



Commission Meeting Minutes

August 25, 2025

7:00 PM

25440 West Newberry Road

Newberry, Florida 32669

QUORUM CHECK

Mayor

Tim Marden

Commissioners

Mark Clark

Rick Coleman

Monty Farnsworth

Donald Long

Tony Mazon

City Manager

Jordan Marlowe

City Attorney

Scott Walker

Staff:

Assistant City Manager for Infrastructure & Development

Jamie Jones

Assistant City Manager/CFO

Dallas Lee

Director of Utilities & Public Works

Rance Green

Director of Community Development

Stacey Hectus

Fire Chief

Jason Lyman

Principal Planner

Jean-Paul W. Perez

Staff Assistant

Sierra Nyberg

Executive Assistant

Tracie OSteen

Intern

Annah McGehee

Absent:

City Clerk

Judy Rice

CALL TO ORDER

Mayor Marden called the meeting to order at 7:00 PM. He noted that Commissioner Mazon would be late.

APPROVAL OF AGENDA

**Motion to approve the Amended Agenda was made by
Commissioner Coleman, Seconded by Commissioner Long.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 4-0

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. ~~New City Clerk Swearing In~~

2. Newberry Opioid Task Force Update

Joy Glanzer presented the item with PowerPoint.

Commissioner Mazon entered and joined the dais at 7:13 PM.

CONSENT AGENDA

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

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

MOTION PASSED 5-0

3. August 6, 2025 Budget Workshop - Proprietary Funds Workshop Minutes

4. August 11, 2025 Commission Meeting Minutes

5. Payment Registers

PUBLIC HEARINGS AND ORDINANCES

6. Second Reading of Mayor's Youth Council Ordinance

Ordinance No. 2025-15

An Ordinance of the City of Newberry, Florida, creating Chapter 2, Article III, Division I entitled Mayor's Youth Council of the Code of Ordinances of the City of Newberry;; creating the Mayor's Youth Council, outlining procedures for selection of officers, filling vacancies, requirements for meetings and minutes, setting duties and responsibilities; providing for severability; repealing all ordinances in conflict and providing an effective date.

Attorney Walker read Ordinance 2025-15 by Title only.

**Motion made by Commissioner Farnsworth, Seconded by
Commissioner Clark.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

7. Final Fire Assessment Rate Adoption

A Resolution Of The City Of Newberry, Florida, Relating To The Provision Of Fire Rescue Services, Facilities, And Programs In The City Of Newberry, Florida; Amending And

Restating The Final Assessment Resolution; Providing Authority; Providing Definitions And Interpretation; Confirming The Amended And Restated Initial Assessment Resolution; Reimposing Fire Rescue Assessments Against Assessed Property Located Within The City Of Newberry, Florida For The Fiscal Year Beginning October 1, 2025; Approving The Assessment Roll And Providing For Collection; Providing For Effect; Providing For Severability And Providing An Effective Date.

Attorney Walker read Resolution 2025-41 by Title only.

City Manager Marlowe and Assistant City Manager/CFO Lee presented the item with a PowerPoint.

Discussion ensued.

Mayor Marden asked for public comment. Beth Fernandez, Tommy Alvin, Glenn Hyden, Jason McGehee, Lena Cole, Todd Rosseau (on behalf of Ultimate Boat & RV Storage/Bella-Rue LLC), and Susan Beltz spoke.

Discussion ensued.

Chief Lyman responded to questions.

Discussion ensued.

Laura Storm spoke.

Discussion ensued.

Ken Easlen, Anita Barrion, and Brandy Oldman spoke.

Discussion ensued.

Tripp Norfleet spoke.

Discussion ensued.

Sherry French spoke.

Discussion ensued.

Assistant City Manager/CFO Lee responded to questions.

Discussion ensued.

Marlowe responded to questions.

Brandy Oldman, Todd Rosseau, and Susan Beltz spoke.

The Commission verbally committed to support reclassifying Ultimate Boat & RV Storage /Bella-Rue LLC's Commercial Category.

Motion to set the FY2026 Fire Assessment at \$300 for residential use categories, \$0.34 for commercial categories, \$0.09 for industrial/warehouse categories, and \$0.30 for institutional categories, was made by Commissioner Coleman, Seconded by Commissioner Long.

Mayor Marden asked for public comments. There were none.

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

Voting Nay: Commissioner Farnsworth

MOTION PASSED 4-1

- 8. 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, Owner: Futch and Futch.**

Legislative, Second Reading for Adoption 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 02539-001-000; 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.

Director Hectus presented the item with a PowerPoint.

**Motion made by Commissioner Farnsworth, Seconded by
Commissioner Clark.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

- 9. Small-Scale Future Land Use Map Amendment from Agriculture to Commercial for Hawley Family Holdings, LLC**

Legislative First Reading of Ordinance 2025-31.

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 agriculture to commercial on certain lands within the corporate limits of the city of Newberry, Florida, consisting of 9.7 acres and more particularly described in exhibit a; providing severability; repealing all ordinances in conflict; and providing an effective date.

Attorney Walker read Ordinance 2025-31 by Title only.

Principal Planner Perez presented the item with a PowerPoint.

**Motion to approve Ordinance 2025-31 on first reading was made
by Commissioner Coleman. Seconded by Commissioner Long.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

10. Rezoning from Agricultural (A) to Commercial, Intensive (CI) for Hawley Family Holdings, LLC

Quasi-Judicial First Reading of Ordinance 2025-32.

An ordinance of the city of Newberry, Florida, relating to the rezoning of 9.7 contiguous acres amending the official zoning atlas of the city of Newberry land development regulations; providing for rezoning from agricultural (a) zoning district to commercial, intensive (ci) zoning district on certain lands within the corporate limits of the city of Newberry, Florida, consisting of 9.7 acres and more particularly described in exhibit a; providing severability; repealing all ordinances in conflict; and providing an effective date.

Attorney Walker swore in Principal Planner Jean-Paul Perez and Ryan Thompson, AICP, NV5 Global, Inc.

Attorney Walker read Ordinance 2025-32 by Title only.

Mayor Marden reviewed the quasi-judicial procedures and read through the presentation order.

Mayor Marden asked for ex-parte communication on all the Voluntary Annexation Applications.

ROLL CALL

Commissioner Clark: NONE

Commissioner Coleman: NONE

Commissioner Farnsworth: NONE

Commissioner Long: NONE

Commissioner Mazon: NONE

Principal Planner Jean-Paul Perez presented the staff overview and recommendations orally.

Ryan Thompson, NV5, representing the applicant, presented orally.

There was no third-party intervenor present.

There was no cross examination.

Discussion ensued.

Principal Planner Perez responded to questions.

Attorney Walker advised the City Commission that their decision must be based upon substantial and competent evidence.

**Motion made by Commissioner Mazon. Seconded by
Commissioner Coleman.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

- 11. Small-Scale Future Land Use Map Amendment from Agriculture to Commercial on parcel # 01922-000-000, Ord. 2025-33/CPA 25-05, Owner: IMS 2707, LLC**

Legislative, first reading of Ordinance no. 2025-33/CPA 25-05 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 agriculture to commercial on certain lands within the corporate limits of the city of Newberry, Florida; more particularly described in exhibit a, parcel number 01922-000-000, consisting of 25.11 acres; providing severability; repealing all ordinances in conflict; and providing an effective date.

Attorney Walker read Ordinance 2025-33 by Title only.

Director Hectus presented the item with a PowerPoint.

**Motion made by Commissioner Mazon, Seconded by
Commissioner Clark.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

- 12. Rezoning from Agricultural (A) to Commercial, Automotive (CA) for Commercial Development on parcel # 01922-000-000, Ordinance No. 2025-34/LDR 25-12. Owner: IMS 2707, LLC.**

Quasi-judicial, first reading of /LDR 25-12: an ordinance of the City of Newberry, Florida, relating to the rezoning of 25.11 contiguous acres amending the official zoning atlas of the City of Newberry land development regulations; providing for rezoning on parcel number 01922-000-000, from Agricultural (A) zoning district to the Commercial, Automotive (CA) zoning district on certain lands within the corporate limits of the City of Newberry, Florida more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

No one new had entered the room.

Attorney Walker swore in City Manager Marlowe; Community Development Director Hectus; and Gerry Dedenbach, Executive Vice President, AICP, LEED Accredited Professional. Ryan Thompson, AICP, NV5 Global, Inc., remained sworn.

Attorney Walker read Ordinance 2025-34 by Title only.

Director Hectus presented the overview and staff findings with a PowerPoint.

Ryan Thompson, NV5, pointed out that the Hawley's are present. He then presented for the applicant with a PowerPoint.

Mayor Marden reviewed the quasi-judicial procedures and read through the presentation order.

Mayor Marden asked for ex-parte communication on the Application.

ROLL CALL

Commissioner Clark: NONE

Commissioner Coleman: NONE

Commissioner Farnsworth: NONE

Commissioner Long: NONE

Commissioner Mazon: NONE

Principal Planner Jean-Paul Perez presented the staff overview and recommendations orally.

Ryan Thompson, NV5, representing the applicant, presented orally.

There was no third-party intervenor present.

There was no cross examination.

Discussion ensued.

Principal Planner Perez responded to questions.

Attorney Walker advised the City Commission that their decision must be based upon substantial and competent evidence.

Mayor Marden asked for public comment. There was none.

Discussion ensued.

Director Hectus and City Manager Marlowe responded to questions.

Gerry Dedenbach, NV5, spoke.

**Motion to approve Ordinance 2025-34 on first reading was made
by Commissioner Long, Seconded by Commissioner Clark.**

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

13. Large-Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for Patrick M. Post

Legislative First Reading for Ordinance 2025-50.

An ordinance of the city of Newberry, Florida, amending ordinance no. 4-91, as amended, relating to an a large-scale amendment to the future land use map of the city of Newberry comprehensive plan; providing for a change in land use classification from Alachua County Rural/Agriculture (less than or equal to 1 dwelling unit per 5 acres) to city of Newberry Agriculture (less than or equal to 1 dwelling unit per 5 acres), on certain lands within the corporate limits of city of Newberry, Florida; parcel number 02515-004-003 consisting of approximately 111 contiguous acres; providing severability; repealing all ordinances in conflict; and providing an effective date.

Attorney Walker read Ordinance 2025-50 by Title only.

Principal Planner Perez presented the item with a PowerPoint.

Discussion ensued.

Manager Marlowe responded to questions.

Motion to approve Ordinance 2025-34 on first reading was made by Commissioner Long, Seconded by Commissioner Mazon.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

14. Rezoning a Recently Annexed Property From Alachua County Agriculture (A) to City of Newberry Agricultural (A)

Quasi-Judicial First Reading of Ordinance 2025-65.

An ordinance of the city of Newberry, Florida, amending the official zoning atlas of the city of Newberry land development regulations; providing for rezoning from Alachua county agriculture (a) to city of Newberry agricultural (a) on certain lands within the corporate limits of city of Newberry, Florida, consisting of 111 acres and more particularly described in exhibit a; providing severability; repealing all ordinances in conflict; and providing an effective date.

No one new had entered the room.

Principal Planner Jean-Paul Perez remained sworn.

Attorney Walker read Ordinance 2025-65 by Title only.

Perez presented the overview and staff findings with a PowerPoint.

Mayor Marden requested public comment. There was none.

There was no third-party intervenor present.

There was no cross examination.

Discussion ensued.

Principal Planner Perez responded to questions.

Motion made by Commissioner Mazon. Seconded by Commissioner Clark.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

Motion to continue the meeting until 11 PM was made by Commissioner Farnsworth. Second by Commissioner Coleman.

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

MOTION PASSED 5-0

15. Avalon Woods Phase 5A Construction Plans

Attorney Walker read Resolution 2025-26 by Title only.

Principal Planner Perez presented the item with a PowerPoint, with four staff conditions.

Kyle Willems, PE, JBrown Professional Group, spoke representing the application.

Discussion ensued.

Principal Planner Perez responded to questions.

Discussion ensued.

Manager Marlowe and Principal Planner Perez responded to questions.

Discussion ensued.

Willems responded to questions.

Discussion ensued.

Dave McDaniel, M3 Avalon Land 2, LLC, spoke.

Assistant City Manager for Infrastructure & Development Jones spoke regarding staff's conditions.

Manager Marlowe responded to questions.

Discussion ensued.

Brian Snyder, PE, Traffic Engineer with Optimus Traffic Solutions, LLC, spoke.

Motion to continue the meeting until 11:30 PM was made by Commissioner Mazon. Second by Commissioner Coleman.

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

MOTION PASSED 5-0

Discussion ensued.

Commissioner Clark moved to approve Resolution 2025-26, Avalon Woods Phase 5A Construction Plans, and authorize the City Manager or their designee to execute the City of Newberry Retail Utility Service Developer's Agreement, with acknowledgements that there is no connection to NW 244th Drive at this point, that conditions resolve all outstanding utility and access issues prior to Avalon Woods Phase 5B Construction Plan approval, the applicant agrees to a hold harmless agreement for backwater valves, and the applicant accepts the terms for force main upsizing costs.

Second by Commissioner Long.

Mayor Marden asked for public comments. There were none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Long

Voting Nay: Commissioner Farnsworth, Commissioner Mazon

MOTION PASSED 3-2

16. Alachua County Solid Waste MSBU

Legislative Hearing: Second Reading of Ordinance 2025-67 Providing Consent for the Entire Corporate Limits of the City of Newberry Florida, to be Included in a Non-Ad Valorem Assessment for Municipal Service Benefit Unit (MSBU) Created by Alachua County for Solid Waste Management Costs.

Attorney Walker read Ordinance 2025-67 by Title only.

Manager Marlowe presented the item orally.

Motion to adopt Ordinance 2025-67 on second reading was made by Commissioner Farnsworth, Seconded by Commissioner Clark.

Mayor Marden 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

17. Mayor's Youth Council Board Appointments

Manager Marlowe presented the item orally.

Motion made by Commissioner Long, Seconded by Commissioner Coleman.

Mayor Marden asked for public comments. There were none.

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

MOTION PASSED 5-0

COMMENTS

Gerry Dedenbach announced that all area elected officials are invited to Planning Official Training on October 1st, 2025, in the Mentholee Norfleet Municipal Building, hosted by the APA Florida San Felasco Chapter.

Dwayne Davis spoke regarding the SW 15th Avenue construction.

Jason McGehee asked about AMI off-peak metering.

City Manager Marlowe, Commission Coleman, Clark, Farnsworth, Long, Mazon, and Mayor Marden spoke.

MEETING ADJOURNMENT

The meeting was adjourned at 11:29 PM.

Signed and approved on this 8th day of September 2025.

Timothy R. Marden, Mayor

Judy S. Rice, City Clerk