Commission Meeting

September 28, 2026
7:00 PM

25493 NW 1st Avenue, Newberry, Florida 32669

Agenda

CALL TO ORDER

APPROVAL OF AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS
(Please limit presentations to 15 minutes)

PUBLIC ANNOUNCEMENTS
(Please limit announcements to 2 minutes)

CONSENT AGENDA

1. Budget Workshop Wrap-Up Minutes
2. Payment Registers

PUBLIC HEARINGS AND ORDINANCES

3. Adopt Final Millage Rate

A Resolution of The City Of Newberry, Florida, Adopting A Final General Municipal Millage Rate For The Levy Of Ad Valorem Taxes For Fiscal Year 2026-2027 Beginning On October 1, 2026 And Ending On September 30, 2027; Authorizing A Specified Adjustment To The Final Millage Rate; Providing Direction To The City Manager; And Providing An Effective Date.

4. Adopt Final Budget

A Resolution Of The City Of Newberry, Florida, Adopting A Final Budget For Fiscal Year 2026-2027 Beginning On October 1, 2026 And Ending On September 30, 2027; Making A Finding Of Public Purpose; Adopting A 5-Year Capital Improvements Program; Authorizing Specified Budget Adjustments; Providing For Reappropriation, Project Financing, And Implementation; Providing For Severability And Providing An Effective Date.

5. Amend Utility Rates

An Ordinance of The City of Newberry, Florida, Amending Chapter 98 - Utilities of The Code of Ordinances by Revising Existing Fees, Rates and Charges for City Utility Services and Imposing a New Water Availability Charge; Providing for Codification and

Correction; Providing A Severability Clause; Providing A Repealing Clause; And Providing Directions to the Clerk and Effective Dates.

6. **Capital Improvement Revenue Bond, Series 2026, Fire Training Facility**

   A Resolution Of The City Commission Of The City Of Newberry, Florida Authorizing The Issuance By The City Of A Not To Exceed $1,150,000 Principal Amount Capital Improvement Revenue Bond, Series 2026, To Provide Funds To Finance Certain Capital Improvements Within The City, Including Fire Training Facilitiy Improvements And Pay All Or A Portion Of The Costs Associated With The Issuance Of Such Bond; Authorizing The Execution And Delivery And The Substantially Final Form Of A Loan Agreement Between The City And The Purchaser Of The Bond; Covenanting To Budget And Appropriate Legally Available Non-Ad Valorem Funds To Pay The Bond; Providing For Repeal Of Inconsistent Provisions; Providing For Severability; And Providing An Effective Date.

7. **Ordinance # 2026-35/CPA 26-15: Small-scale Future Land Use Amendment for North Gateway Commercial.**

   Legislative, First Reading of Ordinance # 2026-35/CPA 26-15. An Ordinance of the City of Newberry, Florida, amending the Future Land Use Map of the City of Newberry Comprehensive Plan by changing the future land use category from Agriculture to Commercial on approximately 24.98 acres (Tax Parcel No. 01922-011-000 located north of Newberry Road in the 300-400 block of NW 202nd Street; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

8. **Ordinance # 2026-36/LDR 26-22: Small-scale Zoning Amendment for North Gateway Commercial.**

   Quasi-Judicial, First Reading of Ordinance # 2026-36/LDR 26-22. An Ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas by changing the Zoning District from Agricultural (A) to Commercial, Intensive (CI) on approximately 24.98 acres (Tax Parcel No. 01922-011-000) located north of Newberry Road in the 300-400 block of NW 202nd Street; providing for exclusion from codification, correction and directions to the City Manager; providing a severability clause; providing a repealing clause; and providing directions to the Clerk and an effective date.

9. **Resolution # 2026-45/ SD 23-02 Eden's Garden Revised Construction Plans.**

   A Resolution of the City of Newberry, Florida, approving revised Construction Plans for a Planned Residential Development and Subdivision known as "Eden's Garden" consisting of approximately 6.93 acres identified as Tax Parcel ID Number 01919-003-004 located in the 23000 block of NW 11th Road; providing for applicability; and providing an effective date.

   Quasi-Judicial Public Hearing

10. **Voluntary Annexation #41 request of six applicants for seven parcels.**

Legislative, Second Reading of Ordinance #2026-29, #2026-30, #2026-31, #2026-32, #2026-33 and #2026-34

AGENDA ITEMS

11. USDA Surplus Land Request

A Resolution Of The City Of Newberry, Florida, Authorizing The Acquisition Of Certain Surplus Federal Real Property; Specifying The Public Purpose Of The Acquisition; Providing Direction And Authorization To The City Manager; Providing A Severability Clause; Providing A Repealing Clause; And Providing An Effective Date.

COMMENTS

Citizens
(Please limit your comments to 5 minutes)

City Manager

City Attorney

City Clerk

Commission

Mayor

MEETING ADJOURNMENT

Randa K. Paul, 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 (ADA) and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodations to participate in this meeting should contact the City Clerk 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. .