



City of Newberry Planning & Zoning Board

Monday, April 04, 2022
6:00 PM

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

MINUTES

CALL TO ORDER

Chair Erched called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

Chair Erched asked that two items be added to the agenda

- Discussion of moving the June meeting
- SE 22-04, Spain Development Zipline Park – move to date certain

Motion made Vice Chair Johnson to approve the amended agenda.

Seconded by Member Long.

Voting Yea: Chair Erched, Member Baker, Member Long, Vice Chair Johnson, and Member Woodcock.

MOTION PASSED 5-0

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched, Chair
Gavin Johnson, Vice
Donald Long
Linda Woodcock
Jessica Baker

Chair

City Attorney

Andrea Parker

Staff:

Director of Planning & Economic Development
Planner
Staff Assistant, Planning & Economic Development
Staff Assistant, City Clerk's Office

Bryan Thomas, AICP
Alayna Jackson
Jeannene Mironack
Sierra Nyberg

PLEDGE OF ALLEGIANCE

Mayor Marlowe led the pledge.

CONSENT AGENDA

1. March 7, 2022, Planning & Zoning Board Meeting Minutes

Chair Erched asked for approval of the consent agenda.

Motion made Member Baker to approve the consent agenda.

Seconded by Vice Chair Johnson.

Voting Yea: Chair Erched, Member Baker, Member Long, Vice Chair Johnson, and Member Woodcock.

MOTION PASSED 5-0

PRESENTATIONS

2. Rural Residential Developments

Director Thomas provided a presentation and a brief discussion ensued.

PUBLIC HEARINGS AND ORDINANCES

3. Request to reduce the minimum lot frontage on parcel 02255-009-000, to allow for the lot to be subdivided into two buildable lots.

Quasi-Judicial Public Hearing: Resolution 2022-06, V 22-01, a petition by Billy Beltz, Agent, for 352 Construction LLC, Owner, for a variance to the minimum square footage requirements in RSF-2 zoning district, located at 290 SW 252ND Street, Parcel 02255-009-000. The purpose of the request is to allow for a smaller lot size of approximately 9,000 sq ft, vs. 10,000 sq ft as required by code, upon splitting and replating of the parent parcel into two buildable lots.

Chair Erched read through the procedures and presentation order.

Attorney Parker read Resolution 2022-06 by title only.

Chair Erched asked for ex parte communication.

Voting Nay: Chair Erched, Member Baker, Member Long, Vice Chair Johnson, and Member Woodcock.

Staff Assistant Mironack swore in Director Thomas, Planner Jackson, Mr. Billy Beltz, applicant agent, Mr. Larry Lund, and Ms. Hailey Reidy.

There was no third-party intervenor present.

Bryan presented the staff overview, report, and recommendation. Staff recommends that the Board recommend adoption of Resolution 2022-06 to the Board of Adjustment.

The applicant did present.

Chair Erched asked for public comment.

Ms. Reidy and Mr. Lund spoke in opposition.

There was no cross examination.

The Board, through the chair, asked questions to staff and applicant. A lengthy discussion ensued.

There was no final argument.

Attorney Parker reminded the Board of applicable law.

Motion made Vice Chair Johnson to recommend to the Board of Adjustment adoption of Resolution 2022-06.

Seconded by Member Long.

Voting Yea: Member Long, Vice Chair Johnson, and Member Woodcock.

Voting Nay: Chair Erched, Member Baker,

MOTION PASSED 3-2

The Board recessed at 7:31 p.m. and reconvened at 7:40 p.m.

4. Addition to existing building and a new warehousing/storage building for BD Electric.

Quasi-Judicial Public Hearing: Resolution 2022-12/Application SDP 22-04, an application by JBPro, Agent for Burgess and Dudley Inc., Owner, for Site and Development Plan Approval to allow construction of 7,000 s.f. gross floor area (1,000 s.f. addition to existing building and a 6,000 s.f. second building) on a portion of Lot 20 in 41 Commerce Park, on parcel 01897-100-020.

No new participants entered the chambers.

Attorney Parker read Resolution 2022-12 by title only.

Chair Erched asked for ex parte communication.

Voting Nay: Chair Erched, Member Baker, Member Long, Vice Chair Johnson, and Member Woodcock.

Staff Assistant Mironack swore Chris Potts, JBPro, Applicant Agent. Director Thomas and Planner Jackson remained sworn.

There was no third-party intervenor present.

Planner Jackson presented the staff overview, report, and recommendation. Staff recommends that the Board recommend adoption of Resolution 2022-12 to the Board of Adjustment.

The applicant did not present.

Chair Erched asked for public comment. There was none.

There was no cross examination.

The Board, through the chair, asked questions to staff and applicant. A short discussion ensued.

There was no final argument.

Attorney Parker reminded the Board of applicable law.

Motion made Vice Chair Johnson to recommend the Board of Adjustment adopt Resolution 2022-12.

Seconded by Chair Erched.

Voting Yea: Chair Erched, Member Baker, Member Long, Vice Chair Johnson, and Member Woodcock.

MOTION PASSED 5-0

AGENDA ITEMS

5. Change June Meeting Date

Chair Erched presented this item.

Motion made Member Long to change the meeting to Tuesday, June 14th.

Seconded by Member Baker.

Voting Yea: Chair Erched, Member Baker, Member Long, Vice Chair Johnson, and Member Woodcock.

MOTION PASSED 5-0

6. SE 22-04, Spain Development Zipline Park

Director Thomas presented this item.

Motion made Member Woodcock to postpone this item for the May 2nd meeting.

Seconded by Member Long.

Voting Yea: Chair Erched, Member Baker, Member Long, Vice Chair Johnson, and Member Woodcock.

MOTION PASSED 5-0

TOPICS FROM MEMBERS FOR DISCUSSION

Member Woodcock, Vice Chair Johnson, and Chair Erched made comments.

MEETING ADJOURNMENT

Meeting adjourned at 8:02 p.m.