



# Board of Adjustment Minutes

November 12, 2024  
7:05 PM

25440 West Newberry Road  
Newberry, Florida 32669

## QUORUM CHECK

Mayor	Jordan Marlowe
Commissioners	Mark Clark Rick Coleman Monty Farnsworth Tony Mazon
City Manager	Mike New
City Clerk	Judy Rice
City Attorney	Scott Walker
Staff:	
Director of Community Development	Stacey Hectus
Principal Planner	Jean-Paul W. Perez
Records & Administrative Coordinator	Jeannene Mironack
Absent:	
Commissioner	Tim Marden

## CALL TO ORDER

Mayor Marlowe called the meeting to order at 9:04 PM. He noted Commissioner Marden was absent.

## APPROVAL OF AGENDA

**Motion to Approve the Agenda as published was made by Commissioner Mazon, Seconded by Commissioner Clark.**

Mayor Marlowe asked for public comment. There was none.

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

**MOTION PASSED 3-0**

## CONSENT AGENDA

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

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

**MOTION PASSED 3-0**

## 1. September 23, 2024, Board of Adjustment Meeting Minutes

### PUBLIC HEARINGS AND ORDINANCES

Commissioner Coleman entered and joined the dais at 9:06 PM.

#### 2. Special Exception for a Publix Liquor Store

Quasi-Judicial Public Hearing: Resolution 2024-51/SE 24-01, an application by Shutts & Bowen, agent, on behalf of Publix Super Markets, Inc., owner, for a special exception to permit a “package store for sale of alcoholic beverages” in the Commercial, Automotive (CA) zoning district on property located at 24100 West Newberry Road on a site consisting of approximately 12.71 acres.

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

Attorney Walker read Resolution 2024-51 by title only.

Clerk Rice swore in Principal Planner Jean-Paul Perez and Laura Kelly, Partner, Shutts & Bowen.

Mayor Marlowe asked for ex parte communication on the application.

#### ROLL CALL

**Commissioner Clark: NONE**

**Commissioner Coleman: NONE**

**Commissioner Farnsworth: NONE**

**Commissioner Mazon: NONE**

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

Laura Kelly waived making a Presentation in support of Staff’s presentation.

There was no third-party intervenor present.

Mayor Marlowe asked for public comment, there was none.

Discussion ensued.

There was no cross examination or final arguments.

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

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

Mayor Marlowe asked for public comment. There was none.

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

**MOTION PASSED 4-0**

**MEETING ADJOURNMENT**

The meeting was adjourned at 9:13 PM.

Signed and approved on this 25th day of November 2024.

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Jordan Marlowe, Mayor

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Judy S. Rice, City Clerk