



Planning & Zoning Board Meeting

April 06, 2026
6:00 PM

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

CALL TO ORDER/ROLL CALL

Naim Erched (Pro-tem) called the meeting to order at 6:00 PM

ROLL CALL

Members Present:

Naim Erched, Pro tem
Kathi Thomas, Member
Mellina Parker, Member
Jessica Carey, Member

Members Absent:

Anne Polo, Member
Timothy Marden, Mayor

Quorum Check was satisfied

City Staff Present:

Jordan Marlowe, City Manager
Jamie Jones, Assistant City Manager of Development & Infrastructure
Nicolle Shalley, City Attorney
Stacey Hectus, Director, Community Development
Lauren Yeatter, Assistant Director, Community Development
Bailey Fritz, Staff Assistant, Community Development

Changes to Agenda

Presentation added by the FFA

Director, Hectus asked the PZB members if they would be available to hold a special meeting? Staff had to remove, before the agenda was published but after the ad ran, Newberry Ridge

rezoning and CountryWay II rezoning. After discussion it was decided that a quorum could be met for April 21, 2026 at 6pm date and time certain for those two items.

APPROVAL OF AGENDA

Motion Made to approve the Agenda as noted by Director, Hectus: by Board Member Erched

Seconded by Board Member: Carey

Voting Yea: Unanimous

Motion Passed: 3-0

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

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

Motion Made to approve the minutes: Board Member Carey

Seconded by Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 4-0

Presentation by FFA from Newberry High School

PUBLIC HEARINGS AND ORDINANCES

The Board voted 4-0 to remove Newberry Ridge Rezoning and CountryWay II Rezoning and move them to the Special PZB meeting on April 21st, 2026.

3. Site and Development Plan SDP 26-01 Life Soils

Quasi judicial Public Hearing. Petition SDP 26-01: A request by Life Soils Florida, LLC to develop a new composting facility at 2429 SW 266th Street within a 90-acre City-owned parcel (Tax Parcel No. 02538-009-001) also known as the City of Newberry Environmental Park. The primary services will take place within the south quadrant of the site for a total of approximately 15 acres. The composting facility will generally consist of windrows of compost, access roads, and a stormwater management area.

Pro tem, Erched read the quasi judicial proceedings. 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 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 petition SDP 26-01 for a new composting Facility to be located on the City of Newberry Environmental Park.

Applicant Representative Ryan McMeekin did a brief presentation.

Discussion

As there was no further discussion, the Pro-Tem, Erched moved for a motion.

Motion Made – Board member Parker

Seconded – Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 4-0

4. LDR 24-08 Large Scale Rezoning of Sandia West to Planned Residential Development (PRD)

Quasi judicial Public Hearing. Petition LDR 24-08: A request by NV5 Global, on behalf of SMD Equity, LLC to rezone approximately 159.38 acres from Agriculture (1du/5 ac) to Planned Residential Development (PRD) (4 du/1 ac) for 500 dwelling units on parcel (Tax Parcel No. 02573-000-000).

Pro tem, Erched read the quasi judicial proceedings. City Attorney Shalley swore in staff providing testimony. Prior to review, Pro tem, Erched asked members for exparte communication of this quasi-judicial proceeding. There being no exparte communication, the petition was heard.

Director Hectus presented an overview of the item to the Board as follows. There was staff concern related to the side setbacks only being three (3) feet and rear setbacks only being ten (10) feet. This limits location for mechanical equipment and no room for a swimming pool or other larger accessory in the rear of the home. There were other items staff had concern with located in the presentation.

Applicant Representative Craig Brashier made a presentation. 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. He presented a timeline and an aerial to clarify location. He stated it is consistent with the City's Comprehensive Plan. Staff's concerns were not addressed.

Discussion and Review – Pro tem, Erched opened the floor to comments and discussion among Board members and the public.

There was none from the public so it was brought back to the Board.

Member Carey, had concerns related to setbacks, timing, open space and on-street parking. She raised a question related to a community pool and the mass transit component of the application. Additionally, she wanted more specifics on the numbers and recreational amenities.

Board Member, Erched took issue with the density, setbacks, timing and wanted greater buffers and greenspace especially on the south and west where some established residents live.

Board Member, Parker stated that she did not want the construction dust to negatively impact the surrounding existing homes.

Following the discussion, Pro tem, Erched moved for a Motion:

Motion Made – Board Member Board Member Carey

Seconded: Board Member Board Member Parker

Voting Yea: Unanimous

Motion Passed: 4-0

5. Comprehensive Plan Amendment CPA 25-04 Newberry Ridge: Large-Scale future land use map amendment from Mixed Use to Residential, Medium Density.

Legislative Public Hearing.

Assistant Director Yeatter presented an overview of the item to the Board as follows.

Request to transmit the large-scale amendment to the future land use map from Mixed Use to Residential, Medium Density Land Use on ±225.29 acres on parcel ID #'s 02542-001-000; 02542-001-001; 02542-001-002; 02542-001-003; 02542-001-004; 02542-001-005; 02542-001-006; 02542-001-008; and 02547-001-000

Board Member, Erched commented on how he liked the buffer shown.

Board Member Carey was concerned with the townhomes but also liked the buffer.

Pro tem, Erched, asked if there were any comments from the public:

Wendy and Don Devitto, said the past approval was for 999 homes related to the old DRI process. She is not a fan of the commercial or the townhomes. She wanted to make sure it was dark sky friendly and had concerns about the traffic this project would generate.

As there was no further discussion, Pro tem, Erched moved for a motion.

Motion Made – Board member Board Member Carey

Seconded – Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 4-0

6. CPA 26-11 Large Scale FLUMA to PF on Easton Newberry Sports Complex.

City-Initiated Large-Scale Comprehensive Plan Amendment CPA 26-11: A city-initiated request for a large-scale land use amendment to Public Facilities and Land classification on Easton Newberry Sports Complex.

Legislative, Public Hearing.

Director Hectus presented an overview 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.

Pro tem, Erched opened the item to the public.

Avalon Woods resident Kristina Lutz was confused with the LU and the rezoning since it is a conservation area.

Avalon Woods resident Anne Izratti asked for the trees not to be cut.

Avalon Woods resident Christina Quayar likes the open space and the trees, wants the character to stay the same.

As there was no further discussion, Pro tem, Erched moved for a motion.

Motion Made – Board Member Parker

Seconded – Board Member Thomas

Voting Yea: Unanimous

Motion Passed: 4-0

7. LDR 26-14 Rezoning to PF of Easton Newberry Sports Complex.

City-Initiated Rezoning LDR 26-14: A city-initiated request for a rezoning to Public Facilities on Easton Newberry Sports Complex.

Quasi-Judicial.

Pro tem, Erched read the quasi judicial proceedings. City Attorney Shalley swore in staff providing testimony. Prior to review, Pro tem, Erched asked members for exparte communication of this quasi-judicial proceeding. There being no exparte communication, the petition was heard.

Director Hectus presented an overview 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.

Pro tem, Erched opened the item to the public.

Avalon Woods resident Kristina Lutz reiterated what she said earlier and asked if this change was against the state statute?

Avalon Woods resident Peter Schilling said the same as wife, Kristina Lutz.

As there was no further discussion, Pro tem, Erched moved for a motion.

Motion Made – Board member Board Member Parker

Seconded – Board Member Carey

Voting Yea: Unanimous

Motion Passed: 4-0

8. CPA 26-12 Small Scale FLUMA to PF on City Properties

City-Initiated Small-Scale Comprehensive Plan Amendment CPA 26-12: A city-initiated request for a small-scale land use amendment to Public Facilities and Land classification on City properties.

Legislative Public Hearing.

Director Hectus presented an overview to the Board as follows:

As there was no further discussion, Pro tem, Erched moved for a motion. Motion Made – Board member Board Member Parker

Seconded – Board Member Carey

Voting Yea: Unanimous

Motion Passed: 4-0

9. LDR 26-15 Rezoning to PF on City Properties

City-Initiated Rezoning LDR 26-15: A city-initiated request for a rezoning to Public Facilities on various City-owned properties.

Quasi-Judicial.

Director Hectus presented an overview to the Board.

As there was no further discussion, Pro tem, Erched moved for a motion.

Motion Made – Board member Board Member Carey

Seconded – Board Member Parker

Voting Yea: Unanimous

Motion Passed: 4-0

AGENDA ITEMS

TOPICS FROM MEMBERS FOR DISCUSSION

MEETING ADJOURNMENT 9:09 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.

