



Commission Meeting Minutes

February 23, 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 Community Development
Fire Chief
Assistant Director of Community Development
Code Enforcement Agent

Dallas Lee
Stacey Hectus
Jason Lyman
Lauren Yeatter
Greta Moreau

CALL TO ORDER

The meeting was called to order at 7:00 PM.

APPROVAL OF AGENDA

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

The Mayor called for public comments. There were none.

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

MOTION PASSED: 5-0

INVOCATION

Pastor Joy Glanzer provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the pledge of allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Proclamation Celebrating and Thanking Calita Wilcox

Mayor Marden presented the Proclamation to Ms. Calita Wilcox.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Mayor Marden called for Public Announcements.

Michelle Sherfield, Alachua County Sheriff's Office, made comments.

CONSENT AGENDA

2. 2.9.2026 Commission Meeting Minutes

3. Payment Registers

4. Authorize Purchase of Real Property: 25436 NW 1st Ave, Newberry FL 32669

5. Letter to Appoint Keith Ashby to Serve on the RCAP / SERCAP Board of Directors for Another Five Year Term

Motion to approve the Consent Agenda as published made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called 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

6. Small-Scale Future Land Use Map Amendment to Public Facilities and Land for City-owned parks, including Barry Park, Martin Luther King Park, Lois Forte Park, and Jimmy Durden Park

Legislative Public Hearing, First Reading of an Ordinance of the City of Newberry, Florida, amending the Future Land Use Map of the City of Newberry Comprehensive Plan by changing the future land use categories from "Commercial", "Recreation" and "Residential Low Density" to "Public Facilities and Land" on 9 city-owned properties identified as tax parcel numbers 02183-001-000, 02353-000-000, 02354-001-000, 02351-000-000, 02463-001-000, 02462-001-000, 02466-001-000, 02467-010-

000 and 01981-008-000 located in 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 2026-19 into the record by title only.

Director Hectus presented the item with a PowerPoint.

Discussion ensued.

Mayor Marden called for public comment.

Paul Hornby made comments.

Manager Marlowe made comments.

Motion to approve Ordinance 2026-19 on first reading made by Commissioner Clark, Seconded by Commissioner Mazon.

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

MOTION PASSED: 5-0

- 7. Rezoning to Public Facilities for City-owned parks, including Barry Park, Martin Luther King Park, Lois Forte Park, Easton Pro Ball Park, and Jimmy Durden Park**
Quasi-Judicial Public Hearing, First Reading of an Ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas of the City of Newberry Land Development Regulations by changing the zoning districts from “Commercial-Central Business District”, “Residential (Mixed) Single-Family/Mobile Home-2” and “Residential Single-Family-2” to “Public Facilities” on 9 city-owned properties identified as tax parcel numbers 02183-001-000, 02353-000-000, 02354-001-000, 02351-000-000, 02463-001-000, 02462-001-000, 02466-001-000, 02467-010-000, and 01981-008-000 located in 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 2026-20 by title only.

Clerk Paul swore in: Director Stacey Hectus, Assistant Director Lauren Yeatter, Manager Jordan Marlowe

Mayor Marden called for ex-parte communication:

ROLL CALL: **Commissioner Mazon:** **NO**
 Commissioner Long: **NO**
 Commissioner Farnsworth: **NO**
 Commissioner Clark: **NO**
 Commissioner Coleman: **NO**

Mayor Marden confirmed there was no ex-parte communication on his part.

Mayor Marden provided Quasi-Judicial procedure overview.

Mayor Marden confirmed there are no third-party intervenors.

Director Hectus provided staff's overview with a PowerPoint.

Mayor Marden called for public comment. There was none.

Mayor Marden called for board comment. There was none.

Mayor Marden provided opportunity for final arguments. There were none.

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

Motion to approve Ordinance 2026-20 on first reading made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Mayor Marden called for public comment. There was none.

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

MOTION PASSED: 5-0

AGENDA ITEMS

8. Discussion of Code Section 4.2.41 Commercial Kennels, Veterinary Clinics and Small Animal Boarding, Section 4.4 Agriculture Zoning District and Section 12.2 Special Exception

Mayor Marden introduced the item.

Director Hectus presented the item with a PowerPoint with periodic discussion from the dais.

Mayor Marden called for public comment.

Greg Graden made comments.

Tiffani McClendon made comments.

Discussion ensued.

Mayor Marden asked for a head nod to address the situation. Commissioners Mazon, Long, and Farnsworth nodded. The Mayor addressed that was the three needed for approval.

Discussion ensued.

Director Hectus advised that staff will bring the topic back as another discussion item.

9. Discuss amending the nuisance code and creating an abatement process to improve property conditions

Mayor Marden introduced the item.

Code Enforcement Officer Moreau and Assistant Director Yeatter presented the item with a PowerPoint with periodic discussion from the dais.

Members of the dais provided opinions and discussed abating properties that are: Homestead and / or Non-Homestead Properties

Authorized by Owner and / or Not Authorized
Owner / Tenant Occupied and / or Non-Occupied

Mayor Marden asked for a head nod to address the situation. Commissioners Coleman, Clark and Farnsworth nodded. The Mayor addressed that was the three needed for approval.

Discussion ensued.

Mayor called for public comment. There was none.

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

Jason McGehee made comments.

Naim Erched made comments.

Donna Graden made comments.

Nicole Ison made comments.

City Manager

Manager Marlowe made comments.

City Attorney

Attorney Shalley had none.

City Clerk

Clerk Paul had none.

Commission

Commissioner Coleman made comments.
Commissioner Clark made comments.
Commissioner Farnsworth made comments.
Commissioner Long made comments.
Commissioner Mazon made comments.

Mayor

Mayor Marden made comments.

MEETING ADJOURNMENT

The meeting was adjourned at 9:14 PM.

Signed and approved on this 9th day of March, 2026.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk