Board of Adjustment Minutes

September 22, 2025 25440 West Newberry Road, Newberry, Florida 32669
7:05 PM

QUORUM CHECK

Chair	Tim Marden
Board Members	Commissioner Rick Coleman
	Commissioner Donald Long
	Commissioner Tony Mazon
City Manager	Jordan Marlowe
City Clerk	Randa Paul
City Attorney	Kiersten Ballou
Staff:	
Director of Community Development	Stacey Hectus
Principal Planner	Jean-Paul Perez
Community Redevelopment Association Coordinator	Chelsea Bakaitis
Intern	Annah McGeehee

CALL TO ORDER

Chair Marden called the meeting to order at 8:17 PM.

APPROVAL OF AGENDA

Motion to approve the agenda as published was made by Board Member Mazon, Seconded by Board Member Long.

Chair Marden asked for public comment. There was none.

Voting Yea: Board Member Coleman, Board Member Long, Board Member Mazon

MOTION PASSED: 3-0

APPROVAL OF MINUTES

1. August 25, 2025, Board of Adjustment Meeting Minutes

Motion to accept the August 25, 2025 minutes as written was made by Board Member Mazon, Seconded by Board Member Long.

Chair Marden called for public comment. There was none.

Voting Yea: Board Member Coleman, Board Member Long, Board Member Mazon

MOTION PASSED: 3-0

PUBLIC HEARINGS AND ORDINANCES

2. **Wawa Site and Development Plan**

Quasi-judicial public hearing for a Resolution of the City Commission of the City of Newberry, Florida, serving as the Board of Adjustment of the City of Newberry, Florida, approving an application for site and development plan for a 6372-square-foot convenience store and gas station with 16 fueling positions known as "Wawa" within the Highland Park Planned Development, pursuant to Section 14.12 of the City of Newberry Land Development Regulations, on lands identified as a portion Alachua County Tax Parcel No. 01932-000-000 consisting of approximately 2.27 acres more particularly described in Exhibit A, lying within the corporate limits of the City of Newberry, Florida; repealing resolutions in conflict; and providing an effective date.

Chair Marden reviewed the quasi-judicial procedures.

Attorney Kiersten Ballou read Resolution 2025-38 by title only into the record.

City Clerk, Randa Paul, swore in Principal Planner Jean-Paul Perez, Director of Community Development Stacey Hectus, Adam Zions with Solid Rock Property Group and Chris Logan with Solid Rock property Group.

Chair Marden asked for ex parte communication on the application.

ROLL CALL

Board Member Coleman: NONE
Board Member Long: NONE
Board Member Mazon: NONE

Chair Marden read through the presentation order.

Principal Planner Jean Paul Perez presented the PowerPoint of the staff overview and recommendation for the application.

Chair Marden called for public comment. There was none.

Chair Marden called for cross examination. Discussion ensued.

Chair Marden called for final argument. There was none.

Attorney Ballou advised the Board of Adjustment that their decision must be based upon substantial and competent evidence.

Motion to approve Resolution 2025-38 was made by Board Member Mazon, Seconded by Board Member Long.

Chair Marden called for public comment. There was none.

Voting Yea: Board Member Coleman, Board Member Long, Board Member Mazon

MOTION PASSED: 3-0

MEETING ADJOURNMENT

Chair Marden adjourned the meeting at 8:32 PM.

Signed and approved on this 27th day of October 2025.

__________________________	__________________________
Timothy R. Marden, Mayor	Randa K. Paul, City Clerk