



Board of Adjustment Minutes

July 28, 2025
7:05 PM

25440 West Newberry Road
Newberry, Florida 32669

QUORUM CHECK

Chair	Tim Marden
Board Members	Commissioner Mark Clark Commissioner Rick Coleman Commissioner Donald Long Commissioner Tony Mazon
City Manager	Jordan Marlowe
City Clerk	Judy Rice
City Attorney	Scott Walker
Staff:	
Director of Community Development	Stacey Hectus
Executive Assistant	Randa Paul
Records & Administrative Coordinator	Jeannene Mironack
Intern	Annah McGehee
Absent:	
Board Member	Commissioner Monty Farnsworth

CALL TO ORDER

Chair Marden called the meeting to order at 8:37 PM.

APPROVAL OF AGENDA

Motion to approve the agenda as published was made by Board Member Mazon, Seconded by Board Member Long.

Chair Marden asked for public comments. There were none.

Voting Yea: Board Member Coleman, Board Member Clark, Board Member Long, Board Member Mazon

MOTION PASSED 4-0

APPROVAL OF MINUTES

1. June 23, 2025, Special Board of Adjustment Meeting Minutes

Motion to approve the June 23, 2025, Special Board of Adjustment Meeting Minutes was made by Board Member Clark, Seconded by Board Member Coleman.

Chair Marden asked for public comments. There were none.

Voting Yea: Board Member Coleman, Board Member Clark, Board Member Long, Board Member Mazon

MOTION PASSED 4-0

PUBLIC HEARINGS AND ORDINANCES

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

Quasi-Judicial Resolution No. 2025-22, A RESOLUTION OF THE CITY COMMISSION, SERVING AS THE BOARD OF ADJUSTMENT, OF THE CITY OF NEWBERRY, FLORIDA, APPROVING A VARIANCE AS AUTHORIZED UNDER SECTION 3.2.5 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, FOR A REDUCTION OF THE MINIMUM LOT SIZE REQUIRED IN AN AGRICULTURAL (A) ZONING DISTRICT PURSUANT TO SECTION 4.4.6 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA, MORE PARTICULARLY DESCRIBED IN EXHIBIT A; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

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

Attorney Walker read Resolution 2025-22 by title only.

Executive Assistant Paul swore in City Manager Jordan Marlowe and Director of Community Development Stacey Hectus.

Chair Marden asked for ex parte communication on the application.

ROLL CALL

Board Member Clark: NONE

Board Member Coleman: NONE

Board Member Long: NONE

Board Member Mazon: NONE

Attorney Walker advised the Board of Adjustment that their decision must be based upon substantial and competent evidence.

Director of Community Development Hectus presented a PowerPoint of the staff overview of and recommendation for the application.

Discussion ensued.

There was no third-party intervenor present.

There was no cross examination.

There were no final arguments.

Motion to approve Resolution 2025-22 was made by Board Member Long, Seconded by Board Member Clark.

Chair Marden asked for public comments. There were none.

**Voting Yea: Board Member Coleman, Board Member Clark, Board
Member Long, Board Member Mazon**

MOTION PASSED 4-0

MEETING ADJOURNMENT

The meeting was adjourned at 8:49 PM.

Signed and approved on this 25th day of August 2025.

Timothy R. Marden, Chair

Judy S. Rice, City Clerk