



Commission Meeting Minutes

June 22, 2026
7:00 PM

25493 NW 1st Avenue
Newberry, Florida 32669

QUORUM CHECK

Mayor
Commissioners

Timothy R. Marden
Rick Coleman
Mark Clark
Monty Farnsworth
Donald Long
Tony Mazon

City Attorney

Nicolle Shalley

Assistant City Manager

Dallas Lee

Executive Assistant

Angie Walker

Staff:

Assistant Director Community Development

Lauren Yeatter

Absent:

City Manager

Jordan Marlowe

City Clerk

Randa Paul

CALL TO ORDER

Mayor Marden called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA

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

Mayor Marden called for comments from the public or dais. There were none.

VOTING YEA:

**Commissioner Coleman,
Commissioner Clark,
Commissioner Farnsworth,
Commissioner Long.**

MOTION PASSED: 4-0

Mayor Marden advised that Commissioner Mazon would arrive shortly.

INVOCATION

Pastor Ralph Williams provided the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Clark led the pledge of allegiance.

PRESENTATIONS

(Please limit presentations to 15 minutes)

There were none.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

Ralph Williams made comments.

Mayor Marden read a thank you card aloud from the Hersom family.

CONSENT AGENDA

1. 06.08.2026 City Commission Meeting Minutes
2. Payment Registers

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

VOTING YEA:	Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long.
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MOTION PASSED: 4-0

PUBLIC HEARINGS AND ORDINANCES

3. **RESOLUTION NO. 2026-22 for Petition# SDP 25-09 Norfleet Batch Plant**
**A resolution of the City of Newberry, Florida, approving a site and
development plan and development conditions for a project
known as “Norfleet Concrete Batch Plant” consisting of
approximately 54 acres (identified as portions of tax parcels no.
01875-000-000, 01875-001-000 and 01877-001-000) located at 2802
NW State Road 45; and providing an effective date.**

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-22 into the record by title only.

Attorney Shalley swore in Lauren Yeatter, Tripp Norfleet, and Chris Potts.

Mayor called for a roll-call to disclose ex-parte communication:

ROLL CALL:	Commissioner Coleman:	None
	Commissioner Clark:	Yes, but there would be no bearing on the decision
	Commissioner Farnsworth:	None
	Commissioner Long:	Yes, but there would be no bearing on the decision.

Assistant Director Yeatter provided the staff overview with a PowerPoint presentation.

Mayor Marden called for the applicant's presentation. There was none.

Mayor Marden confirmed there were no third-party intervenors.

Mayor Marden called for comments from the public. There were none.

Mayor Marden called for cross-examination. There was none.

Mayor Marden called for questions from the decision-making body. There was none.

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

Motion to approve Resolution 2026-22 made by Commissioner Clark, Seconded by Commissioner Long.

VOTING YEA:	Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long.
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MOTION PASSED: 4-0

Commissioner Mazon arrived at 7:15 PM.

4. RESOLUTION NO. 2026-21 for Petition# SDP 26-02

A Resolution of the City of Newberry, Florida, approving a site and development plan and development conditions for a project known as "Smyrna Ready-Mix concrete batch plant" consisting of approximately 9.19 acres identified as tax parcel no. 01897-004-000 located at 710 NW County Road 235; and providing an effective date.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-21 into the record by title only.

Attorney Shalley swore in Ben Brooks.

Mayor called for a roll-call to disclose ex-parte communication:

ROLL CALL:	Commissioner Coleman:	None
	Commissioner Clark:	None
	Commissioner Farnsworth:	None
	Commissioner Long:	None

Assistant Director Yeatter presented with a PowerPoint.

There was no presentation from the Applicant.

Mayor Marden confirmed there were no third-party intervenors.

Mayor Marden called for public comment. There was none.

Discussion ensued from the dais.

Mayor Marden called for cross-examination. There was none.

Mayor Marden called for final arguments. There were none.

Mayor Marden called for any further questions. There were none.

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

Motion to approve Resolution 2026-21 made by Commissioner Clark, Seconded by Commissioner Farnsworth.

VOTING YEA: Commissioner Coleman,
Commissioner Clark,
Commissioner Farnsworth,
Commissioner Long.

VOTING NO: Commissioner Mazon

MOTION PASSED: 4-1

5. Ordinance # 2026-13/CPA 26-11: Large-scale Future Land Use Amendment for Easton Newberry Sports Complex.

Legislative, First Reading of Ordinance # 2026-13/CPA 26-11. An Ordinance of the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Mixed Use and Recreation to Public Facilities and Land on 4 parcels identified as tax parcel numbers 01874-001-004, 01897-005-000, 01897-005-001, and 01897-006-000; 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 2026-13 into the record by title only.

Assistant Director Yeatter presented the item with a PowerPoint.

Motion to approve Ordinance 2026-13 on first reading made by Commissioner Long, Seconded by Commissioner Farnsworth.

Mayor Marden called for comments from the dais. There were none.

VOTING YEA: Commissioner Coleman,
Commissioner Clark,
Commissioner Farnsworth,
Commissioner Long,
Commissioner Mazon.

MOTION PASSED: 5-0

AGENDA ITEMS

6. Resolution No. 2026-28 Appointment of Planning and Zoning and Historic Architectural Review Board Members

A resolution of the City of Newberry, Florida, appointing members to the City Planning and Zoning Board; appointing members to the city Historic Architectural Review Board; providing for severability; repealing all resolutions in conflict; and providing an effective date.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-28 into the record by title only.

Assistant Director Yeatter presented with a PowerPoint.

Discussion ensued.

Motion to approve Resolution 2026-28 made by Commissioner Farnsworth, Seconded by Commissioner Long.

Mayor Marden called for comments from the public or dais. Discussion ensued.

VOTING YEA:

**Commissioner Coleman,
Commissioner Clark,
Commissioner Farnsworth,
Commissioner Long,
Commissioner Mazon**

MOTION PASSED: 5-0

7. Authorize Land Swap with purchase between Post Properties and City of Newberry for Parcel 02227-001-000

Mayor Marden introduced the item.

Assistant Manager Lee presented the item with a PowerPoint.

Discussion ensued.

Motion to 1) approve the Contract for Sale and Purchase with Pat Post Properties; 2) direct and

authorize the Mayor and the City Manager, or designees, to take any actions necessary to close the transaction; and 3) direct and authorize the Mayor to execute a deed conveying the Pat Post property to the CRA immediately after closing made by Commissioner Clark, Seconded by Commissioner Coleman.

Mayor Marden called for public comments. Celeste Sims made comments. Discussion ensued.

ROLL CALL:	Commissioner Coleman:	YAY
	Commissioner Clark:	YAY
	Commissioner Farnsworth:	YAY
	Commissioner Long:	YAY
	Commissioner Mazon:	YAY

MOTION PASSED: 5-0

8. Purchasing Policy Exception

Mayor Marden introduced the item.

Assistant Manager Lee presented with a PowerPoint.

Motion to authorize exceptions to the purchasing policy, and authorize reimbursement to the City Manager in the amount of \$2,137.65 made by Commissioner Coleman, Seconded by Commissioner Long.

Mayor Marden called for discussion from the dais. Discussion ensued.

Mayor Marden called for public comments. There were none.

VOTING YEA:	Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon
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MOTION PASSED: 5-0

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

None.

Assistant City Manager

None.

City Attorney

None.

Executive Assistant

Made comments.

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 7:59PM.

Signed and approved on this 13th day of July, 2026.



Timothy R. Marden, Mayor



Randa K. Paul, City Clerk

