



Planning & Zoning Board

Monday, February 06, 2023
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 6:15 PM.

APPROVAL OF AGENDA

Chair Erched asked for approval to switch Item 2 and Item 3 on the Agenda.

Motion made by Board Member Baker to approve the amended agenda, Seconded by Board Member Long.

Voting Yea: Chair Erched, Board Member Baker, Board Member Polo, and Board Member Long

MOTION PASSED 4-0

QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched, Chair
Donald Long, Vice Chair
Jessica Baker
Anne Polo

Staff:

Director of Planning & Economic Development
Principal Planner
Staff Assistant

Bryan Thomas, AICP
Jean-Paul Perez
Jeannene Mironack

Absent:

Board Member
City Attorney

Kathi Thomas
Scott Walker

CONSENT AGENDA

1. January 3, 2023 Planning & Zoning Board Meeting Minutes

Motion made by Board Member Baker to approve the Consent Agenda, Seconded by Board Member Long.

Voting Yea: Chair Erched, Board Member Baker, Board Member Polo, and Board Member Long

MOTION PASSED 4-0

PUBLIC HEARINGS AND ORDINANCES

32. Petition for Cedar Estates Addition Replat

Quasi-Judicial Public Hearing: SD 22-13/Resolution 2023-22, A request by Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC, agent for Turnsole Builders, LLC, owner, for approval of the Cedar Estates Addition Replat located on the east side of Cedar Estates (Alachua County tax parcel numbers 01951-005-014, 01951-005-015, 01951-005-016, 01951-005-017, 01951-005-018 and 01951-005-019).

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

Chair Erched explained that a 2-2 vote will be a denial.

Jeannene Mironack swore in Director of Planning & Economic Development Bryan Thomas, AICP and Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC.

Director of Planning & Economic Development Bryan Thomas read Resolution 2023-22 by title only.

Director of Planning & Economic Development Bryan Thomas presented.

Joe Montalto, Jr., P.E., of JMJ Consulting Engineering, LLC, agent for Turnsole Builders, LLC presented.

The Board questioned the applicant. Discussion ensued.

Director of Planning & Economic Development Bryan Thomas advised the Board of applicable law.

Motion made by Board Member Long to recommend approval of Cedar Estates Addition Replat. Seconded by Board Member Polo.

Voting Yea: Chair Erched, Board Member Baker, Vice-Chair Long, Board Member Polo

MOTION PASSED 4-0

Chair Erched announced the City Commission will hold their hearing on this item on February 27, 2023.

Attorney Walker arrived.

23. Allowing for an outdoor concert and festival to benefit the, "Kids in Positive Places," charitable organization.

Quasi-Judicial Public Hearing: STUP 22-02/Resolution 2023-21, is an application by Marcus Hayes and Carlos Gonzalez of Always Bet On Yourself Franchise, LLC, agents for the Ross family, to conduct an outdoor concert and festival.

Attorney Walker read Resolution 2023-21 by title only.

Jeannene Mironack swore in Marcus Hayes of Always Bet on Yourself Franchise.

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

Voting Nay: Chair Erched, Vice-Chair Long, Board Member Baker, and Board Member Polo

Director of Planning & Economic Development Bryan Thomas presented.

Marcus Hayes of Always Bet on Yourself Franchise, LLC presented.

There was no third-party intervenor present.

The Board questioned the applicant. Discussion ensued.

Attorney Walker advised the Board of applicable law.

Motion made by Vice Chair Long to recommend approval of STUP 22-02 adding “no music from parked vehicles” to the rules. Seconded by Member Baker.

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

Voting Yea: Chair Erched, Board Member Baker, Vice-Chair Long, Board Member Polo

MOTION PASSED 4-0

Chair Erched announced the City Commission will hold their hearing on this item on February 27, 2023.

TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Polo mentioned Newberry Boys Lacrosse Boosters will have Food Trucks on site during games.

Board Member Polo invited final RSVPs to the Greater Gainesville Chamber’s Annual Meeting on Thursday, February 16th, 2023. Attorney Walker mentioned that Attorney Clay Martin is the outgoing President and Dom Scorpio is the incoming President.

Chair Erched announced the Annual City of Newberry Watermelon Festival will occur May 20th, 2023.

NMSO Spring Festival is sold out. It will be on April 1, 2023, with 120 vendors.

Mayor Marlowe mentioned that the NHS Tennis Team needs sponsors.

MEETING ADJOURNMENT

Meeting adjourned at 7:18 PM.

Copies of any agenda attachments are available for public inspection at the Planning Department, located at 25815 SW 2nd Avenue, Newberry, Florida, during regular business hours.

If A Person, Firm, or Corporation Desires to Take an Appeal From any Action Taken At the Above Meeting or Hearing, It May Be Necessary to Have A Verbatim Record of the Proceedings and It Is the Person, Firm, or Corporation’s Duty to See that Such A Record Is Made. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. At (352) 375-2784, not later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.