



Commission Meeting Minutes

October 28, 2024
7:00 PM

25440 West Newberry Road
Newberry, Florida 32669

QUORUM CHECK

Mayor	Jordan Marlowe
Commissioners	Mark Clark Monty Farnsworth Tim Marden Tony Mazon
City Manager	Mike New
City Clerk	Judy Rice
City Attorney	Scott Walker
Staff:	
Assistant City Manager/CFO	Dallas Lee
Director of Community Development	Stacey Hectus
Principal Planner	Jean-Paul W. Perez
Executive Assistant	Randa Paul
Absent:	
Commissioner	Rick Coleman

CALL TO ORDER

Mayor Marlowe called the meeting to order at 7:00 PM. He noted Commissioner Coleman was absent and Commissioner Mazon would be late.

APPROVAL OF AGENDA

Motion to remove Item 7, the CDBG Economic Development Application, and approve the Agenda as amended was made by Commissioner Marden, Seconded by Commissioner Farnsworth.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Farnsworth, Commissioner Marden

MOTION PASSED 3-0

INVOCATION

Pastor Ian Campbell provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

Commissioner Mazon entered and joined the dais at 7:04 PM.

1. FEMA Community Assistance Presentation

LaSharda Leasy, IGA/Congressional Affairs Specialist | Office of External Affairs presented the item orally.

Discussion ensued.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Mayor Marlowe asked for public announcements. There were none.

CONSENT AGENDA

**Motion to approve the Consent Agenda was made by
Commissioner Marden, Seconded by Commissioner Clark.**

**Voting Yea: Commissioner Clark, Commissioner Farnsworth,
Commissioner Marden, Commissioner Mazon**

MOTION PASSED 4-0

- 2. October 1, 2024 Joint Commission and Planning & Zoning Board Comprehensive Plan Workshop Minutes**
- 3. October 14, 2024 Commission Meeting Minutes**
- 4. Payment Registers**
- 5. City Attorney Project List**
- 6. Amending the Capital Improvement Plan for Grant Application to Land and Water Conservation Fund (LWCF)**

Resolution 2024-53 - A Resolution Of The City Commission Of The City Of Newberry, Florida, Approving Amendment To The City Of Newberry's 5-Year Capital Improvement Plan; Repealing All Resolutions In Conflict; And Providing An Effective Date

PUBLIC HEARINGS AND ORDINANCES

~~**7. Public Hearing for Community Development Block Grant (CDBG) - Economic Development (ED) Grant Application**~~

8. Public Hearing for Community Development Block Grant (CDBG) - Neighborhood Revitalization (NR) Grant Application

Assistant City Manager/CFO Lee presented the item with a PowerPoint.

Discussion ensued.

Mayor Marlowe opened the Public Hearing and requested Public Comment. There was none.

Mayor Marlowe closed the Public Hearing.

9. Second Reading of re-adoption of the Westone Planned Residential Development ordinance for the purposes of satisfying Florida statute transmittal requirements for adoption of large-scale local land use plan amendments.

Legislative Public Hearing: Second reading of Ordinance 2024-34, re-adopting Ordinance 2023-29 for the purposes of satisfying the requirements of Florida Statute 163.3184(3)(c)2., as amended, regarding the Westone Planned Residential Development (File No. CPA 22-06/FDOC No. 22-07ESR), a large-scale local land use plan amendment from Agriculture to Residential Low Density on ±250 acres, generally located at the intersection of Southwest 15 Avenue and Southwest 266 Street; more particularly described in Ordinance 2024-34.

Attorney Walker read Ordinance 2024-34 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

Dave McDaniel, M3 Development, responded to questions.

Motion to adopt Ordinance 2024-34 on second reading and authorize the City Manager or their designee to transmit the large-scale land use plan amendment to the Florida Department of Commerce was made by Commissioner Marden, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 4-0

10. Second reading of re-adoption of the Urban Service Area boundary amendment ordinance for the purposes of satisfying Florida statute transmittal requirements for adoption of large-scale local land use plan amendments.

Legislative Public Hearing: Second Reading of Ordinance 2024-35, re-adopting Ordinance 2023-21 for the purposes of satisfying the requirements of Florida Statute 163.3184(3)(c)2., as amended, regarding the amended boundaries of the Urban Service Area and the Urban Service Area Sub Element (File No. CPA 23-09/FDOC No. 23-03ESR), an amendment to the future land use map series and Future Land Use Element, components of the City of Newberry Comprehensive Plan, more particularly described in Ordinance 2024-35.

Attorney Walker read Ordinance 2024-35 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

Motion to adopt Ordinance 2024-35 on second reading and authorize the City Manager or their designee to transmit the Urban Service Area boundary amendment ordinance to the Florida Department of Commerce was made by Commissioner Marden, Seconded by Commissioner Mazon.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 4-0

11. Second Reading for the Westone Community Development District

Legislative: Second reading of Ordinance 2024-36/LDR 24-13, establishing the community development district, a special taxing district, for the Westone Planned Residential Development.

Attorney Walker read Ordinance 2024-36 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

Wes Haber, Attorney, Kutak Rock LLP, responded to questions. He stated that the applicants are not asking for a vote tonight.

Dave McDaniel, M3 Development, spoke.

Discussion ensued.

Motion to continue date certain to November 12th, 2024 at 7 PM was made by Commissioner Clark, Seconded by Commissioner Marden.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 4-0

12. First Reading to Establish The Ranch Community Development District

Legislative: First reading of Ordinance 2024-38/LDR 24-15, establishing the community development district, a special taxing district, for Phase 1 of the NC Ranch Planned Development.

Attorney Walker read Ordinance 2024-36 by title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

Attorney Patrice Boyes; CHW Vice President Gerry Dedenbach, AICP, LEED AP; and Tripp Norfleet, spoke representing the applicant.

Attorney Jennifer Kilinski, Partner, Kilinski|Van Wyk PLLC, presented a PowerPoint on behalf of the application.

Motion to approve Ordinance 2024-38 on first reading was made by Commissioner Farnsworth, Seconded by Commissioner Clark.

Mayor Marlowe asked for public comment. There was none.

Voting Yea: Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon

MOTION PASSED 4-0

COMMENTS

Keith Keeton, Superintendent, J. Raymond Construction Corporation, the builder for Publix, spoke.

City Manager New, City Attorney Walker, City Clerk Rice, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Coleman, and Mayor Marlowe made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 10:09 PM.

Signed and approved on this 12th day of November 2024.

Jordan Marlowe, Mayor

Judy S. Rice, City Clerk

Attachment (1): CDBG Hearing Public Sign In