



# Board of Adjustment Minutes

August 22, 2022

7:05 pm

25440 West Newberry Road

Newberry, Florida 32669

## QUORUM CHECK

Mayor

Mayor Jordan Marlowe

Commissioners

Ricky Coleman  
Mark Clark, Chair  
Monty Farnsworth  
Tim Marden  
Tony Mazon

City Attorney

Scott Walker

City Clerk

Judy Rice

Staff:

Assistant City Manager, Director of Utilities & Public Works

Jamie Jones

Assistant Director of Utilities & Public Works

Rance Green

Director of Planning & Economic Development

Bryan Thomas

Principal Planner

Jean-Paul Perez

City Clerk Staff Assistant

Sierra Nyberg

Absent:

City Manager

Mike New

## CALL TO ORDER

Chair Clark called the meeting to order at 10:17 pm.

## APPROVAL OF AGENDA

Chair Clark asked for approval of the agenda.

**Motion made by Commissioner Marden to approve the agenda.**

**Seconded by Commissioner Farnsworth.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, and Commissioner Mazon.**

**MOTION PASSED 5-0**

## CONSENT AGENDA

## 1. June 27, 2022, Board of Adjustment Minutes

Chair Clark asked for approval of the consent agenda.

**Motion made by Commissioner Farnsworth to approve the consent agenda.**

**Seconded by Commissioner Mazon.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, and Commissioner Mazon.**

**MOTION PASSED 5-0**

## PUBLIC HEARINGS AND ORDINANCES

### 2. New commercial building in The Square at Newberry Town Center at Country Way.

**Quasi-Judicial Public Hearing: Resolution 2022-44/Application SDP 22-10, an application by Chris A. Potts, PE, Agent for Norfleet-Green Development II, LLC, Owner, for a Site Development Plan approval for approximately 2,400 square feet of commercial use providing additional seating area for an existing restaurant, known as Building 2B, located at The Square within the Newberry Town Center at Country Way Planned Development on ±8.53 acres (Parcel No. 02544-003-000).**

Chair Clark read through the quasi-judicial procedures and presentation order.

Clerk Rice swore in Principal Planner Perez.

Attorney Walker read Resolution 2022-44 by title only.

Chair Clark asked for ex parte communication.

**Voting Nay: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, and Commissioner Mazon.**

There was no applicant or third-party intervenor present.

Principal Planner Perez presented staff overview, report, and recommendation. Staff recommends adoption of Resolution 2022-44.

Chair Clark asked for public comment there was none.

No cross-examination or final argument.

Attorney Walker reminded the Commission of applicable law.

**Motion made by Commissioner Coleman to adopt Resolution 2022-44.**

**Seconded by Commissioner Farnsworth.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, and Commissioner Mazon.**

**MOTION PASSED 5-0**

**3. Addition to mixed-use building in The Square at Newberry Town Center at Country Way.**

**Quasi-Judicial Public Hearing: Resolution 2022-45/Application SDP 22-11, an application by Chris A. Potts, PE, Agent for Norfleet-Green Development II, LLC, Owner, for a Site Development Plan approval for approximately 13,500 square feet of mixed use containing 6,704 square feet of gym space and 6 dwelling units on ±8.53 acres (Parcel No. 02544-003-000).**

No new participants entered the room.

Principal Planner Perez remained sworn.

Attorney Walker read Resolution 2022-45 by title only.

Chair Clark asked for ex parte communication.

**Voting Nay: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, and Commissioner Mazon.**

There was no applicant or third-party intervenor present.

Principal Planner Perez presented staff overview, report, and recommendation. Staff recommends adoption of Resolution 2022-45.

Chair Clark asked for public comment there was none.

No cross-examination or final argument.

Attorney Walker reminded the Commission of applicable law.

**Motion made by Commissioner Marden to adopt Resolution 2022-45.**

**Seconded by Commissioner Farnsworth.**

**Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, and Commissioner Mazon.**

**MOTION PASSED 5-0**

**AGENDA ITEMS**

**TOPICS FROM MEMBERS FOR DISCUSSION**

**MEETING ADJOURNMENT**

Meeting adjourned at 10:33 pm.

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Mark Clark, Chair

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Judy S. Rice, City Clerk

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