



Planning & Zoning Board

December 01, 2025
6:00 PM

25440 West Newberry Road, Newberry, Florida 32669

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - November 03, 2025

PUBLIC HEARINGS AND ORDINANCES

2. Revisions to Section 4.2.4.2 Accessory Dwelling Units (ADU)

Legislative, First Reading of Ordinance No. 2025-74, an Ordinance of the City of Newberry, Florida, amending the text of the City of Newberry Land Development Regulations, as amended; amending Appendix B, Article 4, Section 4.2.4.2 regulating Accessory Dwelling Units, as defined herein; providing severability; repealing all ordinances in conflict; and providing an effective date.

3. Newberry Townhomes Small-Scale Future Land Use Map Amendment from Residential Low Density (4 du/ac) to Residential High Density (20 du/ac)

Legislative public hearing for an Ordinance of the City of Newberry, Florida, amending Ordinance No. 4-91, as amended, relating to a small-scale amendment to the future land use map of the City of Newberry Comprehensive Plan; providing for a change in future land use classification from Residential Low Density (4 du/ac) to Residential High Density (20 du/ac) on certain lands within the corporate limits of the City of Newberry, Florida, consisting of 0.72 acres, Tax Parcel No. 02118-003-000, and is more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

4. Newberry Townhomes Rezoning from Residential, Single-Family (RSF-2) to Residential, Multiple-Family (RMF-2)

Quasi-judicial public hearing for an Ordinance of the City of Newberry, Florida, relating to the rezoning of 0.72 contiguous acres amending the Official Zoning Atlas of the City of Newberry Land Development Regulations; providing for rezoning from Residential, Single-Family (RSF-2) to Residential, Multiple-Family (RMF-2) zoning district on certain lands within the corporate limits of the City of Newberry, Florida, Tax Parcel No. 02118-003-000 and more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

AGENDA ITEMS

TOPICS FROM MEMBERS FOR DISCUSSION

MEETING ADJOURNMENT

Copies of any agenda attachments are available for public inspection at the Community Development Department, located at 25815 SW 2nd Avenue, Newberry, Florida, during regular business hours.

If A Person, Firm, or Corporation Desires to Take an Appeal From any Action Taken At the Above Meeting or Hearing, It May Be Necessary to Have A Verbatim Record of the Proceedings and It Is the Person, Firm, or Corporation's Duty to See that Such A Record Is Made. The City of Newberry City Commission Policy Is to End the Public Meeting At 10:30 P.M. the Evening of the Regularly Scheduled Meeting Unless Extended by the City Commission. Any Matter on the Agenda Not Acted upon Shall Be Continued to the Next Regularly Scheduled City Commission Meeting, or a Special Meeting, at the Commission's Discretion. In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodations to participate in this meeting should contact Tracie O'Steen at 352-472-2161 or ADArequests@newberryfl.gov at least 72 business hours prior to the meeting. Such accommodations may include, but are not limited to, assistive listening devices, alternative formats of meeting materials, sign language interpretation, or physical access arrangements. If you are hearing or speech impaired, please contact the Florida Relay System at 800-955-8770. If you need special accommodations for attendance at this meeting, please contact MV Transportation, Inc. at 352-375-2784, not later than 72 business hours prior to the proceedings. .