



Planning & Zoning Board

Monday, July 7, 2025
6:00 PM

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

MINUTES

CALL TO ORDER

Mayor Marden called the meeting to order at 6:37 PM.

APPROVAL OF AGENDA

Mayor Marden asked for approval of the agenda.

Motion to approve made by Board Member Erched. Seconded by Board Member Parker.

Mayor Marden asked for discussion from the Board. There was none.

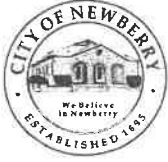
Mayor Marden asked for public comment. There was none.

Voting Yea: Board Member Parker, Board Member Carey, Board Member Polo, Board Member Thomas, Board Member Erched.

MOTION PASSED 5-0

QUORUM CHECK

Mayor	Tim Marden
Board Members	Naim Erched Mellina Parker Anne Polo Kathi Thomas Jessica Carey
City Manager	Jordan Marlowe
City Attorney	Scott Walker
Staff:	
Director of Community Development Principal Planner	Stacey Hectus Jean-Paul Perez



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Staff Assistant

Missy West-Claude

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes – June 2, 2025

Mayor Marden asked for approval of the agenda.

Motion to approve made by Board Member Erched. Seconded by Board Member Parker.

Mayor Marden asked for discussion from the Board. There was none.

Mayor Marden asked for public comment. There was none.

Voting Yea: Board Member Polo, Board Member Parker, Board Member Thomas, Board Member Carey, Board Member Erched.

MOTION PASSED 5-0

PUBLIC HEARINGS AND ORDINANCES

3. Variance to Minimum Lot Size for a Property in an Agricultural (A) Zoning District

Quasi-Judicial Resolution No. 2025-22, A RESOLUTION OF THE CITY COMMISSION, SERVING AS THE BOARD OF ADJUSTMENT, OF THE CITY OF NEWBERRY, FLORIDA, APPROVING A VARIANCE AS AUTHOURIZED UNDER SECTION 3.2.5 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, FOR A REDUCTION OF THE MINIMUM LOT LIZE REQUIRED IN AN AGRICULTURAL (A) ZONING DISTRICT PURSUANT TO SECTION 4.4.6 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA, MORE PARTICULARLY DESCRIBED IN EXHIBIT A; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

City Attorney Scott Walker swore in Jean-Paul Perez, Stacey Hectus, Jordan Marlowe, Nathan Meth, Dr. John C. Anders.

Mayor Marden reviewed the process and procedure of the Quasi-Judicial Hearing.

Attorney Scott Waker read Resolution 2025-22 / Variance 25-01 by Title only.

Mayor Marden asked for any ex-parte communication. There was none.



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Principal Planner Jean-Paul Perez presented the staff overview and report with a PowerPoint presentation.

Mayor Marden asked the applicant for approval for staff to present the overview on his behalf. The applicant gave his approval.

Mayor Marden asked for comments from the Board. Discussion ensued.

Mayor Marden asked for comments from the public.

Dr. John C. Anders spoke in favor of the applicant.

Nathan Meth, applicant spoke. Mr. Meth thanked Principal Planner Perez, the Board, Dr. Anders, and City Manager Marlowe for their time and consideration.

Mayor Marden asked for cross examination from staff. There was none.

Mayor Marden asked for cross examination from the applicant. There was none.

Mayor Marden asked for approval from the Board.

Motion to approve Variance to Minimum Lot Size for a Property in an Agricultural (A) Zoning District was made by Board Member Erched. Seconded by Board Member Carey.

Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Erched, Board Member Carey.

MOTION PASSED 5-0

TOPICS FROM MEMBERS FOR DISCUSSION

There was no discussion from staff.

MEETING ADJOURNMENT

The meeting was adjourned at 6:36 PM.



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Naim Erched

Vice-Chair – Naim Erched

ATTEST:

Naim Erched (Jul 14, 2025 19:13 EDT)

The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearings and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed Amendments. Please call 352.472.5440, or email CommunityDevelopment@NewberryFL.gov to request a copy of the proposed Amendments be sent to you, to submit comments prior to the public hearings, or to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

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, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955.8770.