Commission Meeting Minutes

July 13, 2026
7:00 PM

25493 NW 1st Avenue
Newberry, Florida 32669

QUORUM CHECK

Mayor	Tim Marden
Commissioners	Rick Coleman
	Mark Clark
	Monty Farnsworth
	Donald Long
	Tony Mazon
City Manager	Jordan Marlowe
City Clerk	Randa Paul
City Attorney	Nicolle Shalley

Staff:

Assistant City Manager / CFO	Dallas Lee
Director of Public Works and Utilities	Rance Green
Director of Community Development	Stacey Hectus
Fire Chief	Jason Lyman
Director of Parks and Recreation	Rod Clark
Assistant Director of Community Development	Lauren Yeatter
Code Enforcement Officer	Greta Moreau
Strategic Initiatives and Project Manager	Ryan Young
Permit Technician II	Michael Booth
Community Engagement Coordinator	Crystal Rushing
Executive Assistant	Angie Walker

CALL TO ORDER

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

APPROVAL OF AGENDA

Assistant Director Lee requested modification to agenda for Item 10: Commercial Kennel/Small Animal Boarding Discussion to be heard immediately following the Consent Agenda.

Motion to approve the agenda as modified made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marden called for comments. There were none.

Voting Yea:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

INVOCATION
Pastor Ian Campbell provided the Invocation.

PLEDGE OF ALLEGIANCE
Commissioner Clark led the Pledge of Allegiance

PRESENTATIONS
(Please limit presentations to 15 minutes)

1. **Presentation of Planning and Zoning Board Certificates of Appreciation to: Jessica Carey, Naim Erched, Anne Polo and Kathi Thomas**

Mayor Marden introduced the item and presented the Certificate of Appreciation to former Board Member Anne Polo

2. **Parks and Recreation Update and Proclamation**

Mayor Marden introduced the item and read the proclamation into the record.

Director Clark presented with a PowerPoint.

Strategic Initiatives and Project Manager Young presented on Champions Park with a PowerPoint.

Former Board Member Jessica Carey arrived, and Mayor Marden presented her with the Certificate of Appreciation.

Mayor Marden post-houmously presented a Certificate of Appreciation for Linda Hodge Woodcock

PUBLIC ANNOUNCEMENTS
(Please limit announcements to 2 minutes)
Mayor Marden called for Public Announcements.

Crystal Rushing made comments.

CONSENT AGENDA
3. 06.22.2026 City Commission Meeting Minutes

4. Award Professional Engineering and Consulting Services Contracts

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

Voting Yea:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

****AGENDA AMENDMENT****
10. Commercial Kennel/Small Animal Boarding Discussion
Mayor Marden introduced the item.

Director Hectus presented with a PowerPoint. There was periodic discussion.
QUESTION: Should the Commission direct staff to draft an ordinance to regulate small rural kennel facilities?

Mayor Marden advised that we would be moving to public comments and that two minutes would be available for each person wishing to make comments.
Cynthia Long made comments.
Michelle Thurmond Made comments.
John Petkethly made comments.
Debbie Ohaegbulam made comments.
A minor made comments.
Lisa Faiga made comments.
Jessica Carey made comments.
Donna Graden made comments.
Greg Graden made comments.
Debbie Campbell made comments.

Tiffany Castle made comments.
Nicole Isher made comments.
Tiffani McLendon made comments.
Eddie McLendon made comments.

Manager Marlowe requested clear direction to staff ie: correct scriveners' errors, define commercial kennels better, define arterial roads, define "small-scale", number of dogs, lot size, buffer

Discussion ensued.

The dais confirmed there is a need for this business in the community and directed staff to draft an ordinance to clarify discrepancies. The ordinance should provide the following definitions:
Lot size: 10 acres
Dogs allowed: 10 (not 10 kennels)
Arterial Roads
Three Commissioners agreed on a 300 ft buffer from kennel to residence; two Commissioners were in disagreement. Staff will draft the ordinance at the 300 ft buffer, and the final decision will be based upon the vote.

Mayor Marden called for a two-minute recess at 9:27 PM*

The meeting was called back to order at 9:33 PM*

PUBLIC HEARINGS AND ORDINANCES

5. Preliminary Fire Assessment Rate

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; Providing Authority, Purpose And Definitions; Providing Certain Legislative Findings; Describing The Method Of Assessing Fire Rescue Assessed Cost Against Assessed Property; Establishing The Estimated Fire Rescue Assessed Cost And Annual Fire Rescue Assessments For The Fiscal Year Commencing October 1, 2026; Directing The Preparation Of An Assessment Roll; Providing For Hardship Assistance; Providing For Vacancy Adjustment; Authorizing A Public Hearing And Directing The Provision Of Notice Thereof; Providing For The Method Of Collection; Providing For Application Of Assessment Proceeds; Providing For Severability, Conflicts, And An Effective Date.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-30 into the record by title only.

Assistant Manager Lee presented orally.

Motion to approve Resolution 2026-30 made by Commissioner Mazon, Seconded by Commissioner Long.

There was discussion from the dais.

Mayor Marden called for public comments. There were none.

Voting Yea:	**Commissioner Coleman, Commissioner Clark, Commissioner Long, Commissioner Mazon**
Voting No:	**Commissioner Farnsworth**
MOTION PASSED:	**4-1**

6. Site and Development Plan for Heartland Dental

RESOLUTION NO. 2026-23 for Petition# SDP 26-04

A Resolution of the City of Newberry, Florida, approving a site and development plan and development conditions for a project known as "Heartland Dental" within the Highland Park Planned Development consisting of approximately 1.27 acres identified as a portion of Alachua County Tax Parcel No. 01932-009-000; and providing an effective date.

Quasi-Judicial Public Hearing

Mayor Marden introduced the item and advised of the Quasi-Judicial procedures.

Attorney Shalley read Resolution 2026-23 into the record by title only.

Clerk Paul swore in Jordan Marlowe, Stacey Hectus, Lauren Yeatter, and Bo Climber.

Mayor Marden called for disclosure of ex-parte communication from the dais:

ROLL CALL:	**Commissioner Mazon:**	**NONE**
	Commissioner Long:	**NONE**
	Commissioner Farnsworth:	**NONE**
	Commissioner Clark:	**NONE**
	Commissioner Coleman:	**NONE**

Assistant Director Yeatter presented with a PowerPoint.

Mayor Marden called for the applicant to present. There was no presentation.

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

Mayor Marden called for public comment. There was none.

Mayor Marden called for questions from the decision-making body. Discussion ensued.

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

Motion to approve Resolution 2026-23 made by Commissioner Coleman, Seconded by Commissioner Mazon.

Voting Yea:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

7. Site and Development Plan and Special Exception for Outdoor Dining for Chipotle

Quasi-Judicial Public Hearing RESOLUTION NO. 2026-24 for Petition # SDP 26-03 and SE 26-01 Chipotle

A Resolution of the City of Newberry, Florida, approving a site and development plan and development conditions for a project known as "Chipotle" within the Highland Park Planned Development consisting of approximately 1.16 acres identified as a portion of Alachua County Tax Parcel No. 01932-009-000; and approving a special exception for open air dining ancillary to the project; and providing an effective date.

Quasi-Judicial Public Hearing

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-24 into the record by title only.

Assistant Director Yeatter presented with a PowerPoint.

Mayor Marden called for disclosure of ex-parte communication from the dais:

ROLL CALL:	**Commissioner Coleman:**	**NONE**
	Commissioner Clark:	**NONE**
	Commissioner Farnsworth:	**NONE**
	Commissioner Long:	**NONE**
	Commissioner Mazon:	**NONE**

Mayor Marden called for the applicant to present. There was no presentation.

Mayor Marden called for public comment. There was none.

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

Mayor Marden called for comments 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 2026-24 made by Commissioner Long, Seconded by Commissioner Clark.

Voting Yea:	**Commissioner Coleman,** **Commissioner Clark,** **Commissioner Farnsworth,** **Commissioner Long,** **Commissioner Mazon**
MOTION PASSED:	**5-0**

8. **Text Amendment to the Land Development Code to remove outdoor dining as a special exception in commercial zoning districts.**

   Legislative, First Reading of ORDINANCE NO. 2026-26
   Petition # LDR 26-20 which is an ordinance of the city of Newberry, Florida, amending the text of the code of ordinances related to the regulation of outdoor dining/open air restaurants and open sided/free standing commercial pavilions; providing for codification and correction; 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 2026-26 into the record by title only.

Mayor advised that the dais would be returning to Legislative procedures.

Director Hectus presented with a PowerPoint.

Motion to approve Ordinance 2026-26 on first reading made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marden called for public comments. There were none.

Voting Yea:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

AGENDA ITEMS

9. **The Community Development Department is expanding the Special Magistrate hearing officer pool, to conduct quasi-judicial hearings. A Resolution no. 2026-20 of the city of Newberry, Florida, appointing a special magistrate for code enforcement matters; providing authorization and direction to the city manager; providing a severability clause; providing a repealing clause; and providing an effective date.**

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-20 into the record by title only.

Officer Moreau presented the item orally.

Motion to approve Resolution 2026-20 made by Commissioner Farnsworth, Seconded by Commissioner Coleman.

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

Commissioner Long,
Commissioner Mazon

MOTION PASSED: **5-0**

Attorney Ryan Curtis introduced himself to the dais.

11. Resolution 2026-29- Surplus and Non-Competitive Disposition of Property to FDOT

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-29 into the record by title only.

Manager Marlowe presented with a PowerPoint.

Motion to approve Resolution 2026-29 made by Commissioner Farnsworth, Seconded by Commissioner Clark.

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

MOTION PASSED: **5-0**

12. Authorizing Application to the USDA Rural Business Development Grant Program

A Resolution Of The City Commission Of The City Of Newberry, Florida; Authorizing The City Manager To Make Application To The U.S. Department Of Agriculture (USDA) Rural Business Development Grant (RBDG) Program For Funding Business Opportunity And Business Enterprise Projects That Serve Rural Areas; Repealing All Resolutions In Conflict; Providing An Effective Date.

Mayor Marden introduced the item.

Attorney Shalley read Resolution 2026-32 into the record by title only.

Assistant Manager Lee presented the item orally.

Mayor Marden disclosed that he had conversation with a citizen where he wrongly advised them that this grant would not have funds contributed by the City.

Motion to approve Resolution 2026-32 made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Voting Yea:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

13. Property Acquisition

Mayor Marden introduced the item.

Manager Marlowe presented the item orally.

Motion to approve the contract to purchase the real property consisting of approximately 8.83 acres, more or less, being all of the Alachua County Property Appraiser Parcel ID 02538-001-004 made by Commissioner Coleman, Seconded by Commissioner Long.

Discussion from the dais ensued.

Voting Yea:	**Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon**
MOTION PASSED:	**5-0**

COMMENTS
Citizens
(Please limit your comments to 5 minutes)
There were none.

City Manager
Manager Marlowe made comments.
City Attorney
Attorney Shally had none.
City Clerk
Clerk Paul had none.
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 10:26 PM.

Signed and approved on this 10th day of August 2026.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk