

Planning & Zoning Board

Monday, June 02, 2025

City Hall

Meeting Room,

6:00 PM

32669

25440 W Newberry Road, Newberry, FL

CALL TO ORDER

Planning & Zoning Board Chair Erched, called the meeting to order at 6:01 P.M.

APPROVAL OF AGENDA

Chair Erched asked for approval of the Consent Agenda.

Motion made by Board Member Carey to approve the Consent Agenda.

Seconded by Board Member Parker.

Voting Yea: Board Member Carey, Board Member Parker, and Board Member Erched.

MOTION PASSED 3-0

QUORUM CHECK

Board Members

Naim
Erched
Mellina
Parker
Jessica
Carey

City Attorney

Scott
Walker

Staff:

Director of Community Development

Stacey Hectus,
AICP

Principal Planner

Jean-Paul
Perez

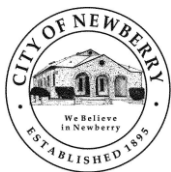
Community Redevelopment & Economic
Development Coordinator
Staff Assistant

Uma
Sarmistha
Missy West-
Claude

Absent:

Mayor

Tim
Marden



Planning & Zoning Board

Board Member

Anne

Polo

Board Member

Kathi

Thomas

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Erched.

CONSENT AGENDA

1. May 05, 2025, Planning & Zoning Board Meeting Minutes

Chair Erched asked for approval of the Consent Agenda.

**Motion made by Board Member Parker to approve the Consent Agenda.
Seconded by Board Member Carey.**

**Voting Yea: Board Member Parker, Board Member Carey, and Board
Member Erched.**

MOTION PASSED 3-0

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

PUBLIC HEARINGS AND ORDINANCES

2. Quasi – Judicial public hearing for Hedges Eye Care Site and Development Plan. Resolution 2025-18/SDP 25-02

Chair Erched reviewed and read the process and procedures of a Quasi – Judicial Hearing.

Attorney Scott Walker read Resolution 2025-18/SDP 25-02 by title only.

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

Attorney Scott Walker swore in Stacey Hectus, Jean-Paul Perez, Uma Sarmistha, Ryan Thompson, Margo Maurer, Juan Daniel Garcia, Stephen Hedges, Craig Brashier,
and Raymond Sapp.

Of all that were sworn in by the City Attorney, only those listed above spoke.

There was no third-party intervenor present.

Uma Sarmistha, Community Redevelopment & Economic Development Coordinator presented the Board with an overview and report with a PowerPoint presentation.



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Architect for the applicant, Daniel Garcia answered questions from the Board.

Stacey Hectus, Director of Community Development answered questions from the Board.

Chair Erched asked for public comment. There was none.

**25- Motion made by Board Member Parker to approve Resolution 2025-18/SDP
02. Seconded by Board Member Carey.**

**Member Voting Yea: Board Member Parker, Board Member Carey, and Board
Erched.**

MOTION PASSED 3-0

3. Legislative – Small-Scale Future Land Use Map Amendment from Agriculture to Commercial for a Commercial Development Entitled Crystal Lake.

Principal Planner Jean-Paul Perez noted a scrivener's error on the cover slide of the PowerPoint presentation. He stated that the correct title is Ordinance 2025-11/CPA 25- 01.

Attorney Scott Walker read Ordinance 2025-11/CPA 25-01 by title only.

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

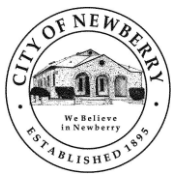
Ryan Thompson, NV 5 Company, representative for the applicant, presented the Board with an overview and PowerPoint presentations for both the Legislative and the Quasi-Judicial items.

Discussion ensued.

There being no further discussion from the Board, Chair Erched asked for public comment.

Mr. Raymond Sapp spoke. Further discussion ensued.

There being no further discussion, Chair Erched asked for a motion from the Board.



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Motion to approve was made by Board Member Carey. Seconded by Board Member Parker.

Member Voting Yea: Board Member Carey, Board Member Parker, and Board Erched.

MOTION PASSED 3-0

4. Quasi-Judicial – Rezoning from Agricultural (A) to Commercial, Intensive (CI) for a Commercial Development Entitled Crystal Lake

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

There were no questions from the Board.

There was no public comment.

Board Motion to approve was made by Board Member Erched. Seconded by Member Carey.

Member Voting Yea: Board Member Erched, Board Member Carey, and Board Parker.

MOTION PASSED 3-0

5. Legislative – Large-Scale Future Land Use Map Amendment from Mixed Use to Residential Low Density (4 DU/AC) for a residential development on a +/- 159.43 acre parcel tentatively named CountryWay II

Stacey Hectus, Director of Community Development, noted a scrivener's error on the cover slide of the PowerPoint presentation. She stated the correct title should read; Ordinance 2025-09/CPA 24-12.

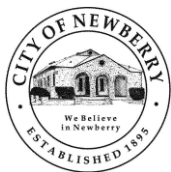
City Attorney Scott Walker read Ordinance 2025-09/CPA 24-12 by title only.

Director Hectus presented to the Board the staff overview and report with a PowerPoint presentation.

Margo Maurer, NV 5 Company, representative for the applicant, presented the Board with an overview and PowerPoint presentation.

Discussion ensued.

Craig Brashier, NV 5 Company, representative for the applicant, spoke. He entered into evidence, an email that was previously sent to staff with minor edits to be made prior to sending their review of the large-scale land use amendment to FloridaCommerce.



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public With there being no further comment from the Board, Chair Erched asked for comment. There was none.

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

Member **Voting Yea: Board Member Erched, Board Member Parker, and Board Carey.**

MOTION PASSED 3-0

6. Legislative – public hearing to create an Agriculture Technology (AT) Zoning District

cover Stacey Hectus, Director of Community Development, noted a scrivener's error on the slide of the PowerPoint presentation. She stated the correct title should read; Ordinance 2025-10.

Attorney Scott Walker read Ordinance 2025-10 by title only.

Director Hectus presented to the Board the staff overview and report with a PowerPoint presentation.

Discussion ensued.

With there being no further discussion from the Board, Chair Erched asked for public comment. There was none.

A motion to approve Ordinance 2025-10 was made by Board Member Carey. Seconded by Board Member Parker.

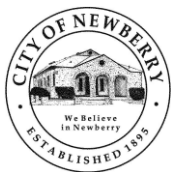
Member **Voting Yea: Board Member Carey, Board Member Parker, and Board Erched.**

MOTION PASSED 3-0

7. Legislative – public hearing to revise Section 12/1 Appeals section of the Land Development Code. Ordinance 2025-13

Attorney Scott Walker read Ordinance 2025-13 by title only.

Director Hectus stated that the track changes that were made did not print from Municode. The pages with the revisions were added to the packets, she then offered the Board Members time to review.



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Director Hectus presented to the Board the staff overview and report with a PowerPoint presentation.

Discussion ensued.

Board Member Erched requested that letters be sent within a 1000-foot radius rather than the standard 400-foot radius to reach more citizens surrounding the parcel.

Discussion ensued.

There being no further comment from Board, Chair Erched asked for public comment.

There was none.

Board Member Erched made a motion to approve with a minor change, found on pages five through nine of the amended version, to state that a notice to surrounding parcel owners be sent a letter within 1000-feet of the parcel rather than the standard 400-feet. Seconded by Board Member Parker.

Voting Yea: Board Member Erched, Board Member Parker, and Board Member Carey.

MOTION PASSED 3-0

TOPICS FROM MEMBER FOR DISCUSSION

Board Member Carey discussed mapping, accumulation of impacts on current approved projects in the city to perhaps be kept on an Excel spreadsheet.

Board Member Parker spoke.

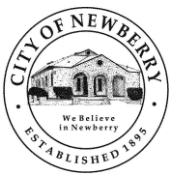
Board Member Erched spoke.

MEETING ADJOURNMENT

The meeting was adjourned at 7:57 P.M.

ATTEST:

Vice Chair – Naim Erched



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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.