



# Board of Adjustment Minutes

April 22, 2024  
7:05 PM

25440 West Newberry Road  
Newberry, Florida 32669

## QUORUM CHECK

Chair  
Board Members

Mayor Jordan Marlowe  
Commissioner Mark Clark  
Commissioner Ricky Coleman  
Commissioner Monty Farnsworth  
Commissioner Tim Marden  
Commissioner Tony Mazon

City Manager

Mike New

City Clerk

Judy Rice

City Attorney

Kiersten Ballou

Staff:

Principal Planner  
Staff Specialist

Jean-Paul W. Perez  
Jeannene Mironack

## CALL TO ORDER

Chairperson Pro-Tempore Mark Clark called the meeting to order at 9:05 PM. Mayor Marlowe was not present.

## APPROVAL OF AGENDA

**Motion to approve the agenda was made by Commissioner Mazon, Seconded by Commissioner Coleman.**

Chairperson Pro-Tempore Clark asked for public comment. There was none.

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

**MOTION PASSED 5-0**

## CONSENT AGENDA

Mayor Marlowe joined the dais at 9:07 PM.

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

Chairperson Pro-Tempore Clark asked for public comment. There was none.

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

**MOTION PASSED 5-0**

**1. March 11, 2024, Board of Adjustment Meeting Minutes**

**PUBLIC HEARINGS AND ORDINANCES**

**2. Site and Development Plan for Ultimate Boat, RV & Mini Storage Expansion**

*Quasi-Judicial Public Hearing: Resolution 2024-10/SDP 23-07, an application by eda consultants, inc., Agent, on behalf of Tibbets Land Holdings, LLC, Owner, for a Site and Development Plan; Alachua County Tax Parcel 01894-010-004.*

Attorney Ballou read Resolution 2024-10 by title only. She noted a scrivener's error in the parcel number for correction prior to execution.

Chairperson Pro-Tempore Clark reviewed the quasi-judicial procedures and read through the presentation order.

Clerk Rice swore in Principal Planner Perez, City Manager New, and Clay Sweger, AICP, LEED AP, Director of Planning, eda consultants, inc.

Chairperson Pro-Tempore Clark asked for ex parte communication on the application.

**ROLL CALL**

**Voting Nay: Commissioner Clark, Commissioner Coleman,  
Commissioner Farnsworth, Commissioner Marden, and  
Commissioner Mazon.**

**Mayor Marlowe, non-voting, none.**

Principal Planner Perez presented a PowerPoint of the staff overview for the application.

Clay Sweger spoke as Agent for the application.

Principal Planner Perez presented a PowerPoint of the staff recommendation for the application.

There was no third-party intervenor present.

Chairperson Pro-Tempore Clark for public comment, there was none.

Discussion ensued.

Todd Rousseau, co-owner, Tibbets Land Holdings, LLC, responded to questions.

There was no cross examination or final arguments.

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

**Motion to approve Resolution 2024-10, with the three conditions recommended by staff, was made by Commissioner Coleman, Seconded by Commissioner Marden.**

Chairperson Pro-Tempore Clark asked for public comment. There was none.

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

**MOTION PASSED 5-0**

#### **MEETING ADJOURNMENT**

The meeting was adjourned at 9:22 PM.

Signed and approved on this 24th day of June 2024.

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Mark Clark, Chairperson Pro-Tempore

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Judy S. Rice, City Clerk