



# Commission Meeting

September 09, 2024  
7:00 PM

25440 West Newberry Road, Newberry, Florida 32669

## AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

*(Please limit presentations to 15 minutes)*

1. Introduce Joe Lovelady – Director of Capital Projects and Facilities
2. City Roadway Inventory

PUBLIC ANNOUNCEMENTS

*(Please limit announcements to 2 minutes)*

CONSENT AGENDA

3. August 26, 2024 Commission Meeting Minutes
4. August 28, 2024, Budget Workshop Minutes
5. September 3, 2024 Budget Workshop Minutes
6. Resolution 2024-38 Compensation and Salary Schedules

*A RESOLUTION OF THE CITY OF NEWBERRY, FLORIDA, AMENDING THE PRIOR ADOPTION OF A COMPENSATION PROGRAM AND SALARY SCHEDULES FOR CITY OF NEWBERRY EMPLOYEES, CITY CLERK, AND ELECTED OFFICIALS, PROVIDING FOR COST OF LIVING ADJUSTMENTS, REPEALING ALL RESOLUTIONS IN CONFLICT, AND ESTABLISHING AN EFFECTIVE DATE.*

7. A Request for a One-time 12-month Extension of Time Limitations to Submit a Final Development Plan for the Edens Garden Planned Residential Development.

PUBLIC HEARINGS AND ORDINANCES

Notice of Proposed Property Tax

Proposed Operating Millage Rate

Citizen Comments and Questions

8. Resolution 2024-39, A Resolution Determining and Adopting the Tentative Rate of Taxation on Real and Personal Property, and Making the Annual Levying of Ad Valorem Taxes for the City of Newberry, Florida, for the Fiscal Year 2024-2025 at 6.0000 mills.

9. Establish a Tentative Budget

*Resolution Relating to the City's Budget for the 2024-2025 Fiscal Year; Providing for the Tentative Appropriation of Funds of the City of Newberry for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Approving a Proposed General City Budget; Setting a Public Hearing Date; Providing For Publication of Notice.*

10. Amending Electric Rates

*Legislative Hearing: First Reading of Ordinance 2024 – 30, An Ordinance of the City of Newberry, Florida Pertaining to Electric Utility Services in the City of Newberry to Amend and Revise Section 98-63 Subsections 1, 2, 3, and 8 of the Code of Ordinances of the City of Newberry Pertaining to the Energy Charged, Providing for Codification of the Same*

11. Amending Wastewater Rates

*An Ordinance Pertaining To Wastewater Service Within The City Of Newberry; Amending The Prior Established Rates And Section 98-155 Of The Code Of Ordinances Of The City Of Newberry; Amending Ordinance No. 2023-27; Repealing All Ordinances In Conflict And Providing An Effective Date*

12. Amending Water Rates

*An Ordinance Pertaining To Water Service Within The City Of Newberry; Amending The Prior Established Rates And Amending Sections 98-154 Of The Code Of Ordinances Of The City Of Newberry; Amending Ordinance No. 2023-28; Repealing All Ordinances In Conflict And Providing An Effective Date*

13. Fire Assessment Rates Resolution

*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; Amending And Restating The Final Assessment Resolution; Providing Authority, Definition, And Interpretation; Imposing Fire Rescue Assessments Against Assessed Property Located Within The City For The Fiscal Year Beginning October 1, 2024; Approving The Rate Of Assessment; Confirming The Amended And Restated Initial Assessment Resolution; Approving The Assessment Roll; And Providing for Effect, Severability, And An Effective Date.*

14. Amending Development Fees

*Legislative and First Reading- An Ordinance Pertaining to Utilities Within the City Of Newberry; Amending Division 2 And Division 3 Of Article Vi, Chapter 98 Of The Code Of Ordinances Of The City Of Newberry Pertaining To Water System Development Charges And Sewer System Development Charges; Repealing All Ordinances In Conflict And Providing An Effective Date.*

15. Small Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture on an Annexed Property (Parcel Number 04442-000-000).

**Legislative Public Hearing:** *First reading of Ordinance 2024-22/CPA 24-08, an application by Daniel and Meghan Shore, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Alachua County Rural/Agriculture to City Of Newberry Agriculture (A) on property previously voluntarily annexed to the city as shown on the location map below and identified by Alachua County Parcel Number 04442-000-000, consisting of approximately 9.85 acres more or less.*

16. Small Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture on an Annexed Property (Parcel Number 01925-010-000).

**Legislative Public Hearing:** *First reading of Ordinance 2024-20/CPA 24-07, an application by Jamie Nelson, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Alachua County Rural/Agriculture to City Of Newberry Agriculture (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 01925-010-000 consisting of approximately 4.76 acres more or less.*

17. First Reading for a Small-Scale Future Land Use Map Amendment from Residential Low Density to Commercial

**Legislative Public Hearing:** *First reading of Ordinance 2024-26/CPA 24-05, an application by Robert F. Phillips and Gena M. Phillips, Trustees of the Robert F. Phillips and Gena M. Phillips Revocable Living Trust, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Residential Low Density to Commercial on a site located at 25909 West Newberry Road consisting of approximately 0.24 acres; Alachua County Tax Parcel Number 02268-000-000.*

18. A request to Rezone Agriculture Classification from Alachua County to City of Newberry Agriculture (A) Zoning on an Annexed Property (Parcel Number 01925-010-000).

**Quasi-Judicial Public Hearing:** *First Reading: Ordinance 2024-21/LDR 24-17, a petition by Jamie Nelson, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURAL (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 01925-010-000 consisting of approximately 4.76 acres more or less. (This application is contingent upon approval of Application CPA 24-07.)*

19. A Request to Rezone Agriculture Classification from Alachua County to City of Newberry Agriculture (A) Zoning on an Annexed Property (Parcel Number 04442-000-000).

**Quasi-Judicial Public Hearing:** *First Reading: Ordinance 2024-23/LDR 24-18, a petition by Daniel and Meghan Shore, owner, to amend the Official Zoning Atlas of the City of*

*Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURAL (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 04442-000-000 consisting of approximately 9.85 acres more or less. (This application is contingent upon approval of Application CPA 24-08.)*

20. First Reading for Rezoning the Property Located at 25909 West Newberry Road from Residential, Single-Family (RSF-2) to Commercial, Central Business District (C-CBD).

**Quasi-Judicial Public Hearing:** *First reading of Ordinance 2024-25/LDR 24-11, an application by Robert F. Phillips and Gena M. Phillips, Trustees of the Robert F. Phillips and Gena M. Phillips Revocable Living Trust to change the zoning designation from Residential, Single-Family (RSF-2) to Commercial, Central Business District (C-CBD) for a site located at 25909 West Newberry Road consisting of approximately 0.24 acres; Alachua County Tax Parcel Number 02268-000-000.*

21. First Reading for Rezoning the Property Located at 311 Northwest 250 Street from Commercial, Intensive (CI) to Commercial, Central Business District (C-CBD).

**Quasi-Judicial Public Hearing:** *First reading of Ordinance 2024-24/LDR 24-19, an application by eda consultants, inc., agent, on behalf of Thamina Kader and Mohammed Abul Chowdury, owners, to change the zoning designation from Commercial, Intensive (CI) to Commercial, Central Business District (C-CBD) for a site located at 311 Northwest 250 Street consisting of approximately 1.34 acres; Alachua County Tax Parcel Number 01963-001-000.*

22. Preliminary Plat for Country Way South Phase 2.

*Resolution 2024-16/SD 24-06, an application by CHW, agent on behalf of Norfleet Properties LLLP, Owner, for approval of construction plans related to Phase 2 of the Country Way South on 10.22 acres generally located west of US 27/SR 45. Parcel No: 02540-001-000*

23. A Request for Final Plat Approval for Phase 4A of the Avalon Woods Mixed-Use Development

*Resolution 2024-15/SD 24-08, an application by JBPro, Agent for M3 Avalon Woods, LLC, Owner, for approval of the final plat for Phase 4A of the Avalon Woods Mixed-Use development. The project is approximately 16.46 acres containing 72 lots, identified by Alachua County Tax Parcel 01874-001-000.*

## AGENDA ITEMS

24. Purchasing Thresholds

## COMMENTS

City Manager

City Attorney

City Clerk

Commission

Mayor

Citizens

*(Please limit your comments to 5 minutes)*

## MEETING ADJOURNMENT



Judy S. Rice, City Clerk

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, persons with disabilities needing a special accommodation for attendance at this workshop should contact MV Transportation, Inc. At (352) 375-2784, not later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.