



City of Newberry Planning and Zoning Board

Monday, March 07, 2022
6:00 p.m.

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

MINUTES

CALL TO ORDER

Chair Erched called the meeting to order at 6:03 p.m. He noted the absence of Member Baker due to illness.

APPROVAL OF AGENDA

Chair Erched asked for approval of the agenda.

Motion made by Vice Chair Johnson to approve the agenda.

Seconded by Member Long.

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

MOTION PASSED 4-0

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched, Chair
Gavin Johnson, Vice

Chair

Donald Long
Linda Woodcock

City Attorney

Andrea Parker

Staff:

Director of Planning & Economic Development
Planner
Staff Assistant
Staff Assistant

Bryan Thomas, AICP
Alayna Jackson
Jeannene Mironack
Sierra Nyberg

Absent:

Board Member

Jessica Baker

PLEDGE OF ALLEGIANCE

Mayor Marlowe led the pledge.

ANNOUNCEMENTS

CONSENT AGENDA

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

Chair Erched asked for approval of the consent agenda.

Motion made by Member Woodcock to approve the consent agenda.

Seconded by Member Long.

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

MOTION PASSED 4-0

PUBLIC HEARINGS AND ORDINANCES

2. Barrington Preliminary Plat Approval Request

Request by eda consultants, inc., agent for Hawley Realty & Investments, for approval of the Barrington Preliminary Plat, on a parcel of land located at the corner of SW 15th and SW 170th Street, a portion of Alachua County tax parcel #04371-001-000.

Attorney Parker advised that this now become a Quasi-Judicial Hearing. Chair Erched reviewed the process and procedures. He then read through the presentation order.

Jeanene swore in Director Thomas, Planner Jackson, Manager New, Mr. Clay Sweger, Applicant Agent, Mr. Phil Hawley, Applicant, and Dr. Joan Longstreth.

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

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

There was no third-party intervenor present.

Attorney Parker read the applicant's name and application into the record.

Director Thomas presented the staff overview and report with a PowerPoint presentation. Recommendation is to recommend approval of Preliminary Plat for Barrington rural subdivision to the City Commission, approval with conditions, or denial to the City Commission.

Mr. Sweger presented a spoken presentation.

Chair Erched asked for public comment.

Dr. Joan Longstreth spoke of concerns.

There was no cross examination or final argument.

A lengthy discussion ensued between the Board, staff, and applicant regarding lot sizes, deed restrictions, septic, and buffer for the potential development.

Attorney Parker reminded the Board of applicable law

Motion made by Chair Erched to recommend approval to the City Commission with the condition that applicant is to work with staff on a development agreement focusing on:

- Min lot size; 2 acres
- Deed restrictions
- Septic systems
- Buffer

Seconded by Member Long

Ms. Deborah Walters, Mr. Peter Magee, and Ms. Amber Beckham made comments on the motion on the floor.

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

MOTION PASSED 4-0

3. Amending the Comprehensive Plan Future Land Use Element by deleting a Specific Location Sub-Element.

Quasi-Judicial Public Hearing: Ordinance 2022-20/CPA 22-01, an application by the City of Newberry to amend the Comprehensive Plan Future Land Use Element by deleting Specific Locations Sub-Element Objective SP.1 and Policy SP1.1., pertaining to the Densities and Intensities of CPA 03-5, the Avalon Woods (formerly known as Lexington Station) Mixed-Use development.

No one new entered the chambers.

Attorney Parker read Ordinance 2022-20 by title only.

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

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

Director Thomas and Planner Jackson remained sworn.

There was no third-party intervenor present.

Director Thomas presented the overview and report with a PowerPoint. Recommend approval, approval with conditions, or denial of Ordinance 2022-20 to the City Commission.

Chair Erched asked for public comment. There was none.

No cross-examination or final argument.

Attorney Parker reminded the Board of applicable law

Motion made by Vice Chair Johnson to recommend approval of Ordinance 2022-20 to City Commission.

Seconded by Member Long.

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

MOTION PASSED 4-0

- 4. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Numbers 02597-000-000 and 02597-001-000).**

Legislative Public Hearing: Ordinance 2022-09/CPA 22-03, an application by the City of Newberry 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 on property previously voluntarily annexed to the City, identified by Alachua County Parcel Numbers 02597-000-000 and 02597-001-000.

Attorney Parker read Ordinance 2022-09 by title only.

Planner Jackson presented staff overview and report with a PowerPoint. Recommend approval of Ordinance 2022-09 to the City Commission.

Motion made by Vice Chair Johnson to recommend approval of Ordinance 2022-09 to the City Commission.

Seconded by Chair Erched

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

MOTION PASSED 4-0

- 5. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Number 01840-002-001).**

Legislative Public Hearing: Ordinance 2022-16/CPA 22-04, an application by the City of Newberry 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 on property previously voluntarily annexed to the City, identified by Alachua County Parcel Number 01840-002-001.

Attorney Parker read Ordinance 2022-16 by title only.

Planner Jackson presented staff overview and report with a PowerPoint. Recommend approval of Ordinance 2022-16 to the City Commission.

Motion made by Member Woodcock to recommend approval of Ordinance 2022-16 to the City Commission.

Seconded by Member Long.

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

MOTION PASSED 4-0

- 6. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Numbers 04273-002-000, 04273-002-001, and 04273-002-002).**

Legislative Public Hearing: Ordinance 2022-21/CPA 22-05, an application by the City of Newberry 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 on property previously voluntarily annexed to the City, identified by Alachua County Parcel Numbers 04273-002-000, 04273-002-001, and 04273-002-002.

Attorney Parker read Ordinance 2022-21 by title only.

Planner Jackson presented staff overview and report with a PowerPoint. Recommend approval of Ordinance 2022-21 to the City Commission.

Motion made by Member Long recommend approval of Ordinance 2022-21 to the City Commission.

Seconded by Vice Chair Johnson.

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

MOTION PASSED 4-0

- 7. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Numbers: Numbers 02597-000-000 and 02597-001-000).**

Quasi-Judicial Public Hearing: Ordinance 2022-10/LDR 22-05, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURE (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property annexed into the City and identified by Alachua County tax parcel numbers 02597-000-000 and 02597-001-000 (This application is contingent upon approval of Application CPA 22-03.)

No one new entered the chambers.

Attorney Parker read Ordinance 2022-10 by title only.

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

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

Director Thomas and Planner Jackson remained sworn.

There was no third-party intervenor present.

Planner Jackson presented the overview and report with a PowerPoint. Recommend approval of Ordinance 2022-10 to the City Commission.

Chair Erched asked for public comment. There was none.

No cross-examination or final argument.

Attorney Parker reminded the Board of applicable law

Motion made by Member Woodcock to recommend approval of Ordinance 2022-10 to the City Commission.

Seconded by Chair Erched.

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

MOTION PASSED 4-0

- 8. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Numbers: Number 01840-002-001).**

Quasi-Judicial Public Hearing: Ordinance 2022-17/LDR 22-06, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURE (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property annexed into the City and identified by Alachua County tax parcel number 01840-002-001 (This application is contingent upon approval of Application CPA 22-04.)

No one new entered the chambers.

Attorney Parker read Ordinance 2022-17 by title only.

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

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

Director Thomas and Planner Jackson remained sworn.

There was no third-party intervenor present.

Planner Jackson presented the overview and report with a PowerPoint. Recommend approval of Ordinance 2022-17 to the City Commission.

Chair Erched asked for public comment. There was none.

No cross-examination or final argument.

Attorney Parker reminded the Board of applicable law

Motion made by Vice Chair Johnson to recommend approval of Ordinance 2022-17 to the City Commission.

Seconded by Member Woodcock.

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

MOTION PASSED 4-0

9. **Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Numbers: Numbers 04273-002-000, 04273-002-001, and 04273-002-002).**

Quasi-Judicial Public Hearing: Ordinance 2022-22/LDR 22-07, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURE (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property annexed into the City and identified by Alachua County tax parcel numbers 04273-002-000, 04273-002-001, and 04273-002-002 (This application is contingent upon approval of Application CPA 22-05).

No one new entered the chambers.

Attorney Parker read Ordinance 2022-22 by title only.

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

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

Director Thomas and Planner Jackson remained sworn.

There was no third-party intervenor present.

Planner Jackson presented the overview and report with a PowerPoint. Recommend approval of Ordinance 2022-22 to the City Commission.

Chair Erched asked for public comment. There was none.

No cross-examination or final argument.

Attorney Parker reminded the Board of applicable law

Motion made by Member Long to recommend approval of Ordinance 2022-22 to the City Commission.

Seconded by Member Johnson.

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

MOTION PASSED 4-0

AGENDA ITEMS

10. Change July Meeting Date Due to Monday, July 4th, 2022, being the Observed 4th of July Holiday

Chair Erched presented this item.

It was the consensus of the Board to move the meeting to Tuesday, July 5th, 2022.

TOPICS FROM MEMBERS FOR DISCUSSION

Member Woodcock, Chair Erched, Mayor Marlowe and Staff Assistant Mironack made comments.

MEETING ADJOURNMENT

Meeting adjourned at 8:35 p.m.