



# City of Newberry Board of Adjustment

June 13, 2022  
7:05 PM

25440 West Newberry Road  
Newberry, Florida 32669

## MINUTES

### CALL TO ORDER

Chair Clark called the meeting to order at 11:01 pm.

### APPROVAL OF AGENDA

Chair Clark asked for approval of the agenda.

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

**Seconded by Commissioner Coleman.**

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

**MOTION PASSED 5-0**

### QUORUM CHECK

Mayor

Jordan Marlowe

Commissioners

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

City Attorney

Scott Walker

City Manager

Mike New

City Clerk

Judy S. Rice

Staff:

Retiring Fire Chief

Ben Buckner

Fire Chief

Mike Vogel

Assistant City Manager, Chief Financial Officer

Dallas Lee

Project Manager

Armon Lowrey

Director of Planning & Economic Development

Bryan Thomas

Principal Planner

Jean-Paul Perez

Planner

Alayna Jackson

Staff Assistant, Planning & Economic Development

Jeannene Mironack

Staff Assistant, City Clerk

Sierra Nyberg

## **ANNOUNCEMENTS**

There were no announcements.

## **CONSENT AGENDA**

- 1. May 9, 2022, Board of Adjustment Minutes**
- 2. May 24, 2022, Board of Adjustment Minutes**

Chair Clark asked for approval of the consent agenda.

**Motion made by Commissioner Mazon.**

**Seconded by Commissioner Farnsworth.**

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

**MOTION PASSED 5-0**

## **PUBLIC HEARINGS AND ORDINANCES**

- 3. A Public Hearing on an application for Site and Development Plan approval for the first phase of a Recreational Vehicle Resort**

**Quasi-Judicial Public Hearing: Resolution 2022-07/SDP 22-01, An application by JBPro Engineering, agent for M3 RV LAND, LLC, Owner, for Site and Development Plan approval on land granted a Special Exception in the "A" Agricultural Zoning District, in conformance with Sections 14.12 of the Newberry Land Development Regulations, to allow for the first phase of development of a Recreational Vehicle Resort and Campground on approximately 44.96+/- acres located at 2120 NW STATE RD 45 (tax parcel 01879-002-000).**

Chair Clark reviewed the procedures and process for quasi-judicial hearings. He then read through the presentation order.

Attorney Walker read Resolution 2022-07 by title only.

Clerk Rice swore in Director Thomas.

Chair Clark asked for ex parte communication.

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

There was no applicant or third-party intervenor present.

Director Thomas presented the staff overview, report, and recommendation for Resolution 2022-07. Recommendation is to adopt Resolution 2022-07.

Chair Clark asked for public comment. There was none.

No cross-examination or final argument was made.

Attorney Walker reminded the Commission of applicable law.

**Motion made by Commissioner Farnsworth to  
adopt Resolution 2022-07.**

**Seconded by Commissioner Coleman.**

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

**MOTION PASSED 5-0**

**4. New commercial building in CountryWay Town Square in the Newberry Town Center “PD”  
Planned Development Zoning District.**

**Quasi-Judicial Public Hearing: Resolution 2022-08/Application SDP 22-03, an application by  
Christopher A. Potts, P.E., Agent for Norfleet Construction Group, LLC, Owner, for Site and  
Development Plan Approval for 29,193 s.f. gross floor area of new construction (13,194 s.f.  
first floor commercial with twelve residential apartments above) with associated site  
development including parking and utilities, on a portion of 8.53 ± acres, located in  
Newberry Town Center, The Square at Country Way, on parcel 02544-003-000.**

Attorney Walker read Resolution 2022-08 by title only.

Clerk Rice swore in Planner Jackson and Mr. Christopher Potts, Applicant Agent.

Chair Clark asked for ex parte communication.

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

There was no third-party intervenor present.

Planner Jackson presented the staff overview, report, and recommendation for Resolution  
2022-07. Recommendation is to adopt Resolution 2022-08.

Applicant agent did not present.

Chair Clark asked for public comment. There was none.

No cross-examination or final argument was made.

Attorney Walker reminded the Commission of applicable law.

**Motion made by Commissioner Mazon to adopt  
Resolution 2022-08.**

**Seconded by Commissioner Marden.**

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

**MOTION PASSED 5-0**

## **AGENDA ITEMS**

### **TOPICS FROM MEMBERS FOR DISCUSSION**

Manager New announced that this is Planner Jackson's last meeting before she leaves us for her new job.

Planner Jackson expressed her thankfulness to work here and excitement for the next chapter.

### **MEETING ADJOURNMENT**

Meeting adjourned at 11:21 pm.

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Mark Clark, Chair

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Judy S. Rice, City Clerk