



## Planning and Zoning Board

Monday, August 18, 2025  
6:00 PM

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

### MINUTES

#### CALL TO ORDER

Mayor Marden called the meeting to order at 6:02 PM.

#### APPROVAL OF AGENDA

**Motion to approve the agenda was made by Board Member Erched,  
Seconded by Board Member Carey.**

Mayor Marden asked for public comment. There was none.

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

**MOTION PASSED 4-0**

#### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Board Member Erched.

#### QUORUM CHECK

Mayor  
Board Members

Tim Marden  
Naim Erched  
Mellina Parker  
Anne Polo  
Jessica Carey

City Attorney

Scott Walker

Staff:



## Planning and Zoning Board

---

City Manager  
Assistant City Manager/Dev. & Infrastructure  
Director of Community Development  
Principal Planner  
Staff Assistant

Jordan Marlowe  
Jamie Jones  
Stacey Hectus  
Jean-Paul Perez  
Missy West-Claude

Absent:  
Board Member

Kathi Thomas

### CONSENT AGENDA

1. Agenda Summary, July 7, 2025 Planning & Zoning Board Meeting Minutes
2. July 7, 2025 Planning & Zoning Board Meeting Minutes

Mayor Marden asked for approval of the consent agenda.

**Motion made by Board Member Erched to approve the Consent Agenda,  
Seconded by Board Member Parker**

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

**MOTION PASSED 4-0**

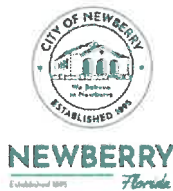
### PUBLIC HEARINGS AND ORDINANCES

#### **3. Future Land Use Map Amendment from Alachua County Rural/Agriculture to Material Oriented Industrial**

Attorney Scott Walker read Ordinance 2025-35 into record by title only.

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

Mayor Marden asked for public comment.



## Planning and Zoning Board

---

Will Lloyd from Suwannee River Feeds spoke regarding an access road to Tax Parcel No. 01897-004-000.

The applicant, Brian Hercules spoke. Further discussion ensued.

Attorney Scott Walker spoke.

Mayor Marden asked for further discussion from the Board, there was none. Mayor Marden asked for public comment, there was none.

**Motion was made by Board Member Erched to approve the recommended motion to adopt Ordinance 2025-35, Seconded by Board Member Parker.**

**Voting Yea: Board Member Erched, Board Member Polo, Board Member Parker**

**Voting Nay: Board Member Carey**

**MOTION PASSED 3-1**

#### **4. Rezoning from Agricultural (A) to Industrial (I) of Parcel No. 01897-004-000 consisting of approximately 9.6 acres**

Quasi-Judicial Public Hearing: Ordinance 2025-36, The Community Development Department has received an application from Civil on Demand, agent, on behalf of Laura J. Pries, owner, for rezoning from Alachua County Agriculture (A) to City of Newberry Industrial (I) for a property located at 710 Northwest County Road 235, consisting of 9.6 acres, and identified as Alachua County Tax Parcel No. 01897-004-000. Further information and analysis are provided in the attached application and staff report. This request is a companion item for a future land use map amendment for the same property from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial future land use classification. The property was annexed on August 11, 2025.

Attorney Scott Walker swore in Jordan Marlowe, City Manager, Jamie Jones, Assistant City Manager/Development & Infrastructure, Stacey Hectus, Community Development Director, Jean-Paul Perez, Principal Planner, Ryan Thompson, Sr. Project Manager, NV5,



## Planning and Zoning Board

---

Travis Hastay, Sr. Project Manager, NV5, Brian Hercules, Will Lloyd, Applicant, Civil on Demand Suwanee River Feeds

Mayor Marden reviewed the Quasi-Judicial Hearing process and procedures.

Mayor Marden asked for ex-parte communication. There was none. There were no third-party intervenors present.

Attorney Scott Walker read Ordinance 2025-36 by title only.

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

**Board Member Parker made a motion to approve Ordinance 2025-36,  
Seconded by Board Member Erched.**

Mayor Marden asked for public comment. There was none.

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

**MOTION PASSED 4-0**

### **5. Large-Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture**

The Community Development Department has received an application from Patrick M. Post, owner, for a large-scale future land use map amendment on an approximately 111-acre parcel generally located on the south side of State Road 26 between Southwest 298 Street and County Road 337. The property was recently annexed into the corporate limits of the City of Newberry, Florida and in order to administer municipal land development regulations, the future land use and zoning districts must be amended from the prior jurisdiction's classifications. In this case, the Alachua County Rural/Agriculture and City of Newberry Agriculture land use classifications are comparable districts and does not represent an increase in intensity or density.

Attorney Scott Walker read Ordinance 2025-50 by title only.



## Planning and Zoning Board

---

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

**Board Member Erched made a motion to approve Ordinance 2025-50,  
Seconded by Board Member Parker.**

Mayor Marden asked for public comment. There was none.

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

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

#### **6. Rezoning A Recently Annexed Property from Alachua County Agriculture (A) to City of Newberry Agriculture (A)**

Quasi-Judicial Public Hearing: Ordinance 2025-65, The Community Development Department received an application from Patrick M. Post, owner, requesting rezoning from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property generally located on the south side of State Road 26, between Southwest 298 Street and County Road 337, and consisting of 111 acres (Alachua County Tax Parcel No. 02515-004- 003). The property was recently annexed by the city on August 11, 2025 and this rezoning represents the most appropriate equivalent zoning district provided in the code of ordinances. This rezoning application is a companion of a large-scale future land use map amendment. Additional data and analysis are included in the future land use map amendment data and analysis report and incorporated herein by reference. No development plan is included with the application.

Attorney Scott Walker read Ordinance 2025-65 by title only.

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

**Board Member Parker made a motion to approve Ordinance 2025-65,  
Seconded by Board Member Carey.**

Mayor Marden asked for public comment. There was none.



## Planning and Zoning Board

---

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

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

#### **7. Variance to Minimum Lot Size for a Property in an Agricultural (A) Zoning District**

The Community Development Department has received an application from MSLN Enterprises, LLC, owner, to reduce the minimum lot size, 5 acres, for a property located at 17406 Southwest 46 Avenue within the Agricultural (A) zoning district subject to a proposed subdivision.

Attorney Scott Walker read Resolution 2025-31 by title only.

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

**Board Member Erched made a motion to approve Resolution 2025-31, Seconded by Board Member Parker.**

Mayor Marden asked for public comment. There was none.

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

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

#### **8. Advanced Auto Parts Site and Development Plan**

The Community Development Department has received an application from NV5 Global, Inc., agent, on behalf of Newberry Plaza, LLC, owner, for a site and development plan for a 6,915- square-foot auto parts store and related site improvements known as Advanced Auto Parts, see Attachment 3. The subject property is generally located on the south side of West Newberry Road/State Road 26, between Southwest 242 Street and West Newberry Lane, within the Highland Park Planned Development on a site consisting of approximately 1.25 acres (a portion of Alachua County Tax Parcel No. 01932-000-000), see Attachment 2.

Attorney Scott Walker read Resolution 2025-37 by title only.



## Planning and Zoning Board

---

Principal Planner Perez presented the staff overview with a PowerPoint presentation. Principal Planner Perez asked for direction from the Board regarding the preferred signage on the back side of the building. Discussion ensued.

Sr. Project Manager, NV5, Travis Hastay, agent for the applicant answered questions from the Board. Discussion ensued.

**Board Member Carey made a motion to approve Resolution 2025-37 with the condition that non-illuminated signage be used on the rear of the building, Seconded by Board Member Polo.**

Mayor Marden asked for public comment. There was none.

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

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

The meeting recessed for a short break at 7:27 PM.

The meeting was reconvened at 7:31 PM.

### **9. Small-Scale Future Land Use Map Amendment from Agriculture to Commercial**

The Community Development Department has received an application from NV5 Global, Inc., agent, on behalf of Hawley Family Holdings, LLC, owner, requesting a small-scale future land use map amendment from Agriculture to Commercial for a property located at 23125 West Newberry Road consisting of 9.7 acres and identified as Alachua County Tax Parcel No. 01928- 002-000. Findings and analysis are provided in the attached Application and Data and Analysis Report. A companion rezoning application, File No. LDR25-08/Ordinance 2025-31, is scheduled for the same hearing date.

Attorney Scott Walker read Ordinance 2025-31 by title only.



## Planning and Zoning Board

---

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

**Board Member Parker made a motion to approve Ordinance 2025-31,  
Seconded by Board Member Polo.**

Mayor Marden asked for public comment. There was none.

Ryan Thompson, Sr. Project Manager, NV5, agent for the applicant, presented a PowerPoint presentation. Some discussion ensued.

Mayor Marden asked for public comment. There was none.

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

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

#### **10. Rezoning from Agricultural (A) to Commercial, Intensive (CI)**

The Community Development Department has received an application from NV5 Global, Inc., agent, on behalf of Hawley Family Holdings, LLC, owner, to change the zoning district from Agricultural (A) to Commercial, Intensive (CI) for a property located at 23125 West Newberry Road, consisting of 9.7 acres and identified by Alachua County Tax Parcel No. 01928-002-000. Analysis of this request is provided in the attached Application and Staff Report. This rezoning application is a companion item for a small-scale future land use map amendment from Agriculture to Commercial for the same property.

Attorney Scott Walker read Ordinance 2025-32 by title only.

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

**Board Member Erched made a motion to approve Ordinance 2025-32,  
Seconded by Board Member Carey.**

Mayor Marden asked for public comment. There was none.





## Planning and Zoning Board

---

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

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

#### **11. Small-Scale Future Land Use Map Amendment from Agriculture to Commercial**

Quasi-Judicial Public Hearing: Ordinance 2025-33, The Community Development Department has received an application from NV5 Global, Inc., a foreign profit corporation, agent, on behalf of IMS 2707, LLC, owner, requesting a small-scale future land use map amendment on a 25.11-acre of the property generally located at the northwest corner of State Road 26/West Newberry Road and Northwest 202 Street. The agent requests to amend the future land use map classification from Agriculture to Commercial for proposed commercial development. An impact assessment is contained in the attached Data and Analysis Report, see Attachment 3. A companion rezoning application requesting a zoning district change from Agricultural (A) to Commercial, Automotive (CA) has been received by the Department (File No. LDR 25-12).

Attorney Scott Walker read Ordinance 2025-33 by title only.

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

Ryan Thompson, Sr. Project Manager, NV5, agent for the applicant, presented a PowerPoint presentation. Discussion ensued.

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

**Board Member Erched made a motion to approve Ordinance 2025-33,  
Seconded by Board Member Parker.**

Mayor Marden asked for public comment.

Phil Hawley, applicant potential purchaser of the land spoke.

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



## Planning and Zoning Board

---

### MOTION PASSED 4-0

#### **12. Rezoning from Agricultural (A) to Commercial, Automotive (CA) for Commercial Development**

The Community Development Department has received an application from NV5 Global, Inc., a foreign profit corporation, agent, on behalf of IMS 2707, LLC, owner, requesting a change of zoning on an undivided 25.11 -acre parcel generally located at the northwest corner of State Road 26/West Newberry Road and Northwest 202 Street. The agent requests to amend the Official Zoning Atlas from Agriculture (A) to Commercial, Automotive (CA) for proposed commercial development. An impact assessment is contained in the companion Future Land Use Amendment Data and Analysis Report. A companion small-scale Land Use Amendment application requesting a land use change from Agricultural to Commercial has been received by the Department (CPA 25-05) (Ordinance 2025-33).

Attorney Scott Walker read Ordinance 2025-34 by title only.

Stacey Hectus, Director of Community Development, presented the staff overview with a PowerPoint presentation. Much discussion ensued.

Ryan Thompson, Sr. Project Manager, NV5, agent for the applicant, presented a PowerPoint presentation, and asked that his comments from his previous PowerPoint presentation be entered into the record. Discussion ensued.

Phil Hawley, ~~applicant~~ potential purchaser of the land spoke. Discussion ensued.

Kristie Hawley, ~~applicant~~ potential purchaser of the land spoke. Discussion ensued.

Phil Hawley, ~~applicant~~ potential purchaser of the land spoke. Discussion ensued.

Attorney Scott Walker addressed questions from the board.

**After two motions that died for lack of a second, a third motion was made by Board Member Erched to recommend the City Commission**



## Planning and Zoning Board

---

**approve the rezoning from Agriculture (A) to any other zoning district but Commercial, Automotive (CA). They recommended Commercial, Intensive (CI). The motion was seconded by Board Member Parker.**

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

**MOTION PASSED 4-0**

### **AGENDA ITEMS**

#### **13. Informational Agenda Item for Gatorback's 5-year renewal of SE 15-01 with revised site plan and staff comments**

On June 8, 2015, the Board of Adjustment approved Resolution BA SE 15-01, granting a special exception to Unlimited Sports MX, Inc. and Wyndell Kern, to permit operation of "Gatorback Cycle Park" as a private recreational sports tourism-related use; this provided for a motocross sports racing venue and accessory uses in an "A" (Agricultural) Zoning District on 230+/- acres which were annexed into the City in 2013. As part of the approved resolution, two attachments were adopted: Attachment "A" – Findings and Conditions and Attachment "B" – Site Plan. One of the conditions is that the special exception be reviewed every five (5) years from the date of approval for compliance with the terms and conditions of the permit and local ordinances. Any violation of the terms and conditions of this permit may be grounds for revocation by the City of Newberry City Commission. Staff has reviewed the Special Exception conditions (Attachment A) for compliance, researching whether the City received any complaints during the past five-year period. Research yielded no complaints filed with City Codes Enforcement. Additionally, Unlimited Sports MX, Inc. has submitted an updated site plan. The updated site has been reviewed by planning staff and is found to demonstrate conformance with all Special Exception conditions (Attachment A). Based on this research, staff have determined that the Special Exception remains in compliance with the conditions of its current permit, and it is staffs' recommendation that the Special Exception be maintained as currently approved. The City's next 5-year compliance review of the Gatorback Special Exception would be in 2030. Staff does request that at the next five-year review that we do an administrative approval unless there has been substantial changes made to the site or to conditions in the Special Exception.



## Planning and Zoning Board

---

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

### TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Polo shared. Manager Marlowe shared. Board Member Polo wished the City Manager a Happy Birthday.

### MEETING ADJOURNMENT

Mayor Marden adjourned the meeting at 9:32 PM.

Naim Erched

---

Vice Chair – Naim Erched

Attest:

*McClaude*

---

Naim Erched (Sep 4, 2025 18:00:27 EDT)