



Board of Adjustment Minutes

November 24, 2025
7:05 PM

25493 NW 1st Avenue, Newberry, FL 32669

QUORUM CHECK

Chair

Tim Marden

Board Members

Commissioner Rick Coleman

Commissioner Mark Clark

Commissioner Monty Farnsworth

Commissioner Tony Mazon

Jordan Marlowe

City Manager

Randa Paul

City Clerk

Scott Walker

City Attorney

Staff:

City Attorney

Nicolle Shalley

Director of Community Development

Stacey Hectus

Principal Planner

Jean-Paul Perez

Intern

Annah McGehee

Absent

Board Member

Commissioner Donald Long

CALL TO ORDER

Chair Marden called to order at 9:03 PM.

APPROVAL OF AGENDA

**Motion to approve the agenda as published was made by Board Member Mazon,
Seconded by Board Member Farnsworth.**

Chair Marden asked for public comment. There was none.

**Voting Yea: Board Member Coleman, Board Member Clark, Board Member
Farnsworth, Board Member Mazon.**

MOTION PASSED: 4-0

CONSENT AGENDA

1. October 27, 2025 Board of Adjustment Meeting Minutes

Motion to approve the Consent agenda as published was made by Board Member Mazon, Seconded by Board Member Coleman.

Chair Maden asked for public comment. There was none.

Voting Yea: Board Member Coleman, Board Member Clark, Board Member Farnsworth, Board Member Mazon.

MOTION PASSED: 4-0

PUBLIC HEARINGS AND ORDINANCES

2. Sign Variance for Wawa at Highland Park

Quasi-judicial public hearing for a Resolution of the City Commission of the City of Newberry, Florida, serving as the Board of Adjustment, approving a variance as authorized under Section 3.2.5 of the City of Newberry Land Development Regulations, permitting two (2) additional monument signs within the Highland Park Planned Development, on certain lands within the corporate limits of the City of Newberry, Florida, consisting of 9.6 acres and more particularly described in Exhibit A; repealing all resolutions in conflict; and providing an effective date.

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

Attorney Walker read Resolution 2025-56 by title only into the record.

City Clerk Paul swore in Principal Planner Perez, City Manager Marlowe, Director Hectus, Anthony Katchuk with Solid Rock Property Group, Alvin Ramos with Thomas Sign and Awning Co., Adam Zions with Solid Rock Property Group, and Chris Logan with Solid Rock Property Group.

Chair Marden asked for ex-parte communication on the application.

ROLL CALL:

Board Member Coleman: NONE

Board Member Clark: NONE

Board Member Farnsworth: NONE

Board Member Mazon: NONE

Principal Planner Perez presented the PowerPoint of the staff overview and recommendation.

Anthony Katchuk presented for the applicant with a PowerPoint.

Manager Marlowe provided oral overview to the board.

Chair Marden called for public comment. There was none.

Chair Marden called for cross examination. There was none.

Chair Marden called for final argument. Discussion ensued.

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

Motion to adopt Resolution 2025-56 allowing Sign A at 18 ft and Sign B at 8 ft was made by Board Member Coleman, Seconded by Board Member Clark.

Chair Marden called for public comment. There was none.

VOTING BY ROLL CALL:

Board Member Coleman: Ay

Board Member Clark: Ay

Board Member Farnsworth: Ay

Board Member Mazon: Nay

MOTION PASSED: 3-1

MEETING ADJOURNMENT

The meeting was adjourned at 9:40 PM.

Signed and approved on this 26th day of January 2026.

Timothy R. Marden, Mayor

Randa K. Paul, City Clerk