



Special Commission Meeting

May 28, 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. Recognizing David and Gail Hodge of Hodge Farms for Receiving a Florida Farm Bureau County Alliance for Responsible Environmental Stewardship (CARES) Award

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

CONSENT AGENDA

2. May 13, 2024 Commission Meeting Minutes
3. Payment Registers
4. Special Permit for Temporary Use and Alcohol Service for the Vibes on the Lawn Car & Bike Show to be held on June 22, 2024.
5. Authorization for the Mayor to Send a Letter to the BOCC in Support of Local Veterans Services
6. Post Woods Planned Residential Development Construction Plans

Resolution 2024-24/SD 23-13, an application by eda consultants, inc., agent, on behalf of Post Woods, LLC, owner, for approval of construction plans for the Post Woods Planned Residential Development identified by Alachua County Tax Parcels 01993-000-000 and 02002-000-000.

PUBLIC HEARINGS AND ORDINANCES

7. Authorize the Issuance of \$6.29 million in Capital Improvement Bonds for the Construction of City Hall

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$6,290,000 IN AGGREGATE PRINCIPAL AMOUNT OF THE CITY OF NEWBERRY, FLORIDA CAPITAL IMPROVEMENT

REVENUE BONDS, SERIES 2024, TO PROVIDE FUNDS TO FINANCE CERTAIN CAPITAL IMPROVEMENTS WITHIN THE CITY; COVENANTING TO BUDGET AND APPROPRIATE CERTAIN LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO PAY DEBT SERVICE ON THE BONDS; PROVIDING FOR THE RIGHTS OF THE HOLDERS OF BONDS ISSUED HEREUNDER; MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS IN CONNECTION WITH BONDS ISSUED HEREUNDER; AUTHORIZING THE AWARDED OF SAID BONDS PURSUANT TO A PUBLIC BID; DELEGATING CERTAIN AUTHORITY TO THE CITY MANAGER FOR THE AWARD OF THE BONDS AND THE APPROVAL OF THE TERMS AND DETAILS OF SAID BONDS; AUTHORIZING THE PUBLICATION OF AN OFFICIAL NOTICE OF SALE FOR THE BONDS OR A SUMMARY THEREOF; APPOINTING THE PAYING AGENT AND REGISTRAR FOR SAID BONDS; AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND THE EXECUTION AND DELIVERY OF AN OFFICIAL STATEMENT WITH RESPECT TO SUCH BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE CERTIFICATE WITH RESPECT TO THE BONDS AND THE APPOINTMENT OF A DISSEMINATION AGENT THERETO; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION.

8. **[Continued from May 13, 2024]** NC Ranch Planned Development rezoning from Agricultural (A) to Planned Development (PD).

Quasi-Judicial Public Hearing: First reading of Ordinance 2024-14/LDR 23-06, an application by Patrice Boyes, Esq. and CHW Professional Consultants, agent, on behalf of Norfleet Properties, LLLP; E.D. Norfleet & Sons, Inc.; E.D. Norfleet, Jr. and Phyllis Norfleet; E.D. Norfleet III; Katrina Bill; and, Norfleet Construction Co., owners, to change the zoning designation from Agricultural (A) to Planned Development (PD) for a development known as NC Ranch Planned Development on a site consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-24.

9. Highland Park (f.k.a. Newberry Plaza) Planned Development Construction Plans.

Resolution 2024-18/SD 24-01, an application by CHW, an NV5 company., agent, on behalf of Newberry Plaza LLC, owner, for approval of construction plans for the nonresidential portion of the Highland Park Planned Development on ±33.8 acres; a portion of Parcel No. 01932-000-000.

10. Highland Park (f.k.a. Newberry Plaza) Preliminary Plat of All Residential Phases

Resolution 2024-17/SD 24-07, an application by CHW Professional Consultants, Agent, on behalf of Newberry Plaza, LLC, Owner, for a preliminary of the Newberry Plaza Planned Development located at 23479 West Newberry Road.

AGENDA ITEMS

11. SW 4th Avenue Turn Lane Project Contract

12. Newberry Public Charter School Update

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.