# Planning & Zoning Board

August 03, 2026
6:00 PM

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

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Review and Approval of July 6, 2026 Planning & Zoning Board Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

**2. CPA 26-15: Small-scale Future Land Use Amendment for North Gateway Commercial.**

*Legislative, Petition CPA 26-15. A petition of the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Agriculture to Commercial on 24.98 acres, identified as tax parcel number 01922-011-000.*

**3. LDR 26-22: Small-scale Rezoning for North Gateway Commercial.**

*Quasi-judicial, Petition LDR 26-22. A petition of the City of Newberry, Florida, rezoning from Agricultural (A) to Commercial, Intensive (CI) on 24.98 acres, identified as tax parcel number 01922-011-000.*

**4. VAR 26-01 Parkwest Estates**

*Quasi-Judicial, Petition for a Variance to Reduce Minimum Lot Size from 5 acres to 1 acre for property within the Agricultural (A) Zoning District*

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.