



Special Commission Meeting Minutes

May 26, 2026
7:00 PM

25493 NW 1st Avenue
Newberry, FL 32669

QUORUM CHECK

Mayor	Tim Marden
Commissioners	Rick Coleman Monty Farnsworth Tony Mazon
City Manager	Jordan Marlowe
City Clerk	Randa Paul
City Attorney	Nicolle Shalley

Staff:

Assistant City Manager / CFO	Dallas Lee
Director of Utilities and Public Works	Rance Green
Director of Community Development	Stacey Hectus
Director of Parks and Recreation	Rod Clark
GIS Specialist	Nicki Bailey
Executive Assistant	Angie Walker
Community Redevelopment Agency Coordinator	Chealsea Bakaitis

Absent

Commissioners	Mark Clark Donald Long
---------------	---------------------------

CALL TO ORDER:

Mayor Marden called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA

**Motion to approve the agenda as published made by
Commissioner Mazon, Seconded by Commissioner
Farnsworth.**

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 3-0

INVOCATION

Pastor Ralph Williams provided the Invocation.

PLEDGE OF ALLEGIANCE

Commissioner Rick Coleman led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. School Zone Speed Cameras

Manager Marlowe presented with a PowerPoint.

Discussion ensued.

2. Historic Preservation Month Proclamation.

Mayor Marden presented the Proclamation to Assistant Director Yeatter.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

CONSENT AGENDA

3. 04.27.2026 Swearing In Ceremony Meeting Minutes

4. 04.27.2026 City Commission Meeting Minutes

5. 05.11.2026 Joint Commission Meeting Minutes

6. Payment Registers

7. Appoint New Representative to the Public Risk Management (PRM) Board

Motion to approve the Consent Agenda as published made by Commissioner Coleman, Seconded by Commissioner Farnsworth.

Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED: 3-0

PUBLIC HEARINGS AND ORDINANCES

8. Legislative, Second Reading for adoption of Ordinance # 2026-09/CPA 24-04.

An Ordinance of the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Agriculture to Residential Low Density (4 du/ac) on approximately 160 acres (tax parcel number 02573-000-000) located at 25409 SW 30th Avenue in the City of Newberry, Florida; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2026-09 into the record by title only.

Director Hectus presented the item with a PowerPoint.

Craig Brashier, NV5, presented with a PowerPoint on behalf of the applicant.

Motion to approve Ordinance 2026-09 on Second Reading made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marden called for questions from the dais. Discussion ensued.

Mayor Marden called for questions from the public. There were none.

Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED: 3-0

9. Ordinance # 2026-07/CPA 26-09: Future Land Use Amendment for Freddie Warmack Park.

Legislative, Second Reading of Ordinance # 2026-07/CPA 26-09. An Ordinance of the city of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from "Recreation" to "Public Facilities and Land" on a City-owned property identified as tax parcel number 01935-000-000; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2026-07 into the record by title only.

Director Hectus presented with a PowerPoint.

Motion to approve Ordinance 2026-07 on Second Reading made by Commissioner Mazon, Seconded by Commissioner Farnsworth.

Mayor Marden called for questions from the dais. There were none.

Mayor Marden called for questions from the public. There were none.

Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED: 3-0

10. Ordinance # 2026-08/CPA 26-11: Rezoning for Freddie Warmack Park. Quasi-Judicial, Second Reading of Ordinance # 2026-08/CPA 26-11. An Ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas in the Land Development Regulations by changing the Zoning District from “residential single family-1” to “Public Facilities” on a City-owned property identified as tax parcel number 01935-000-000; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

Mayor Marden introduced the item and read the Quasi-Judicial Procedures.

Attorney Shalley read Ordinance 2026-08 into the record by title only.

Clerk Paul swore in Stacey Hectus, Jordan Marlowe, and Lauren Yeatter.

Mayor Marden called for ex-parte communication to be disclosed:

**ROLL CALL: Commissioner Coleman: NONE
Commissioner Farnsworth: NONE
Commissioner Mazon: NONE
Mayor Marden confirmed that he also did not have any ex-parte communication to disclose.**

Director Hectus presented the staff overview with a PowerPoint.

Mayor Marden called for public comments. There were none.

Mayor Marden confirmed there was nobody present for cross examination.

Mayor Marden called for questions from the dais. Discussion ensued.

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

Motion to approve Ordinance 2026-08 on Second Reading made by Commissioner Mazon, Seconded by Commissioner Coleman.

Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED: 3-0

II. Ordinance # 2026-03/CPA 26-06: Large scale Future Land Use amendment from Annexation #40.

Legislative, Second Reading of Ordinance # 2026-03/CPA 26-06. An Ordinance of the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Alachua County Rural/Agriculture to City of Newberry Agriculture on 4 parcels identified as tax parcel numbers 01765-001-000, 01770-000-000, 01772-000-000 and 01772-001-000 comprising a portion of Annexation #40 into the City of Newberry, Florida; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2026-03 into the record by title only.

Assistant Director Yeatter presented with a PowerPoint.

Discussion ensued.

Motion to approve Ordinance 2026-03 on Second Reading made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marden called for questions from the dais. There were none.

Mayor Marden called for questions from the public. There were none.

Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED: 3-0

12. Ordinance #2026-04/LDR 26-07: Large scale Rezoning from Annexation #40.

Quasi-Judicial Public Hearing, Second Reading of Ordinance #2026-04/LDR 26-07. An Ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas in the Land Development Regulations by changing the Zoning district from Alachua County Planned Development to City of Newberry Agricultural on 4 parcels identified as tax parcel numbers 01765-001-000, 01770-000-000, 01772-000-000 and 01772-001-000 comprising a portion of Annexation #40; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2026-04 into the record by title only.

Mayor Marden called for ex-parte communication to be disclosed:

**ROLL CALL: Commissioner Mazon: NONE
Commissioner Farnsworth: NONE
Commissioner Coleman: NONE**

Assistant Director Yeatter presented with a PowerPoint.

Mayor Marden called for public comment. There was none.

Mayor Marden confirmed that the applicant was not present to provide a presentation.

Mayor Marden confirmed there was no cross-examination.

Mayor Marden called for questions from the dais. There were none.

Attorney Shalley advised the board that their decisions must be based on substantial and competent evidence.

Motion to approve Ordinance 2026-04 on Second Reading made by Commissioner Farnsworth, Seconded by Commissioner Mazon.

Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED: 3-0

13. First Reading - Ordinance 2026-23 Policy for Acquisition and Disposition of Real Property

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING THE TEXT OF THE CODE OF ORDINANCES BY CREATING A NEW ARTICLE IN CHAPTER 2 – ADMINISTRATION TO GOVERN THE ACQUISITION AND DISPOSITION OF REAL PROPERTY BY THE CITY; PROVIDING FOR CODIFICATION AND CORRECTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING DIRECTIONS TO THE CLERK AND AN EFFECTIVE DATE

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2026-23 into the record by title only.

Manager Marlowe presented the item with a PowerPoint.

Mayor Marden called for questions from the dais. Discussion ensued.

Motion to approve Ordinance 2026-23 on First Reading made by Commissioner Mazon, Seconded by Commissioner Coleman.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Mazon

Voting No: Commissioner Farnsworth

MOTION PASSED: 2-1

AGENDA ITEMS

14. Interlocal agreement with Alachua County for construction of the Newberry Lane/CR 235 Roundabout

Mayor Marden introduced the item.

Manager Marlowe presented the item with a PowerPoint.

Motion to A) Approve the Interlocal Agreement; B) Authorize the Mayor to execute the deeds to the County; and C) Authorize the City Manager, or his designees, to take all other actions necessary to carry out the purpose and intent of the Interlocal Agreement made by Commissioner Mazon, Seconded by Commissioner Farnsworth.

Mayor Marden called for questions from the dais. Discussion ensued.

Mayor Marden called for questions from the public. Ralph Williams posed a question and discussion ensued.

Voting Yea: Commissioner Coleman, Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED: 3-0

15. Champions Park South- Fields

Mayor Marden introduced the item.

Director Clark presented with a PowerPoint.

Discussion ensued.

Manager Marlowe requested clarification for the purpose of Champions Park. Community Recreation or Sports Tourism.

Mayor Marden advised that this item will be brought back to the Commission another night either at a meeting or through a workshop. No answer tonight.

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

None.

City Manager

Manager Marlowe made comments.

City Attorney

None.

City Clerk

None.

Commission

Commissioner Coleman and Commissioner Mazon made comments.

Mayor

Mayor Marden made comments.

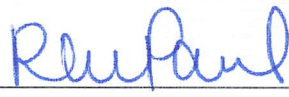
MEETING ADJOURNMENT

The meeting was adjourned at 8:46 PM.

Signed and approved on this 8th day of June 2026.



Timothy R. Marden, Mayor



Randa K. Paul, City Clerk

