



Commission Meeting Minutes

January 12, 2026
7:00 PM

25493 NW 1st Avenue, Newberry, Florida 32669

QUORUM CHECK

Mayor

Tim Marden

Commissioners

Rick Coleman
Mark Clark
Monty Farnsworth
Donald Long
Tony Mazon

City Manager

Jordan Marlowe

City Clerk

Randa Paul

City Attorney

Nicolle Shalley

Staff:

Assistant City Manager
Director of Utilities and Public Works
Director of Community Development
Fire Chief
Director of Parks and Recreation
Assistant Director of Community Development
Deputy Fire Chief
Principal Planner
Community Redevelopment Agency Coordinator
Community Engagement Coordinator
Staff Assistant

Jamie Jones
Rance Green
Stacey Hectus
Jason Lyman
Rod Clark
Lauren Yeatter
Kevin Farr
Jean-Paul Perez
Chelsea Bakaitis
Crystal Rushing
Jane Inouye

CALL TO ORDER

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

APPROVAL OF AGENDA

Mayor Marden announced that Item 7 would be pulled from the agenda at staff's request. All remaining items will remain as originally numbered.

**Motion to approve the agenda as amended made by Commissioner Long,
Seconded by Commissioner Coleman.**

Mayor Marden asked for public comment. There was none.

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

MOTION PASSED: 5-0

INVOCATION

Jamie Jones provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the Pledge of Allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Larry Wilson Proclamation

Mayor Marden presented a proclamation to Larry Wilson.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

1. Stacey Hectus, Director of Community Development, spoke.
2. Mellina Parker, Newberry Main Street Organization & Newberry Historical Association, spoke.
3. Marlin Day, Alachua County Library – Newberry Branch & Newberry Area Chamber of Commerce, spoke.

CONSENT AGENDA

2. 12.8.2025 Commission Meeting Minutes

Motion to approve the Consent agenda as published was made by Commissioner Clark, Seconded by Commissioner Mazon.

Mayor Marden asked for public comment. There was none.

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

MOTION PASSED: 5-0

PUBLIC HEARINGS AND ORDINANCES

3. Newberry Townhomes Small-Scale Future Land Use Map Amendment

Legislative public hearing for an Ordinance of the City of Newberry, Florida, amending Ordinance No. 4-91, as amended, relating to a small-scale amendment to the future land use map of the City of Newberry Comprehensive Plan; providing for a change in future land use classification from Residential Low Density (4 du/ac) to Residential High Density (20 du/ac) on certain lands within the corporate limits of the City of Newberry, Florida, consisting of 0.72 acres, Tax Parcel No. 02118-003-000, and is more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

Attorney Shalley read Ordinance 2025-84 by title only into the record.

Principal Planner Perez presented the item with a PowerPoint.

Tara Howell, JBPro, presented the applicant's presentation with a PowerPoint.

Discussion ensued.

Motion to deny the application was made by Commissioner Farnsworth.

Discussion ensued.

There was no second to the motion, so it died.

Discussion ensued.

**Motion to approve Ordinance 2025-84 on First Reading was made
Commissioner Mazon, Seconded by Commissioner Clark.**

Discussion ensued.

Joy Glanzer provided public comments.

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

Voting No: Commissioner Farnsworth

Commissioner Long stepped away.

MOTION PASSED: 3-1

4. Newberry Townhomes Rezoning

Quasi-judicial public hearing for an Ordinance of the City of Newberry, Florida, relating to the rezoning of 0.72 contiguous acres amending the Official Zoning Atlas of the City of Newberry Land Development Regulations; providing for rezoning from

Residential, Single-Family (RSF-2) to Residential, Multiple-Family (RMF-2) zoning district on certain lands within the corporate limits of the City of Newberry, Florida, Tax Parcel No. 02118-003-000 and more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2025-85 by title only into the record.

Clerk Paul swore in City Manager Marlowe, Principal Planner Perez, Tara Howell, JBPro, and Sylvia Novelli, applicant.

Mayor Marden read the Quasi-Judicial procedures.

Mayor Marden asked if there was any ex-parte communication

ROLL CALL:
Commissioner Coleman: NONE
Commissioner Long: NONE
Commissioner Farnsworth: NONE
Commissioner Clark: NONE
Commissioner Mazon: NONE
Mayor Marden: NONE

Principal Planner Perez presented the item with a PowerPoint.

Tara Howell, with JBPro, presented for the applicant with a PowerPoint.

Mayor Marden called for public comment. There was none.

Mayor Marden called for cross examination. There was none.

Members of the decision-making body discussion ensued.

Mayor Marden called for closing arguments. There was none.

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

Motion to approve Ordinance 2025-85 on First Reading was made by Commissioner Coleman, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

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

Voting No: Commissioner Farnsworth

MOTION PASSED: 4-1

5. Revisions to Section 4.2.4.2 Accessory Dwelling Units (ADU)

Legislative, Second Reading of Ordinance No. 2025-74

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, TEXT OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, AS AMENDED; TO AMEND APPENDIX B, THE LAND DEVELOPMENT REGULATIONS, SPECIFICALLY, ARTICLE 4, SECTION 4.2.4.2 ACCESSORY DWELLING UNITS, AS DEFINED HEREIN; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Attorney Shalley read Ordinance 2025-74 by title only into the record.

Director Hectus presented the item with a PowerPoint.

Discussion ensued.

Motion to approve Ordinance 2025-74, approving the changes, was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

ROLL CALL:
Commissioner Coleman: YEA
Commissioner Long: YEA
Commissioner Farnsworth: YEA
Commissioner Clark: YEA
Commissioner Mazon: YEA

MOTION PASSED: 5-0

6. Annexation # 40 of 11 enclave parcels/seven applicants.

Legislative, Second Reading of the following ordinances: Ordinance #'s 2025-76-79 and 2025-81-83

Mayor Marden introduced the item.

Attorney Shalley read Ordinance 2025-76 by title only into the record.

Motion to adopt Ordinance 2025-76 on second reading was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

Attorney Shalley read Ordinance 2025-77 by title only into the record.

Motion to adopt Ordinance 2025-77 on second reading was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

Attorney Shalley read Ordinance 2025-78 by title only into the record.

Motion to adopt Ordinance 2025-78 on second reading was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

Attorney Shalley read Ordinance 2025-79 by title only into the record.

Motion to adopt Ordinance 2025-79 on second reading was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

Attorney Shalley read Ordinance 2025-81 by title only into the record.

Motion to adopt Ordinance 2025-81 on second reading was made by Commissioner Mazon, Seconded by Commissioner Coleman.

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

Attorney Shalley read Ordinance 2025-82 by title only into the record.

Motion to adopt Ordinance 2025-82 on second reading was made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

Attorney Shalley read Ordinance 2025-83 by title only into the record.

Motion to adopt Ordinance 2025-83 on second reading was made by Commissioner Clark, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

AGENDA ITEMS

7. ~~Request by Solano and Thodde, owners, for a reduction in code enforcement time to pay fine.~~

~~Special magistrate order and recommendation on request for reduction of time to pay fine.~~

8. CSX Easement Amendment

Manager Marlowe presented the item orally.

Discussion ensued.

Attorney Shalley read Resolution 2026-05 by title only into the record.

**Motion to approve Resolution 2026-05 made by Commissioner Coleman,
Seconded by Commissioner Mazon.**

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

9. Tanglewood Water Tower Services

Director Green presented the item orally.

Discussion ensued.

**Motion to authorize the City Manager to execute a contract with Woodard
and Curran in the amount of \$342,000.00 for contract services before and
during tower construction AND to authorize the City Manager to approve
change orders not to exceed fifteen percent (15%) of the contract amount
made by Commissioner Mazon, Seconded by Commissioner Long.**

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

Mellina Parker made comments.

City Manager

Manager Marlowe made comments.

City Attorney

Attorney Shalley had none.

City Clerk

Clerk Paul had none.

Commission

Commissioner Clark had comments.

Commissioner Farnsworth had comments.

Commissioner Long had comments.

Commissioner Mazon had comments.

Commissioner Coleman had comments.

Mayor

Mayor Marden had comments.

MEETING ADJOURNMENT

The meeting was adjourned at 8:42 PM.

Signed and approved on this 26th day of January 2026.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk