



# Board of Adjustment Minutes

January 26, 2026

25493 NW 1st Avenue  
Newberry, Florida 32669

7:05 PM

## QUORUM CHECK

Chair

Tim Marden

Board Members

Rick Coleman

Mark Clark

Monty Farnsworth

Donald Long

Tony Mazon

City Clerk

Randa Paul

City Attorney

Nicolle Shalley

## Staff:

Assistant City Manager

Dallas Lee

Director of Community Development

Stacey Hectus

Principal Planner

Jean-Paul Perez

## Absent

City Manager

Jordan Marlowe

## CALL TO ORDER

Chair Marden called the meeting to order at 7:50 PM.

## APPROVAL OF AGENDA

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

Chair Marden called for public comment. There was none.

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

**MOTION PASSED: 5-0**

## APPROVAL OF MINUTES

**1. 11.24.2025 Board of Adjustment Meeting Minutes**

**Motion to approve the minutes made by Board Member Clark,  
Seconded by Board Member Coleman.**

Chair Marden called for public comment. There was none.

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

**MOTION PASSED: 5-0**

**PUBLIC HEARINGS AND ORDINANCES**

**2. All Florida Site and Development Plan SDP 25-06**

***Quasi-judicial public hearing for a Resolution of the City Commission of the City of Newberry, Florida, serving as the Board of Adjustment of the City of Newberry, Florida, approving an application for site and development plan pursuant to Section 14.12 of the City of Newberry Land Development Regulations proposing 3,939 square feet of office/retail, 3,999 square feet of warehouse, 2,000 square feet of office, 3,750 square feet of covered outdoor storage, improvements for an existing 3,751 square foot storage building, and related site improvements for a project known as "All Florida" on certain lands lying within the corporate limits of the City of Newberry, Florida, identified as Tax Parcel No. 01924-002-000 consisting of approximately 3.51 acres more particularly described in Exhibit A; repealing resolutions in conflict; and providing an effective date.***

Chair Marden introduced the item.

Attorney Shalley read the Resolution into the record by title only.

Clerk Paul swore in Principal Planner Jean-Paul Perez, Director of Community Development Stacey Hectus, Chris Gmuer, Engineer, Walker Owen, CHW, Andrew Fuller, Applicant

Chair Marden asked for ex-parte communication on the application:

**ROLL CALL:**

<b>Board Member Coleman:</b>	<b>NONE</b>
<b>Board Member Clark:</b>	<b>NONE</b>
<b>Board Member Farnsworth:</b>	<b>NONE</b>
<b>Board Member Long:</b>	<b>NONE</b>
<b>Board Member Mazon:</b>	<b>NONE</b>
<b>Chair Marden:</b>	<b>NONE</b>

Mayor Marden read the Quasi-Judicial Procedures into the record.

Principal Planner Perez presented the staff overview and recommendation with a PowerPoint.

Chris Gmuer, Gmuer Engineering, presented for the applicant with a PowerPoint.

Chair Marden called for public comment. There was none.

Chair Marden called for cross examination. There was none.

Members of the decision-making body asked questions of applicant and staff.

Chair Marden called for final arguments. There were none.

**Motion to adopt Resolution 2026-03 SDP 25-06 granting approval of the site and development plan as presented made by Board Member Coleman, Seconded by Board Member Clark.**

Attorney Shalley advised the decision-making body that they must make their decision based on substantial and competent evidence.

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

**MOTION PASSED: 5-0**

**3. Wendy's at Highland Park Site and Development Plan SDP 25-08**  
***Quasi-judicial public hearing for a Resolution of the City Commission of the City of Newberry, Florida, serving as the Board of Adjustment of the City of Newberry, Florida, approving an application for site and development plan pursuant to Section 14.12 of the City of Newberry Land Development Regulations for a 2,350-square-foot fast food restaurant with drive-through known as "Wendy's" within the Highland Park Planned Development, on certain lands within the corporate limits of the City of Newberry, Florida, identified as a portion Alachua County Tax Parcel No. 01932-000-000 consisting of approximately 1.1 acres more particularly described in Exhibit A; repealing resolutions in conflict; and providing an effective date.***

Attorney Shalley read the Resolution into the record by title only.

Chair Marden and Attorney Shalley discussed a discrepancy in square footage. The scrivener's error is to be corrected on the Resolution to ensure accuracy.

Principal Planner Perez presented the staff overview and recommendation with a PowerPoint.

There was no presentation by the applicant.

Chair Marden called for public comment. There was none.

Chair Marden called for cross examination. There was none.

Chair Marden called for questions from the decision-making body. There were none.

Chair Marden called for final arguments. There were none.

Attorney Shalley advised the decision-making body that they must make their decision based on substantial and competent evidence.

**Motion to adopt Resolution 2026-04 SDP 25-07 granting approval of a site and development plan for construction of a fast food restaurant with drive-through and related site improvements within the Highland Park Planned Development made by Board Member Mazon, Seconded by Board Member Long.**

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

**MOTION PASSED: 5-0**

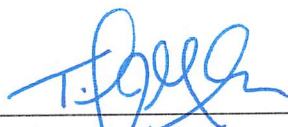
#### **TOPICS FROM MEMBERS FOR DISCUSSION**

Board Member Mazon made comments.

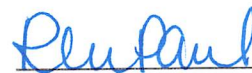
#### **MEETING ADJOURNMENT**

The meeting was adjourned at 8:25 PM.

Signed and approved on this 23rd day of March, 2026.



Timothy R. Marden, Mayor



Randa K. Paul, City Clerk

