



Planning & Zoning Board

May 04, 2026
6:00 PM

City Hall North - 25493 NW 1st Ave, Newberry, FL 32669

Following the Historic Architectural Review Board Meeting
Which begins at 6:00 P.M. in the City Hall Meeting Room

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

PUBLIC HEARINGS AND ORDINANCES

1. Site and Development Plan for Smyrna Ready-Mixed Concrete Batch Plant

Quasi-Judicial Public Hearing

2. Site and Development Plan for Norfleet Batch Plant

Quasi-Judicial Public Hearing

3. LDR 24-26: Rezoning CountryWay II

Quasi-Judicial. A Petition amending the Zoning Map by changing the Zoning category from Agricultural (A) to Planned Residential Development (PRD) on a parcel identified as tax parcel number 02539-001-00.

4. Site and Development Plan for Heartland Dental at Highland Park

Quasi-Judicial Public Hearing

5. Site and Development Plan for Chipotle at Highland Park

Quasi-Judicial Public Hearing

6. Special Exception for Outdoor Dining Ancillary to Chipotle at Highland Park

Quasi-Judicial Public Hearing

7. Site and Development Plan for YSU Self-Storage at Highland Park

Quasi-Judicial Public Hearing

8. LDR 26-16 Public Facilities (PF) code text amendment

City-Initiated Code Revision to Section 4.23. "PF" Public Facilities.

9. LDR 26-20 Removing Outdoor Dining as a Special Exception in Commercial Districts

City-Initiated Code Revision to remove the special exception for outdoor dining in the commercial zoning districts.

10. LDR 26-21 Text Amendment Revisions to Small Scale Rural Subdivision (SSRS)

City-Initiated Code Revision to amend the text of Appendix B, Article 4, Section 4.2.43. Small-scale rural subdivisions.

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 25493 NW 1st Ave, 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 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.