



Planning & Zoning Board

March 02, 2026
6:00 PM

City Hall North - 25493 NW 1st Ave, Newberry, FL 32669

CALL TO ORDER/ROLL CALL

Mayor Marden called the meeting to order at 6:00 PM

ROLL CALL

Members Present:

Timothy Marden, Mayor
Naim Erched, Member
Mellina Parker, Member
Jessica Carey, Member

Members Absent:

Anne Polo, Member
Kathi Thomas, Member

Quorum Check was satisfied

City Staff Present:

Jordan Marlowe, City Manager
Nicolle Shalley, City Attorney
Stacey Hectus, Director, Community Development
Lauren Yeatter, Assistant Director, Community Development
Jane Inouye, Staff Assistant, Community Development

Changes to Agenda

Director of Community Development read the attached memo, dated February 27, 2026, into the record.

From a memo dated Feb. 27, 2026:

I have summarized the changes to the agenda/advertisements below:

Because of the initial timing on some of the agenda items and the requirement for advertising on the Alachua County website we advertised items that are no longer going to be heard today.

The agenda as published is accurate except for the following: we are removing Easton from CPA2609 and LDR 26-11 and SDP 25-10 is Quasi-Judicial.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion Made to approve the Agenda as noted in the memo read into the record by Director Hectus: by Board Member Erched

Seconded by Board Member: Carey

Voting Yea: Unanimous

Motion Passed: 3-0

CONSENT AGENDA

1. Review and Approval of February 2, 2026, minutes for the Planning and Zoning Board Meeting

Motion Made to approve the minutes: Board Member Erched

Seconded by Board Member Parker

Voting Yea: Unanimous

Motion Passed: 3-0

PUBLIC HEARINGS AND ORDINANCES

2. Small-Scale Future Land Use Map Amendment to Public Facilities and Land for City-owned parks, including ~~Easton Newberry Sports Complex~~ and Freddie Warmack Park

Director Hectus presented an overview and staff recommendations to the Board as follows:

- She noted that this is an on-going effort to re-structure the park land use designation from Recreation and Mixed Use to Public Facilities and Land Use. Easton will be removed from this item.
- Recommended Motion to the City Commission: Approve Ordinance amending the future land use map from Recreation and Mixed Use to Public Facilities and Land Land Use on the City-owned property of Freddie Warmack Park.

Mayor Marden explained that this is a process and that the public parks would remain public space. He then invited members of the public to provide comment.

Discussion

Beth Brenman – resident who lives behind Freddie Warmack Park, asked what might go on at the park. Mayor Marden explained that the different zoning categories uses are pretty much the same and that the City and City commission have no desire to change it.

As there was no further discussion, the Mayor moved for a motion.

Motion Made – Board member Parker

Seconded – Board Member Carey

Voting Yea: Unanimous

Motion Passed: 3.0

3. City-Initiated Rezoning LDR 26-11: A city-initiated request for a rezoning to Public Facilities on city parks (~~Easton Sports Complex and Freddie Warmack.~~)

City Attorney Nicolle Shalley swore in staff providing testimony. Prior to review, Mayor Marden asked members for exparte communication of this quasi-judicial proceeding. Board Member Erched noted that he coaches and uses the parks on a frequent basis, however he believes he can be impartial. There being no exparte communication, the petition was heard.

Director Hectus presented an overview and staff recommendations to the Board as follows:

- Recommended Motion to the City Commission: Approve Ordinance amending the zoning map from Recreation and Mixed Use to Public Facilities on the City-owned property of Freddie Warmack Park.
- Recommended Motion to the City Commission: Transmit the large-scale amendment to the future land use map from Agriculture and Planned Development to Public Facilities and Land Land Use on the City-owned properties of Champions Park and Champions Park South.

Discussion and Review – Mayor Marden opened the floor to comments and discussion among Board members and the public.

Public comment – Kelly Mitchell, a resident – asked to view the map and asked for clarification rezoning reclarification of the colors used for zoning

designation. Asked if there would be changes to adjacent areas – Mayor Marden noted no changes to those areas.

Board Member Carey – asked Director Hectus the difference in impervious surface coverage going from Recreation to Public Facilities. The ISR for Recreation is 20% and Public Facilities is 80%.

Board Member Erched- big advocate for parks, was concerned that parks being turned into something else – does not want to have that happen

Board Member Parker – if you attend any of the workshops for the parks, it will make them even better for all the residents in a positive way.

Mayor Marden announced that at the next Commission meeting, there will be opportunity for the public to discuss the parks and encouraged residents to attend

Following the discussion, Mayor Marden moved for a Motion:

Motion Made – Board Member Board Member Parker

Seconded: Board Member Board Member Erched

Voting Yea: Unanimous

Motion Passed: 3.0

4. **City-Initiated Large-Scale Comprehensive Plan Amendment CPA 26-10: A city-initiated request for a small-scale land use amendment to Public Facilities and Land Land Use on Champions Park.**

Legislative Public Hearing.

Director Hectus presented an overview and staff recommendations to the Board as follows:

- Transmit the large-scale amendment to the future land use map from Agriculture and Planned Development to Public Facilities and Land Use on the City-owned properties of Champions Park and Champions Park South.

Parcels that exceed 50 acres, require state review/approval.

As there was no further discussion, the Mayor moved for a motion.

Motion Made – Board member Board Member Parker

Seconded – Board Member Carey

Voting Yea: Unanimous

Motion Passed: 3.0

5. City-Initiated Rezoning LDR 26-12: A city-initiated request for a rezoning to Public Facilities on Champions Park.

Director Hectus presented an overview and staff recommendations to the Board as follows:

- Recommended Motion to the City Commission: Rezoning from Agriculture and Planned Development to Public Facilities on the City-owned properties of Champions Park and Champions Park South.

Mayor Marden queried members of the Board on exparte communication – there was none.

As there was no further discussion, the Mayor moved for a motion.

Motion Made – Board Member Erched

Seconded – Board Member Parker

Voting Yea: Unanimous

Motion Passed: 3.0

6. Comprehensive Plan Amendment CPA 24-04: Large-scale future land use map amendment for 500 residential homes called Sandia West from Agriculture to Residential, Low Density Future Land Use Classification.

Legislative Hearing

Director Hectus presented an overview and staff recommendations to the Board as follows:

- Recommend to the City Commission to transmit this large-scale amendment to Florida Commerce for the 45-day expedited review. This is required because the combined acreage is larger than 50 acres.

Applicant Representative Craig Brashier – Limited his comments to the land use portion of this project. Companion PRD zoning application has been in the works as well and will come at a later date. Sandia Parc Ph I and II are adjacent. Sandia West is west of Champions Park. Planned for single-family homes. PowerPoint presentation given.

Timeline presented.

Aerial map presented.

Consistent with Newberry Comp. Plan.

Board Member Erched – Noted this is going from one home per five acres to 4 dwelling units per acre. Asked if this would follow old or new comp. plan? Director Hectus – either one as the comp plan sections related to this project did not change

Board Member Carey is this being transmitted to state because of size?
Director Hectus – yes, acreage over 50 contiguous acres requires state review.

Board Member Parker – planned use – there will be demonstration that they met all the criteria – Director Hectus – will have to bring rezoning back once we get comments from the state, rezoning will show the different pieces of the puzzle.

Board Member Erched – asked review of the map – asked for ownership of the adjacent parcels – mentioned that one large area is a Sandia Parc development that will include hotels and retail.

Board Member Parker – Is this connecting to SW 30th? Mr. Brashier – yes, relies on the infrastructure – that level of details will come forward in PRD zoning discussion.

Mayor Marden – Noted that future land use process goes to state because of size. Rezoning is the next step and will be up to the applicant. It will have all the details and there are multiple hearings each time it goes before the board and commission. Goes through at least two readings by commission and open to public comment.

Public Remarks

Rich – lives 10 houses away questions the map shown, says he drives by every day. Will there be roads – and paved with sewers – yes. Houses – what are they? Mayor Marden – in rezoning application process, we'll know more.

Board Member Erched – one of the answers is that this is being asked 4 units per acre – so technically a townhome is not in this development.

Mr. Brashier (Applicant's representative) – single family homes

Board Member Parker – As a point of reference, Newberry Oaks is a good example.

Board Member Erched – Country way is another example – a lot of those homes are sitting .20-.33 acres. Country way built on ¼ acre lots. Gives you an idea of what a ¼ acre lot looks like

Bruce Coleman – Lives on 20 acres adjacent to the parcel and told there would be a barrier from ex-mayor. Mayor Marden explained he can note it to the Commission. Coleman reiterated that he sat with (former Mayor/Current City Manager) Marlowe and that would happen. Mayor Marden – that ruling comes with planned residential application when it comes before (the PZB) for rezoning – “We will get there eventually.”

Paul Hornby – clarify 450 residential units, 100 hotel rooms, 300,000 square feet of non-residential on Sandia Town Parc. And now 500 homes – seems like a lot to me, knows it's on the edge of the urban service area. As you get farther out,

you have larger lot size. Seems kind of heavy to me, should be larger lots and larger homes. As you get closer to town, it should be smaller.

Mayor Marden – urban service area – serviced by city utility. Stretches out approximately 2 miles from the light at Newberry Road and SW 250th St.

Board Member Erched – nothing has occurred yet from the original portion – is looking like they approved quite a bit around Champions Park. Asking for more but nothing has been done – how long will this sit on approvals? When he moved to Newberry 12 years ago, was told it was approved in 1998, but we're in 2012.

Mayor Marden – since then, the (City) Commission has put time limits on this kind of stuff. Board Member Erched – what's the status of the hotels, the commercial spots – nothing's moved on this land yet – talking about world little league.

Mr. Brashier – we are well into engineering with FDOT, (Suwannee) Water Management, and City of Newberry. Once you have infrastructure, you have more interest. To create development that is more holistic. We also look at traffic Impacts, there's lot of things running concurrent.

Board Member Parker – water treatment facility necessary? Director Hectus - Yes absolutely

Board Member Carey – intent of the developer is to build upon preapproved and then single family.

As there was no further discussion, the Mayor moved for a motion.

Motion Made – Board member Board Member Carey

Seconded – Board Member Parker

Voting Yea: Unanimous

Motion Passed: 3.0

7. **Harvest Singularity Site and Development Plan. approving an application for site and development plan pursuant to Section 14.12 of the City of Newberry Land Development Regulations proposing 320,000 square feet of aquaculture greenhouse facility and related site improvements by NV5 Global, Inc. and Harvest Singularity Newberry Farm I, LLC, agents, on behalf of Norita V. Davis located on the northwest side of the intersection of State Road 26 and NW 218th Street in the Newberry Agri-Tech Park (Portion of Parcel No. 01919-000-000)**

Quasi Judicial Public Hearing

Assistant Director Yeatter presented an overview and staff recommendations to the Board as follows:

- Staff finds the proposed site plan complies with the general site and development plan criteria with the following recommended staff conditions:
 - Prior to the issuance of a building permit, the owner, heirs, successors, and assigns, shall submit construction drawings with their building permit application demonstrating compliance with or exemption of building and site design guidelines for the Gateway Overlay District, including exterior finishes, wall greater than 50 feet, roofs, windows, signs, and site amenities.
 - Clarification by the agent of “aquaculture” greenhouse facility and its operation is required.
 - Recommended Motion to the Board of Adjustment to grant approval of a site and development plan with conditions.
 - Board of Adjustment hearing will be held on Monday, March 23, 2026.

NV5 Global/Craig Brashier (Applicant Representative) – 350, 000 Sq. ft. greenhouse – working with City for good amount of time – comp. plan change to Corporate Park roughly 8 years ago and now have first user coming to the Ag Tech Park site a hydroponic lettuce/leafy green facility. Requires harvested rainwater, will be certified organic and uses less land.

Site plan – State Road 26 is to the south. Mining road access agreement will be provided. Building sits facing road. Office/parking in the southeast corner of the site. Some of the images are from their location in Texas. Similar conditions.

LDR Intent – Dimensional greenhouse are exempt. Renderings of the facilities are in first draft. Rain water collection – view from Newberry Road – buffer requirements and landscape will fill in to screen the view as much as possible.

Mayor Marden – today we are entertaining site plan and what main components are on site. Located eastside of the Equestrian Center as close to road as buffer allows.

Board Member Parker – how tall will the buildings be? Mayor Marden – when we get to permit, we'll discuss. Mr. Brashier – As presented approximately 22 feet.

Board Member Erched – Harvesting rainwater – what does that look like? What if there's not sufficient rain or what if they get a monsoon?

Travis Hastay (engineer representative from NV5 Global) – doesn't know exact size of the tanks – are large will handle for the water needs of the site. Excess water goes to storm water so a bit larger than necessary.

Board Member Erched – in the event of a drought, will they go to city water? Mr. Hastay – can't just use city water for their plants.

Board Member Carey – lives next door to it. Will bring jobs to community. To see it is so exciting.

Stefan Davis, developer – would use 40,000 gallons per day. Will re-use water, recycled. Condensation is collected including off the wall. Once roof goes on, will collect rainwater from that point. Will have to have a pretty good drought to not have enough water – about as green as you can get – roof collects rainwater. Will use less electricity – doesn't get any greener than this.

Board Member Carey – if tanks are full – will run into the retention system – redundancy more than it needs to be (Davis).

Board Member Carey – if we have increased capacity is there a way for the city to sell water back?

As there was no further discussion, the Mayor moved for a motion.

Motion Made – Board member Board Member Erched

Seconded – Board Member Parker

Voting Yea: Unanimous

Motion Passed: 3.0

AGENDA ITEMS

TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Parker – Newberry Historical Association. Reignite the Light Event– selling tickets.

Board Member Erched – Sincere gratitude to the community and this board. Will be resigning effective April 14th – running for city commission.

Board Member Carey – estate planning/succession planning – this Sat. 4 pm

Mayor Marden – made general statement about the PZB being a recommending board and process.

MEETING ADJOURNMENT 7:23 pm



Timothy R. Marden, Mayor
Chair of Planning and Zoning Board
And Historical Architectural Review Board

Copies of any agenda attachments are available for public inspection at the Community Development Department, located at 25493 NW 1st 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. The City of Newberry City Commission Policy Is to End the Public Meeting At 10:30 P.M. the Evening of the Regular Scheduled Meeting Unless Extended by the City Commission. Any Matter on the Agenda Not Acted upon Shall Be Continued to the Next Regular Scheduled City Commission Meeting, or a Special Meeting, at the Commission's Discretion. In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodations to participate in this meeting should contact City Clerk at 352-472-2161 or ADArequests@newberryfl.gov at least 72 business hours prior to the meeting. Such accommodation may include, but are not limited to, assistive listening devices, alternative formats of meeting materials, sign language interpretation, or physical access arrangements. If you are hearing or speech impaired, please contact the Florida Relay System at 800-955-8770. If you need special accommodation for attendance at this meeting, please contact MV Transportation, Inc. at 352-375-2784, not later than 72 business hours prior to the proceedings. .