



Special Board of Adjustment Minutes

May 13, 2025
7:00 PM

25440 West Newberry Road,
Newberry, Florida 32669

QUORUM CHECK

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| Chair | Tim Marden |
| Board Members | Commissioner Mark Clark Commissioner Rick Coleman Commissioner Monty Farnsworth Commissioner Donald Long |
| Interim City Manager | Dallas Lee |
| City Clerk | Judy Rice |
| City Attorney | Scott Walker |
| Managerial Consultant | Jordan Marlowe |
| Staff: | |
| Assistant City Manager for Public Works and Utilities | Jamie Jones |
| Director of Community Development | Stacey Hectus |
| Fire Chief | Jason Lyman |
| Assistant Director of Utilities & Public Works | Rance Green |
| Economic Development Coordinator | Uma Sarmistha |
| Building Official | David Meyer |
| Records & Administrative Coordinator | Jeannene Mironack |
| Absent: | |
| Board Member | Commissioner Tony Mazon |

CALL TO ORDER

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

APPROVAL OF AGENDA

**Motion to approve agenda as published was made by
Commissioner Clark, Seconded by Commissioner Coleman.**

Chair Marden asked for public comment. There was none.

**Voting Yea: Board Member Clark, Board Member Coleman,
Board Member Farnsworth, Board Member Long**

MOTION PASSED 4-0

PLEDGE OF ALLEGIANCE

Board Member Clark led the Pledge of Allegiance.

AGENDA ITEMS

1. Track Line Appeal of Administrative Decision

Quasi-Judicial Public Hearing: Resolution No. 2025-17: A resolution of the Board of Adjustment of the City of Newberry, Florida, assessing the Appeal by Track Line of the Stop Work Order issued by the administrative action of the City of Newberry, Florida; and providing an effective date.

Chair Marden reviewed the quasi-judicial procedures and read through the presentation order.

Chair Marden stated that this Hearing will consider only the Process of the Appeal of the Stop Work Order Administrative Action. It will not consider any environmental considerations.

Attorney Walker read Resolution 2025-17 by title only.

Clerk Rice swore in Director of Community Development Stacey Hectus; Interim City Manager Dallas Lee; Jay Brown, PE, JB Pro; and Dave Malay, Track Line.

Chair Marden asked for ex parte communication on the application.

ROLL CALL

Board Member Clark: NONE

Board Member Coleman: NONE

Board Member Farnsworth: NONE

Board Member Long: NONE

Director of Community Development Hectus presented a PowerPoint of the staff overview of the application.

Jay Brown and Dave Malay spoke.

Discussion ensued.

Dave Malay responded.

Director of Community Development Hectus presented a PowerPoint of the staff recommendation for the application.

Dallas Lee read a February 20th, 2025, email from City Manager New to staff regarding Track Line.

Jay Brown spoke.

Attorney Walker swore in Trent Marshall.

Trent Marshall spoke.

Dave Malay responded.

Discussion ensued.

There was no third-party intervenor.

There was no cross examination.

Motion to approve Resolution 2025-17, lifting the stay and upholding the Stop Work Order was made by Commissioner Long, Seconded by Commissioner Clark.

Chair Marden asked for public comment.

Mike Troiano, Chris Torrence, Joni Durden, Larry Lund, and Lee Smith made comments.

Dave Malay gave final argument against Resolution 2025-17.

Dave Malay responded.

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

Discussion ensued.

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

MOTION PASSED 4-0

The Board of Adjustment directed staff to begin permit review of the Track Line application.

Board Member Long commented.

MEETING ADJOURNMENT

The meeting was adjourned at 8:06 PM.

Signed and approved on this 23rd day of June 2025.

Timothy R. Marden, Chair

Judy S. Rice, City Clerk