



# Planning & Zoning Board

July 06, 2026  
6:00 PM

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

## CALL TO ORDER

1. Welcome new Board Members

## PLEDGE OF ALLEGIANCE

## ELECTION OF PZ/HARB VICE-CHAIR

## APPROVAL OF AGENDA

## CONSENT AGENDA

2. Review and Approval of April 6, 2026, April 21, 2026 & May 4, 2026 Planning & Zoning Board Meeting Minutes

## PETITIONS

### 3. CPA 26-13: Small-scale Future Land Use Amendment for City-owned properties.

*Legislative, Petition CPA 26-13. A petition for the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Mixed Use, Agriculture, and Residential Low Density to Public Facilities and Land on 10 parcels identified as tax parcel numbers 01874-101-000, 01874-301-000, 01894-002-002, 02022-001-000, 02182-000-000, 02262-003-000, 02262-007-000, 02530-013-000, 02530-200-000, and 02534-100-000.*

### 4. LDR 26-18: Small-scale Rezoning of City-owned properties.

*Quasi-Judicial Public Hearing, Petition LDR 26-18. A petition for the City of Newberry, Florida, amending the Official Zoning Atlas in the Land Development Regulations by changing the Zoning districts from Mixed Use (MU), Agricultural (A), Residential Single Family-2 (RSF-2), and Residential Single Family/Mobile Home-2 (RSF/MH-2) to Public Facilities (PF) on 11 parcels identified as tax parcel numbers 01874-101-000, 01874-301-000, 01894-002-002, 01988-007-000, 02022-001-000, 02182-000-000, 02262-003-000, 02262-007-000, 02530-013-000, 02530-200-000, and 02534-100-000.*

### 5. SDP 26-05: Site and Development Plan for McDonald's at Highland Park.

*Quasi-Judicial, Petition SDP 26-05. A petition for the City of Newberry, Florida, approving a Site and Development Plan for McDonald's at Highland Park on a parcel identified as tax parcel number 01932-008-000.*

## 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](mailto: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.