



# Planning & Zoning Board Special Meeting

Tuesday, August 26, 2025  
5:30 PM

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

## MINUTES

### CALL TO ORDER

Mayor Marden called the meeting to order at 5:30 PM.

### APPROVAL OF AGENDA

Mayor Marden asked for approval of the agenda.

**A motion to approve the agenda was made by Board Member Carey,  
Seconded by Board Member Polo.**

**Voting Yea: Board Member Carey, Board Member Polo, Board Member  
Parker, Board Member Thomas**

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

Mayor Marden asked for any discussion from the public. There was none.

### MOTION PASSED 4-0

### QUORUM CHECK

Mayor

Tim Marden

Board Members

Kathi Thomas  
Mellina Parker  
Anne Polo  
Jessica Carey

City Manager

Jordan Marlowe

City Attorney

Kiersten Ballou

Staff:

Director of Community Development

Stacey Hectus



# Planning & Zoning Board Special Meeting

Principal Planner  
GIS Specialist

Jean-Paul Perez  
Nicki Bailey

Absent:  
Board Member

Naim Erched

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Marden.

## CONSENT AGENDA

1. Review and Approval of August 18, 2025, Planning & Zoning Board Meeting Minutes
2. August 18, 2025 Planning & Zoning Board Meeting Minutes

Mayor Marden asked for approval of the Consent Agenda.

**Voting Yea: Board Member Thomas, Board Member Polo, Board Member Parker, Board Member Carey**

**MOTION PASSED 4-0**

## AGENDA ITEMS

3. Wawa Site and Development Plan

Attorney Ballou read Resolution 2025-38, SDP 25-07 by title only

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

Attorney Ballou swore in City Manager, Jordan Marlowe, Director of Community Development, Stacey Hectus, Principal Planner, Jean-Paul Perez, Justin Gazardo, Adam Zion

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

There was no third-party intervenor present.



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Principal Planner Perez presented the staff overview and report with a PowerPoint presentation. Discussion ensued.

Applicant, Jean-Paul Gazardo spoke. Discussion ensued.

Solid Rock Engineer, Adam Zion spoke. Discussion ensued.

Mayor Marden asked for further discussion from the board. There was none.

**Motion was made by Board Member Carey to recommend approval of Resolution 2025-38/SDP 25-07. Seconded by Board Member Parker.**

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Carey, Board Member Parker, Board Member Thomas, Board Member Polo**

### **MOTION PASSED 4-0**

4. Small-Scale Future Land Use Map Amendments from Alachua County Rural/Agriculture to City of Newberry Agriculture for Annexation 39 Properties

Legislative Public Hearing of Ordinances 2025-37 through 39, -42 through -43, -45 through -48, and -51.

Attorney Ballou read Ordinance 2025-37/CPA 25-07 by title only.

Director of Community Development, Stacey Hectus presented the staff overview and report with a PowerPoint presentation. Discussion ensued.

**Motion was made by Board Member Parker to approve Ordinance (s) 2025-37/CPA 25-07 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Thomas.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**



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### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-38/CPA 25-08 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Thomas to approve Ordinance (s) 2025-38/CPA 25-08 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Polo.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-39/CPA 25-09 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Polo to approve Ordinance (s) 2025-39/CPA 25-09 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Parker.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**



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### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-41/CPA 25-11 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Carey to approve Ordinance (s) 2025-41/CPA 25-11 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Polo.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-42/CPA 25-12 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Parker to approve Ordinance (s) 2025-42/CPA 25-12 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Carey.**

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

Mayor Marden asked for public comment. There was none.



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**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-43/CPA 25-13 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Polo to approve Ordinance (s) 2025-43/CPA 25-13 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Parker.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-45/CPA 25-15 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Parker to approve Ordinance (s) 2025-45/CPA 25-15 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Carey.**

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

Mayor Marden asked for public comment. There was none.



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**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-46/CPA 25-16 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Thomas to approve Ordinance (s) 2025-46/CPA 25-16 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Polo.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-47/CPA 25-17 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Thomas to approve Ordinance (s) 2025-47/CPA 25-17 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Parker.**

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

Mayor Marden asked for public comment. There was none.



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**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-48/CPA 25-18 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Carey to approve Ordinance (s) 2025-48/CPA 25-18 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Polo.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

### **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-51/CPA 25-21 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Comprehensive Plan.

**Motion was made by Board Member Parker to approve Ordinance (s) 2025-51/CPA 25-21 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Polo.**

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

Mayor Marden asked for public comment. There was none.



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**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

## **MOTION PASSED 4-0**

Mayor Marden addressed a citizen in the audience and explained the purpose of the Planning and Zoning Board and the process of annexations.

5. Rezoning from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for Annexation 39 Properties

Quasi-Judicial Public Hearing of Ordinances 2025-52 through -54, -56 through -58, -60 through -63, and -66.

Attorney Ballou read Ordinance 2025-52/LDR 25-15 by title only.

Director of Community Development, Stacey Hectus presented the staff overview and report with a PowerPoint presentation. Discussion ensued.

Director Hectus entered the presentation into the record for each of the following ordinance (s) and rezoning applications.

**Motion was made by Board Member Parker to approve Ordinance 2025-52/LDR 25-15 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Thomas.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

## **MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-53/LDR 25-16 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.



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Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Carey to approve Ordinance 2025-53/LDR 25-16 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Polo.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-54/LDR 25-17 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Parker to approve Ordinance 2025-54/LDR 25-17 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Carey.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-56/LDR 25-19 by title only.



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Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Parker to approve Ordinance 2025-56/LDR 25-19 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Carey.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-57/LDR 25-20 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Polo to approve Ordinance 2025-57/LDR 25-20 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Parker.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-58/LDR 25-21 by title only.



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Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Carey to approve Ordinance 2025-58/LDR 25-21 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Polo.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-60/LDR 25-23 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Parker to approve Ordinance 2025-60/LDR 25-23 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Carey.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-61/LDR 25-24 by title only.



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Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Polo to approve Ordinance 2025-61/LDR 25-24 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Parker.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-62/LDR 25-25 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Parker to approve Ordinance 2025-62/LDR 25-25 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Thomas.**

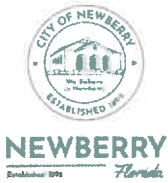
Mayor Marden asked for further discussion from the Board. There was none.

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-63/LDR 25-26 by title only.



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Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Thomas to approve Ordinance 2025-63/LDR 25-26 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Parker.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

Attorney Ballou read Ordinance 2025-66/LDR 25-28 by title only.

Mayor Marden asked Ms. Hectus if she had any comments.

Director Hectus responded as follows. Yes, I enter my presentation into the record and find this ordinance meets the intent of the City of Newberry Land Development Regulations.

**Motion was made by Board Member Thomas to approve Ordinance 2025-66/LDR 25-28 that will change the land use on these parcels from Alachua County Agriculture to City of Newberry Agriculture. Seconded by Board Member Carey.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**



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*6. Ordinance 2025/LDR 25-29: An Ordinance of the City of Newberry, Florida, an ordinance of the City of Newberry, Florida, relating to the rezoning of 165.88 contiguous acres amending the official zoning atlas of the City of Newberry land development regulations; providing for rezoning from Agricultural (A) zoning district to the Agriculture Technology (AT) zoning district on parcel id 01919-000-000 on certain lands within the corporate limits of the City of Newberry, Florida more particularly described in exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.*

Attorney Ballou read Ordinance 2025-68/LDR 25-29 by title only.

Director Hectus presented the staff overview and report with a PowerPoint presentation. Discussion ensued.

**Motion to approve Ordinance 2025-68/LDR 25-29 was made by Board Member Parker. Seconded by Board Member Carey.**

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

Mayor Marden asked for public comment. There was none.

**Voting Yea: Board Member Parker, Board Member Thomas, Board Member Polo, Board Member Carey**

**MOTION PASSED 4-0**

### **TOPICS FROM MEMBERS FOR DISCUSSION**

Board Member Carey shared. Board Member Polo shared. Board Member Parker shared. Board Member Thomas shared.

City Manager Marlowe thanked the board for attending two meetings in one month.

Mayor Marden asked for public comment.

Mrs. Jerry Walker spoke. She shared that she and her husband have moved to Newberry and she looks forward to doing volunteer work and becoming a part of the community.

### **MEETING ADJOURNMENT**



## Planning & Zoning Board Special Meeting

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With there being no further discussion from the board or the public, Mayor Marden adjourned the meeting at 6:43 PM.

Attest:

Naim Erched (Sep 4, 2025 17:59:45 EDT)

Vice Chair – Naim Erched