



# Planning & Zoning Board

February 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:**

**Tim Marden, Mayor**  
**Naim Erched, Member**  
**Mellina Parker, Member**  
**Jessica Carey, Member**  
**Anne Polo, Member**  
**Kathi Thomas, Member**

**All members of the Planning and Zoning Board were present, 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**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion Made to approve the Agenda by Board Member Erched  
Seconded by Board Member Polo  
Voting Yea: Unanimous  
Motion Passed: 5-0

CONSENT AGENDA

1. Review and Approval of January 5, 2026, minutes for the Planning and Zoning Board Meeting

Motion Made to approve the minutes by Board Member Erched  
Seconded by Board Member Thomas  
Voting Yea: Unanimous  
Motion Passed: 5-0

Prior to the review and execution of the Agenda, Mayor Marden allowed Director of Community Development Hectus and City Attorney to update members on procedure. Previously, items brought before the Board by Staff were referred to as "Ordinances," however that term refers to law. Moving forward, these items will be titled, "Petitions" as this more accurately describes the function of the Board to provide recommendations to the City Commission. Legal Notices will be published once and the items will be read once by the City Attorney to the City Commission.

#### PUBLIC HEARINGS AND ORDINANCES

2. Future Land Use Map Amendments and Rezoning from Alachua County Rural/Agriculture to City of Newberry Agriculture and Alachua County Agriculture and Planned Development to City of Newberry Agricultural for Annexation #40 Properties.

As Point of Procedure, Mayor Marden announced that Item #2 would be broken into two parts as follows:

- 2a. Future Land Use Map Amendments from Alachua County Rural/Agriculture to City of Newberry Agriculture and Alachua County Agriculture and Planned Development to City of Newberry Agricultural for Annexation #40 Properties.
- 2b. Rezoning from Alachua County Rural/Agriculture to City of Newberry Agriculture and Alachua County Agriculture and Planned Development to City of Newberry Agricultural for Annexation #40 Properties.

Mayor Marden instructed the Board that this would be a Quasi-Judicial proceeding. Discussion and deliberation as follows:

- 2a. Future Land Use Map Amendments from Alachua County Rural/Agriculture to City of Newberry Agriculture and Alachua County Agriculture and Planned Development to City of Newberry Agricultural for Annexation #40 Properties.

Community Development, Assistant Director Yeatter gave a presentation outlining the affected parcels. She noted that if the Board approved, they

would go to First Reading before the City Commission on Feb. 23<sup>rd</sup>. She also noted that Staff recommends that the Future Land Use Amendments go forward as the land will remain in Agricultural Zoning.

Following the presentation and with no questions or discussion from the Board, the Mayor moved to a vote.

Motion Made to approve Item 2a. by Board Member Erched

Seconded by Board Member Carey

Voting Yea: Unanimous

Motion Passed: 5-0

2b. Rezoning from Alachua County Rural/Agriculture to City of Newberry Agriculture and Alachua County Agriculture and Planned Development to City of Newberry Agricultural for Annexation #40 Properties.

City Attorney Nicolle Shalley swore in Staff providing testimony.

Prior to review, Mayor Marden asked members for exparte communication of this Quasi-Judicial proceeding, there was none. Community Development Assistant Director Yeatter gave an overview and staff recommendation. If approved, the items will go to First Reading at the City Commission meeting scheduled for February 23<sup>rd</sup>.

Following the presentation and with no questions or discussion from the Board, the Mayor moved to a vote.

Motion Made to approve Item 2b. by Board Member Erched

Seconded by Board Member Parker

Voting Yea: Unanimous

Motion Passed: 5-0

3. A City-initiated Small-Scale Future Land Use Map Amendment to Public Facilities and Land for City-owned parks, including Barry Park, Martin Luther King Park, Lois Forte Park, Easton Pro Ball Park, and Jimmy Durden Park

Legislative, Public Hearing

Prior to review, Mayor Marden asked members for exparte communication of this Quasi-Judicial proceeding, there was none. Community Development Director Hectus gave an overview and noted that Easton Pro Ball Park had

been moved from this list to another to be presented to the Board next month.

This initiative stems from a Public Facility Zoning District established in 2022 and will continue for the next three months. If approved, the items will go to First Reading at the City Commission meeting scheduled for February 23<sup>rd</sup>.

Following discussion by the Board and the public, Mayor Marden moved to a vote:

Motion Made to approve by Board Member Erched

Seconded by Board Member Parker

Voting Yea: Unanimous

Motion Passed: 5-0

4. Rezoning to Public Facilities for City-owned parks, including Barry Park, Martin Luther King Park, Lois Forte Park, Easton Pro Ball Park, and Jimmy Durden Park

Prior to review, Mayor Marden asked members for exparte communication of this Quasi-Judicial proceeding, there was none. Community Development Director Hectus gave an overview and noted that Easton Pro Ball Park had been moved from this list to another that will be presented to the Board next month.

This initiative stems from a Public Facility Zoning District established in 2022 and will continue for the next three months. If approved, the items will go to First Reading at the City Commission meeting scheduled for February 23<sup>rd</sup>.

Following discussion by the Board and the public, Mayor Marden moved to a vote:

Motion Made to approve by Board Member Erched

Seconded by Board Member Parker

Voting Yea: Unanimous

Motion Passed: 5-0

## AGENDA ITEMS

5. Code discussion on APPENDIX B – LAND DEVELOPMENT REGULATIONS

### ARTICLE 4. - ZONING REGULATIONS

#### Section 4.2. - Supplementary district regulations

Section 4.2.41. Commercial kennels, veterinary clinics and small animal boarding facilities.

Mayor Marden stressed that this was for discussion purposes only, that the Board is tasked with reviewing staff research and making recommendations to the Commission. Community Development Director Hectus provided an overview of the current regulations.

Comments received from the following constituents (per Sign-in Sheet):

Greg Graden

Nicole Leiser

Debra Campbell

Donna Graden

Steve Henry

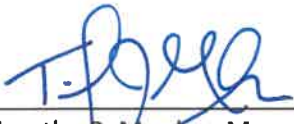
Following discussion by the Board and from the public, Mayor Marden noted that the comments would be shared with the Commission.

#### TOPICS FROM MEMBERS FOR DISCUSSION

Mayor Marden and Board Members Thomas, Parker, Polo, Carey and Erched made announcements.

#### MEETING

The Meeting was adjourned at: 8:15 pm



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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 1<sup>st</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. The City of Newberry City Commission Policy Is to End the Public Meeting At 10:30 P.M. the Evening of the Regularly Scheduled Meeting Unless Extended by the City Commission. Any Matter on the Agenda Not Acted upon Shall Be Continued to the Next Regularly 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](mailto:ADArequests@newberryfl.gov) at least 72 business hours prior to the meeting. Such accommodations 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 accommodations for attendance at this meeting, please contact MV Transportation, Inc. at 352-375-2784, not later than 72 business hours prior to the proceedings. .