



# City of Newberry Planning and Zoning Board

Monday, August 01, 2022  
6:17 PM

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

## MINUTES

### CALL TO ORDER

Chair Erched called the meeting to order at 6:17 p.m.

### APPROVAL OF AGENDA

Chair Erched asked for approval of the agenda.

**Motion made by Member Baker to approve the agenda.**

**Seconded by Member Woodcock.**

**Voting Yea: Chair Erched, Vice-Chair Long, Member Baker, Member Polo, and Member Woodcock.**

**MOTION PASSED 5-0**

### QUORUM CHECK

Mayor  
Board Members

Jordan Marlowe  
Naim Erched, Chair  
Donald Long, Vice-Chair  
Jessica Baker  
Anne Polo  
Linda Woodcock  
Scott Walker

City Attorney

Staff:

Director of Planning & Economic Development  
Principal Planner  
Staff Assistant

Bryan Thomas, AICP  
Jean-Paul W. Perez  
Jeannene Mironack

### CONSENT AGENDA

#### 1. July 5, 2022, Planning & Zoning Board Meeting Minutes

Chair Erched asked for approval of the consent agenda.

**Motion made by Member Baker to approve the consent agenda.**

**Seconded by Vice-Chair Long.**

**Voting Yea: Chair Erched, Vice-Chair Long, Member Baker, Member Polo, and Member Woodcock.**

**MOTION PASSED 5-0**

## **PUBLIC HEARINGS AND ORDINANCES**

- 2. Quasi-Judicial Public Hearing: Resolution 2022-44/Application SDP 22-10, an application by Chris A. Potts, PE, Agent for Norfleet-Green Development II, LLC, Owner, for a Site Development Plan approval for approximately 2,400 square feet of commercial use providing additional seating area for an existing restaurant, known as Building 2B, located at The Square within the Newberry Town Center at Country Way Planned Development on ±8.53 acres (Parcel No. 02544-003-000).**

Chair Erched reviewed the Quasi-Judicial Hearing process and procedures. He then read through the presentation order.

Attorney Walker swore in Director Thomas, Principal Planner Jean-Paul W. Perez, and Chris Potts, PE.

Chair Erched asked for ex parte communication. There was none.

**Voting Nay: Chair Erched, Vice-Chair Long, Member Baker, Member Polo, and Member Woodcock.**

There was no third-party intervenor present.

Attorney Walker read Resolution 2022-44 by title only.

Principal Planner Perez presented the staff overview and report with a PowerPoint presentation. Staff recommendation is to recommend that the City Commission, serving as the Board of Adjustment, approve Resolution 2022-44/Application SDP 22-10 with staff conditions.

Chris Potts stated that he was present to answer any questions.

Chair Erched asked for public comment. There was none.

Discussion ensued.

Attorney Walker advised the Board of applicable law.

**Motion made by Chair Erched to recommend approval of Resolution 2022-44/Application SDP 22-10 to the City Commission with staff's recommended conditions.**

**Seconded by Member Baker.**

Chair Erched asked for public comment on the motion. There was none.

**Voting Yea: Chair Erched, Vice-Chair Long, Member Baker, Member Polo, and Member Woodcock.**

**MOTION PASSED 5-0**

Chair Erched announced the Board of Adjustment will hold their hearing on this item on August 22, 2022.

3. **Quasi-Judicial Public Hearing: Resolution 2022-45/Application SDP 22-11, an application by Chris A. Potts, PE, Agent for Norfleet-Green Development II, LLC, Owner, for a Site Development Plan approval for approximately 13,5000 square feet of mixed use containing 6,704 square feet of gym space and 6 dwelling units on ±8.53 acres (Parcel No. 02544-003-000).**

No one new entered the chambers.

Attorney Walker read Resolution 2022-45 by title only.

Chair Erched asked for ex parte communication. There was none.

**Voting Nay: Chair Erched, Vice-Chair Long, Member Baker, Member Polo, and Member Woodcock.**

There was no third-party intervenor present.

Principal Planner Perez presented the staff overview and report with a PowerPoint presentation. Staff recommendation is to recommend that the City Commission, serving as the Board of Adjustment, approve Resolution 2022-45/Application SDP 22-11.

Chris Potts stated that he was present to answer any questions.

Chair Erched asked for public comment. There was none.

Discussion ensued.

Attorney Walker advised the Board of applicable law.

**Motion made by Chair Erched to recommend approval of Resolution 2022-45/Application SDP 22-11 to the City Commission with staff's recommended conditions.**

**Seconded by Member Baker.**

Chair Erched asked for public comment on the motion. There was none.

**Voting Yea: Chair Erched, Vice-Chair Long, Member Baker, Member Polo, and Member Woodcock.**

**MOTION PASSED 5-0**

Chair Erched announced the Board of Adjustment will hold their hearing on this item on August 22, 2022.

### **TOPICS FROM MEMBERS FOR DISCUSSION**

Member Polo announced that the Gainesville Chamber of Commerce has candidate interview videos for most of the local candidates.

Mayor Marlowe announced that Dudley Farms State Historic Park will soon have a structure that was built by slaves. A private committee raised the funds to move the house. The Florida State System has approved moving the house onto the Dudley Farms SHP property.

Chair Erched announced that the radKIDS program is being taught at Newberry Elementary School now, funded by the Opioid Task Force. The Children's Trust of Alachua County is serving as the Opioid Task Force administrator.

Member Woodcock announced that Marlowe Farms is the Newberry Garden Club's Yard Of The Month for August! The Newberry Garden Club team was "seriously impressed with the farm equipment and plantings."

#### **MEETING ADJOURNMENT**

Meeting adjourned at 6:59 p.m.