



Commission Meeting Minutes

June 09, 2025

7:00 PM

25440 West Newberry Road

Newberry, Florida 32669

QUORUM CHECK

Commissioners

Mark Clark
Rick Coleman
Monty Farnsworth
Donald Long
Tony Mazon

City Manager

Jordan Marlowe

City Clerk

Judy Rice

City Attorney

Scott Walker

Staff:

Director of Community Development

Stacey Hectus

Director of Recreation

Rod Clark

Fire Chief

Jason Lyman

Economic Development Coordinator

Uma Sarmistha

Planner

Chelsea Bakaitis

Executive Assistant

Randa Paul

Absent:

Mayor

Tim Marden

CALL TO ORDER

Chair Pro-Tempore Mazon called the meeting to order at 7:00 PM. He noted that Mayor Marden is absent.

APPROVAL OF AGENDA

Motion to delete Item 2, Capital Projects Update, then approve the Agenda as Amended was made by Commissioner Coleman, Seconded by Commissioner Farnsworth.

Chair Pro-Tempore Mazon asked for public comments. There were none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 4-0

Commissioner Long entered and joined the dais at 7:01 PM.

INVOCATION

Pastor Gary Bracewell provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Recognition of Oak View Middle School Athletes

Chair Pro-Tempore Mazon recognized the Oak View Middle School Athletes for their Championship seasons. The teams welcomed were Girls Softball with Coach Michael Hernandez and Girls Soccer with Coach Ashley Arnold. Varsity Boys Baseball was mentioned, although they were unable to attend the meeting.

~~2. Capital Projects Update~~

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Chris Mack, President of Newberry Main Street Organization, announced the 2025 Summer Splash Days will be on the following Fridays: June 13th, July 11th, and August 8th, from 5 to 7 PM on South Seaboard Drive.

CONSENT AGENDA

**Motion to approve the Consent Agenda was made by
Commissioner Clark, Seconded by Commissioner Long.**

**Voting Yea: Commissioner Coleman, Commissioner Clark,
Commissioner Farnsworth, Commissioner Long,
Commissioner Mazon**

MOTION PASSED 5-0

3. **May 12, 2025 Alachua County BoCC / City of Newberry Joint Meeting Minutes**
4. **May 27, 2025 Special Commission Meeting Minutes**
5. **Final Plat for Countryway at Newberry Phase VI**

PUBLIC HEARINGS AND ORDINANCES

6. Second Reading of the Large Scale Retail (Big Box) Ordinance

Legislative Second Reading of Ordinance 2025-05, AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING THE TEXT OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, AS AMENDED; TO AMENDING APPENDIX B, THE LAND DEVELOPMENT REGULATIONS, SPECIFICALLY, ARTICLE 2, SECTION 2.1, ARTICLE 4, SECTIONS 4.2, 4.10 THROUGH 4.15 AND 4.22, ALL RELATING TO ESTABLISHMENT OF DEVELOPMENT STANDARDS FOR LARGE-SCALE RETAIL ESTABLISHMENTS, AS DEFINED HEREIN; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

Attorney Walker read Ordinance 2025-05 by title only.

Community Development Director Hectus presented the item with a PowerPoint.

Discussion ensued.

Motion to enact Ordinance 2025-05/ LDR 25-01 on second reading with the Planning and Zoning Board recommendations was made by Commissioner Long, Seconded by Commissioner Farnsworth.

Chair Pro-Tempore Mazon asked for public comments. There were none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

7. Update to the Fireworks Ordinance 2025-08

Legislative, Second Reading of Ordinance 2025-08 AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING PORTIONS OF CHAPTER 38, ARTICLE I AND III OF THE CITY OF NEWBERRY CODE OF ORDINANCES, AS AMENDED; BY AMENDING SECTIONS 38-7 "FIREWORKS" AND SECTION 38-97 "RATE AND FEE SCHEDULE"; PROVIDING FOR SEVERABILITY; REPEALER; CODIFICATION; AND AN EFFECTIVE DATE.

Community Development Director Hectus presented the item with a PowerPoint.

Attorney Walker read Ordinance 2025-08 by title only.

Discussion ensued.

Motion to enact Ordinance 2025-08 on second reading was made by Commissioner Farnsworth, Seconded by Commissioner Long.

Chair Pro-Tempore Mazon asked for public comments. There were none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

8. Revise Section 12.1 Appeals section of the Land Development Code.

Legislative, First Reading of Ordinance No. 2025-13 AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING THE TEXT OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, AS AMENDED; TO AMEND APPENDIX B, ARTICLE 12, APPEALS, SPECIAL EXCEPTIONS, VARIANCES AND INTERPRETATIONS, SECTION 12.1 – APPEALS, RELATING TO CLEARER LANGUAGE RELATED TO THE APPEALS PROCESS; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Attorney Walker read Ordinance 2025-13 by title only. He then stated the background for the amendment request.

Community Development Director Hectus presented the item with a PowerPoint. She stated that the Planning & Zoning Board approved the Draft Ordinance with one edit, changing the notice for mailing letters from 400 feet to 1,000 feet.

Discussion ensued.

Motion to approve Ordinance 2025-13 on first reading was made by Commissioner Farnsworth, Seconded by Commissioner Long.

Chair Pro-Tempore Mazon asked for public comments. There were none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

9. Large-Scale Future Land Use Map Amendment from Mixed Use to Residential Low Density (4 DU/AC) for a residential development on +/- 159.43 acre parcel tentatively named CountryWay II

Legislative, First Reading of Ordinance 2025-09 AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN AMENDMENT TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF NEWBERRY COMPREHENSIVE PLAN, UNDER THE EXPEDITED AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3184 (2) AND (3), FLORIDA STATUTES, AND IN CONFORMANCE WITH SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; PROVIDING FOR A CHANGE IN FUTURE LAND USE CLASSIFICATION FROM MIXED USE TO RESIDENTIAL LOW DENSITY (4 DU/AC) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA; ALACHUA COUNTY TAX PARCEL ~~02539-001-002~~ 02539-001-000; ON A SITE CONSISTING OF APPROXIMATELY 159.43 ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Attorney Walker read Ordinance 2025-09 by title only.

Community Development Director Hectus presented the item with a PowerPoint.

Margot Maurer, AICP, CHW an NV5 company, presented a PowerPoint representing the applicant. The presentation was entered into the meeting's record.

Discussion ensued.

Community Development Director Hectus and Ms. Maurer responded to questions.

Discussion ensued.

Motion to approve Ordinance 2025-09/CPA 24-12 on first reading, amending the future land use classification from Mixed Use Residential Low Density on a +/- 159.43 acre parcel and to Transmit to Florida Commerce for expedited review, was made by Commissioner Coleman, Seconded by Commissioner Long.

Chair Pro-Tempore Mazon asked for public comments. There were none.

**Voting Yea: Commissioner Coleman, Commissioner Clark,
Commissioner Farnsworth, Commissioner Long,
Commissioner Mazon**

MOTION PASSED 5-0

10. Creation of an Agriculture Technology (AT) Zoning District

Legislative Public Hearing, first reading of Ordinance 2025-1810/LDR 25-09, AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING THE TEXT OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, AS AMENDED; TO AMEND APPENDIX B, ARTICLE 4, ADDING SECTION 4.24 ENTITLED "AGRICULTURAL TECHNOLOGY (AT) ZONING DISTRICT," ESTABLISHING STANDARDS FOR DEVELOPMENT WITHIN THE CORPORATE PARK FUTURE LAND USE CLASSIFICATION; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE

Attorney Walker read Ordinance 2025-10 by title only.

Community Development Director Hectus presented the item with a PowerPoint.

Discussion ensued.

Motion to accept Ordinance 2025-10/LDR 25-09 on first reading was made by Commissioner Long, Seconded by Commissioner Clark.

Chair Pro-Tempore Mazon asked for public comments. There were none.

**Voting Yea: Commissioner Coleman, Commissioner Clark,
Commissioner Farnsworth, Commissioner Long,
Commissioner Mazon**

MOTION PASSED 5-0

AGENDA ITEMS

11. Discuss Internal Applicant for City Clerk

City Clerk Rice presented the item orally. She stated her recommendation to appoint Randa Paul as the incoming City Clerk.

City Manager Marlowe stated that Mayor Marden passed along his endorsement of Randa Paul.

Discussion ensued.

Motion to extend an offer to Randa Paul and authorize the Mayor and City Manager to negotiate a contract with her was made by Commissioner Clark, Seconded by Commissioner Coleman.

Chair Pro-Tempore Mazon asked for public comments. There were none.

**Voting Yea: Commissioner Coleman, Commissioner Clark,
Commissioner Farnsworth, Commissioner Long,
Commissioner Mazon**

MOTION PASSED 5-0

COMMENTS

City Manager Marlowe requested authorization to begin correcting critical safety issues at Champions Park immediately. Separately the individual issues are within the City Manager's spending authority, but collectively they exceed that limit.

Discussion ensued.

**Motion to authorize the City Manager to address critical
safety issues at Champions Park was made by Commissioner
Long, Seconded by Commissioner Clark.**

Manager Marlowe stated that staff would begin correcting critical issues immediately, and present the Champions Park safety issues on a future meeting's agenda.

Discussion ensued.

Chair Pro-Tempore Mazon asked for public comments. There were none.

**Voting Yea: Commissioner Coleman, Commissioner Clark,
Commissioner Farnsworth, Commissioner Long,
Commissioner Mazon**

MOTION PASSED 5-0

City Attorney Walker and City Clerk Rice spoke.

Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, and Chair Pro-Tempore Mazon spoke.

Chair Pro-Tempore Mazon requested staff investigate Holder Grade for nails and barbed wire in the roadway.

MEETING ADJOURNMENT

The meeting was adjourned at 8:23 PM.

Signed and approved on this 23rd day of June 2025.

Timothy R. Marden, Mayor

Judy S. Rice, City Clerk