Sarmistha presented the staff overview and report with a PowerPoint presentation.

Attorney Scott Walker entered the hearing chambers at 6:12 PM.

Motion made by Board Member Erched to approve Ordinance 2024-20/CPA 24-

Seconded by Board Member Parker.

Mayor Marlowe asked for public comment on the motion. There was none.

Voting Yea: Board Member Erched, Board Member Long, Board Member Polo, Board Member Parker.

MOTION PASSED 4-0

3. Whittle's Mini Storage site and development plan.

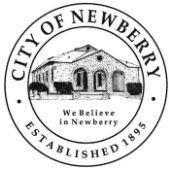
Quasi-Judicial Public Hearing: Resolution 2024-31/SDP 24-02, an application by Gmuer Engineering, agent, on behalf of Whittle's Mini Storage LLC, owner, for a Site and Development Plan for an additional 30,000 square feet of self-storage facility use and related site improvements on a 31-acre site located at 27240 West Newberry Road; Alachua County Tax Parcel 02512-001-016.

Letter from citizen referring to Resolution 2024-31/SDP 24-02 was handed out to Board Members prior to the start of meeting.

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

Attorney Scott Walker read Resolution 2024-31/SDP 24-02 by title only.

Mayor Marlow asked for ex parte communication.



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Attorney Scott Walker swore in Stacey Hectus, Jean-Paul Perez, Uma Sarmistha, Chris Gmuer, Clay Sweger, Walker Owen, Tripp Norfleet, Joy Glanzer, Gary Weissman, James Patten, Ralph Williams, Paul Hornsby.

Principal Planner Jean-Paul Perez presented a PowerPoint presentation.

Staff recommendation is to recommend approval of Resolution 2024-31/SDP 24-02 to the City Commission.

There was no third-party intervenor present.

Chris Gmuer, agent for the applicant had no objections.

The Board asked questions. Discussion ensued.

Mayor Marlowe asked for public comment. Discussion ensued.

Motion made by Board Member Parker for approval of Resolution 2024-31/SDP 24-02.

Seconded by Board Member Long.

Voting Yea: Board Member Parker, Board Member Polo, Board Member Long, Board Member Erched.

MOTION PASSED 4-0

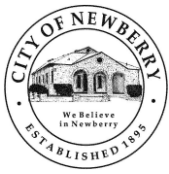
4. O2B Kids Site and Development Plan.

Quasi-Judicial Public Hearing: Resolution 2024-14/Application SDP 24-04, an application by CHW, Agent, for RWM Newberry LLC, Owner, for Site and Development Plan Approval to allow construction of a 11,060 square foot day care facility, on a portion of Alachua County parcel control number 01902-000-000.

Attorney Scott Walker read Resolution 2024-14/Application SDP 24-04 by title only.

Mayor Marlowe asked for ex parte communication.

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



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Walker Owen, from CHW Professional Consultant Firm, agent for the applicant, presented the Board with an overview and report with a PowerPoint presentation.

There was no third-party intervenor present.

The Board asked questions. Discussion ensued.

Mayor Marlowe asked for public comment. Discussion ensued.

Motion made by Board Member Long for approval of Resolution 2024-14/Application SDP 24-04 with the following conditions to be met prior to going before the City Commission.

Potential school bus stops conflicts

Vehicle stacking

Turning movements

Statement from traffic engineer or EOR if qualified regarding safety, a possible opinion from Jeff Hanson.

Seconded by Board Member Polo.

Voting Yea: Board Member Long, Board Member Polo, Board Member Parker, Board Member Erched.

MOTION PASSED 4-0

- 5. Rezoning from Agriculture classification from Alachua County to City of Newberry Agriculture (A) zoning on an annexed property (Parcel Number 01925-010-000).**

Quasi-Judicial Public Hearing: Ordinance 2024-21/LDR 24-17, a petition by Jamie Nelson,

owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning

from ALACHUA COUNTY AGRICULTURAL (A) to CITY OF NEWBERRY AGRICULTURAL (A) on

property previously voluntarily annexed to the City as shown on the location map below

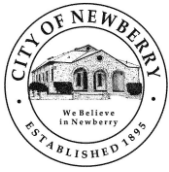
and identified by Alachua County Parcel Number 01925-010-000 consisting of approximately 4.76 acres more or less. (This application is contingent upon approval of

Application CPA 24-07.)

Attorney Scott Walker read Ordinance 2024-21/LDR 24-17 by title only.

Mayor Marlowe asked for ex parte communication.

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



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There was no third-party intervenor present.

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

Mayor Marlowe asked for public comment. There was none.

Motion made by Board Member Long for approval of Ordinance 2024-21/LDR 24-17.

Seconded by Board Member Parker.

MOTION PASSED 4-0

- 6. Small Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Number 04442-000-000).**

Legislative Public Hearing: Ordinance 2024-22/CPA 24-08, an application by Daniel and Meghan Shore, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Alachua County Rural/Agriculture to

City of Newberry Agriculture (A) on property previously voluntarily annexed to the city as shown on the location map below and identified by Alachua County Parcel Number 04442-000-000, consisting of approximately 9.85 acres more or less.

Attorney Scott Walker read Ordinance 2024-22/CPA 24-08 by title only.

Senior Planner Uma Sarmistha presented a PowerPoint presentation on the item.

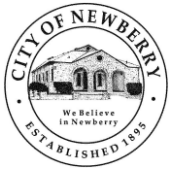
Mayor Marlowe asked for comments/questions from the Board. There was none.

Mayor Marlowe asked for public comment. There was none.

Motion made by Board Member Erched for approval of Ordinance 2024-22/CPA 24-08.

Seconded by Board Member Polo.

Voting Yea: Board Member Erched, Board Member Polo, Board Member Long, Board Member Parker.



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MOTION PASSED 4-0

- 7. Rezoning from Agriculture classification from Alachua County to City of Newberry Agriculture (A) zoning on an annexed property (Parcel Number 04442-000-000).**

Quasi-Judicial Public Hearing: Ordinance 2024-23/LDR 24-18, a petition by Daniel and Meghan Shore, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURAL (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 04442-000-000 consisting of approximately 9.85 acres more or less. (This application is contingent upon approval of Application CPA 24-08.)

Attorney Scott Walker read Ordinance 2024-23/LDR 24-18 by title only.

Mayor Marlowe asked for ex parte communication.

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

There was no third-party intervenor present.

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

Mayor Marlowe asked for public comment. There was none.

Motion made by Board Member Long for approval of Ordinance 2024-23/LDR 24-

Seconded by Board Member Parker.

MOTION PASSED 4-0

- 8. Preliminary Plat for Country Way South Phase 2.**

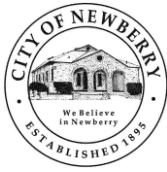
Resolution 2024-16/SD 24-06, an application by CHW, agent on behalf on Norfleet Properties LLLP, owner, for approval of construction plans related to Phase 2 of the Country Way South on 10.22 acres generally located west of US 27/SR 45. Parcel No: 02540-001-000.

Attorney Scott Walker read Resolution 2024-16/SD 24-06 by title only.

Senior Planner Uma Sarmistha presented a PowerPoint presentation on the item.

Walker Owen, from CHW, agent on behalf of the applicant, presented a PowerPoint presentation.

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



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Edward Norfleet III, answered questions from the Board.

Mayor Marlowe asked for public comment. There was none.

Motion made by Board Member Long to recommend approval of this item with the following conditions.

Details on lift station shall be provided with Construction plan.

Electric design shall be resolved at construction plan approval

Perimeter buffer shall be provided with Construction plan

All site and street lighting shall be compliant with the latest FDOT lighting standards.

Seconded by Board Member Polo.

Voting Yea: Board Member Long, Board Member Polo, Board Member Parker, Board Member Polo.

MOTION PASSED 4-0

9. Small-Scale Future Land Use Map Amendment from Residential Low Density to Commercial

Legislative Public Hearing: Ordinance 2024-26/CPA 24-05, an application by Robert F. Phillips and gena M. Phillips, Trustees of the Robert F. Phillips and Gena M. Phillip Revocable Living Trust, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Residential Low Density to Commercial on a site locate at 25909 West Newberry Road consisting of approximately 0.24 acres; Alachua County Tax Parcel Number 00228-000-000.

Attorney Scott Walker read Ordinance 2024-26/CPA 24-05 by title only.

Principal Planner Jean-Paul Perez presented a PowerPoint presentation on the item.

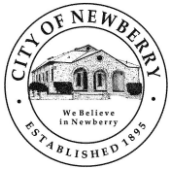
Mayor Marlowe asked for comments/questions from the Board. There was none.

Mayor Marlowe asked for public comment. A member of the public spoke.

Motion made by Board Member Long for approval of Ordinance 2024-26/CPA 24-05.

Seconded by Board Member Parker.

Voting Yea: Board Member Erched, Board Member Polo, Board Member Long, Board Member Parker.



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MOTION PASSED 4-0

- 10. Rezoning the property located at 25909 West Newberry Road from Residential, Single-Family (RSF-2) to Commercial, Central Business District (C-CBD).**

Quasi-Judicial Public Hearing: Ordinance 2024-24/LDR 24-19, an application by eda consultants, inc., agent, on behalf of Thamina Kader and Mohammed Abul Chowdury, owners, to change the zoning designation from Commercial, Intensive (CI) to Commercial, Central Business District (C-CBD) for a site located at 311 Northwest 250

Street consisting of approximately 1.34 acres; Alachua County Tax Parcel Number 01963-001-000.

Attorney Scott Walker read Ordinance 2024-24/LDR 24-19 by title only.

Mayor Marlowe asked for ex parte communication.

Principal Planner Jean-Paul Perez presented a PowerPoint presentation of this item.

Clay Swager, CHW, agent for the spoke.

There was no third-party intervenor present.

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

Mayor Marlowe asked for public comment. There was none.

Motion made by Board Member Erched for approval of Ordinance 2024-24/LDR 24-19.

Seconded by Board Member Parker.

MOTION PASSED 4-0

TOPICS FROM MEMBERS FOR DISCUSSION

Mayor Marlowe and Members Parker, Polo, and Erched made announcements.

MEETING ADJOURNMENT

Meeting adjourned at 8:04 PM