



# Planning & Zoning Board

Monday, November 07, 2022  
6:05 PM

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

## MINUTES

### CALL TO ORDER

Chair Erched called the meeting to order at 7:46 PM.

### APPROVAL OF AGENDA

Chair Erched asked for approval of the agenda. He noted that Member Polo was absent, therefore there is a possibility of a 2-2 vote split, which would be recorded as a recommendation of denial.

**Motion made by Board Member Baker, Seconded  
by Vice-Chair Long.**

**Voting Yea: Chair Erched, Vice-Chair Long, Board  
Member Baker, Board Member Thomas.**

**MOTION PASSED 4 -**

### QUORUM CHECK

Mayor

Jordan Marlowe

Board Members

Naim Erched, Chair  
Donald Long, Vice Chair  
Jessica Baker  
Kathi Thomas

City Attorney

Scott Walker

Staff:

Principal Planner  
Staff Assistant

Jean-Paul Perez  
Jeannene Mironack

Absent:

Board Member

Anne Polo

### CONSENT AGENDA

1. October 3, 2022, Planning & Zoning Board Meeting Minutes

**Motion made by Member Baker to approve the  
Consent Agenda.**

**Seconded by Vice-Chair Long.**

**Voting Yea: Chair Erched, Vice-Chair Long, Board Member Baker, Board Member Thomas.**

**MOTION PASSED 4 -0**

## **PUBLIC HEARINGS AND ORDINANCES**

2. Public Hearing on a Site and Development Plan petition for a 4,500 square foot commercial building including a drive-through restaurant use and related site development.

Quasi-Judicial Public Hearing: Resolution 2022-74/SDP 22-12, an application by JBrown Professional Group, Inc., dba JBPro Group, Inc., Agent for Daytona Terroir, LLC, Owner, for a Site and Development Plan approval for a 4,500 square foot commercial building including a drive-through restaurant use and related site development on ±0.78 acres (Parcel No. 01945-001-000).

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

Attorney Walker read Resolution 2022-74 by title only.

Jeannene Mironack swore in Principal Planner Jean-Paul W. Perez and Chris Potts, P.E., Director of Engineering, JBPro Group.

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

**Voting Nay: Chair Erched, Vice-Chair Long, Member Baker, and Member Thomas.**

There was no third-party intervenor present.

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

Chris Potts presented the application PowerPoint presentation. Discussion ensued.

The Board questioned the applicant. Discussion ensued.

Attorney Walker advised the Board of applicable law.

**Motion made by Member Baker to recommend approval of Resolution 2022-74/ SDP 22-12 to the Board of Adjustment.**

**Seconded by Vice-Chair Long.**

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

**Voting Yea: Chair Erched, Vice-Chair Long, Member Baker, and Member Thomas.**

Chair Erched announced the Board of Adjustment will hold their hearing on this item on November 28, 2022.

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

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

Chair Erched encouraged everyone to attend the Lions Club Rodeo and the Newberry Main Street Fall Festival. He also asked that everyone join him in thanking all Veteran's for their service, especially on Veterans Day.

Mayor Marlowe announced that the Bikers on Parade route would go from Santa Fe College's Northwest campus to the Easton Newberry Sports Complex, on Sunday, November 13, 2022. There will be food trucks and musicians at Easton Newberry Sports Complex.

#### **MEETING ADJOURNMENT**

Meeting adjourned at 8:10 PM.

Copies of any agenda attachments are available for public inspection at the Planning Department, located at 25815 SW 2<sup>nd</sup> 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.