Commission Meeting

October 26, 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)

1. **Discussion of the custom zoning districts in the land development code - Planned Development (PD), Planned Residential Development (PRD), Planned Rural Residential Development (PRRD) and Mixed Use (MU)**
2. **Gateway Overlay District Discussion**

PUBLIC ANNOUNCEMENTS
(Please limit announcements to 2 minutes)

CONSENT AGENDA

3. **09.28.2026 Commission Meeting Minutes**

PUBLIC HEARINGS AND ORDINANCES

4. **Ordinance # 2026-14/LDR 26-14: Re-Zoning for Easton Newberry Sports Complex.**

   Quasi-Judicial, Second Reading of Ordinance # 2026-14/LDR 26-14. An Ordinance of the city of Newberry, Florida, amending the Official Zoning Atlas of the City of Newberry Land Development Regulations by changing the zoning districts from Agricultural and Mixed Use to Public Facilities on 5 City-owned properties (identified as tax parcel numbers 01874-001-003, 01874-001-004, 01897-005-000, 01897-005-001 and 01897-006-000) located at 24815 NW 16th Avenue and known as the Easton Sports Complex; 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.

5. **Ordinance # 2026-27/LDR 25-11: Large Scale Zoning Amendment for Newberry Ridge.**

   Quasi-Judicial, First Reading of Ordinance # 2026-27/LDR 25-11. An ordinance of the City of Newberry, Florida, amending the Official Zoning Atlas by changing the zoning district from Agricultural to Planned Residential Development (PRD) on approximately 225 acres (tax parcel numbers 02542-001-000, 02542-001-001, 02542-001-002, 02542-001-003, 02542-001-004, 02542-001-005, 02542-001-006, 02542-001-008 and 02547-001-000) generally located north of SW 30th Avenue and east of US Hwy 27/41; adopting land development regulations for the development commonly referred to as

"Newberry Ridge"; providing for applicability; providing for rezoning; 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.

6. CPA 26-14: Large Scale Future Land Use Amendment for Stonewood Planned Development Petition

Legislative, Petition CPA 26-14. 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 Planned Development on 94.5 acres, identified as tax parcel numbers 01879-002-000 and 01879-004-001.

7. LDR 26-19: Large Scale Rezoning for Stonewood Planned Development.

Quasi-Judicial, Petition LDR 26-19. A petition of the City of Newberry, Florida, amending the Zoning Map in the Comprehensive Plan by changing the zoning from Agriculture to Planned Development on 94.5 acres, identified as tax parcel numbers 01879-002-000 and 01879-004-001.

AGENDA ITEMS

8. Resolution No. 2026-52 Code Enforcement Lien Reduction

RESOLUTION NO. 2026-52: A RESOLUTION OF THE CITY OF NEWBERRY, FLORIDA, AUTHORIZING THE CITY MANAGER TO REDUCE CODE ENFORCEMENT LIEN AMOUNTS AND TO EXECUTE AND RECORD RELEASES OF CODE ENFORCEMENT LIENS; PROVIDING CRITERIA FOR SAME; DIRECTING AND AUTHORIZING IMPLEMENTATION; 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

MEETING ADJOURNMENT

Mayor

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. .