



# Board of Adjustment Minutes

April 24, 2023  
7:05 PM

25440 West Newberry Road  
Newberry, Florida 32669

## QUORUM CHECK

Mayor

Jordan Marlowe

Commissioners

Mark Clark

Ricky Coleman

Monty Farnsworth

Tim Marden

Tony Mazon

City Manager

Mike New

City Clerk

Judy Rice

City Attorney

Kiersten Ballou

Staff:

Director of Planning & Economic Development

Bryan Thomas

Principal Planner

Jean-Paul Perez

Senior Planner

Uma Sarmistha

Executive Assistant

Randa Paul

Staff Assistant

Jeannene Mironack

## CALL TO ORDER

Mayor Marlowe called the meeting to order at 10:03 PM.

## APPROVAL OF AGENDA

Commissioner Coleman left the dais at 10:03 PM.

**Motion to approve the Agenda made by Commissioner Marden, Seconded by Commissioner Mazon.**

Mayor Marlowe asked for public comment. There was none.

**Voting Yea: Commissioner Clark, Commissioner Farnsworth, Commissioner Marden, Commissioner Mazon**

**MOTION PASSED 4-0**

## **CONSENT AGENDA**

**Motion to approve the Consent Agenda made by  
Commissioner Marden, Seconded by Commissioner Mazon.**

Mayor Marlowe asked for public comment. There was none.

**Voting Yea: Commissioner Clark, Commissioner Farnsworth,  
Commissioner Marden, Commissioner Mazon**

**MOTION PASSED 4-0**

### **1. April 10, 2023, Board of Adjustment Meeting Minutes**

## **PUBLIC HEARINGS AND ORDINANCES**

Commissioner Coleman returned to the dais at 10:05 PM.

### **2. A request for Site and Development Plan for a zipline park known as Zipline at Haile Quarry.**

Quasi-Judicial Public Hearing: Resolution 2023-15/ SDP 22-15, an application by Spain Development, LLC, Owner, for a Site and Development Plan for a zipline park known as Zipline at Haile Quarry and related site development located at 3925 Northwest County Road 235 on approximately 70 acres; identified by Alachua County tax parcel no. 01861-001-000 and a portion of 01860-000-000.

Attorney Ballou read Resolution 2023-15 by Title only.

City Clerk Rice swore in Principal Planner Jean-Paul Perez, City Manager Mike New; Chris Gmuer, PE, President, Gmuer Engineering; and Karl Spain, Spain Development, LLC.

Mayor Marlowe asked for ex parte. Commissioner Marden stated that he spoke with Karl Spain about the project approximately 3 years ago. Commissioner Marden stated that conversation will not influence his vote.

**Voting Nay: Commissioner Coleman, Commissioner  
Clark, Commissioner Farnsworth, Commissioner  
Mazon**

No third-party intervenor.

Principal Planner Jean-Paul Perez presented the overview with a PowerPoint.

Chris Gmuer, PE, spoke briefly, then introduced Karl Spain, owner, Spain Development, LLC. Karl Spain made a PowerPoint presentation.

There was no cross-examination or final arguments by staff or the applicant.

Commissioner Clark left the dais at 10:18 PM. He returned at 10:19 PM.

The members of the Commission questioned the applicant. Discussion ensued.

Attorney Ballou advised the Commission of Applicable Law.

**Motion to approve Resolution 2023-15 was made by  
Commissioner Mazon, Seconded by Commissioner Marden.**

Mayor Marlowe asked for public comment. There was none.

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

**MOTION PASSED 5-0**

#### **MEETING ADJOURNMENT**

The meeting was adjourned at 10:30 PM.

Signed and approved on this 14th day of August 2023.

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Jordan Marlowe, Mayor

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Judy S. Rice, City Clerk