



Commission Meeting

August 25, 2025
7:00 PM

25440 West Newberry Road, Newberry, Florida 32669

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. New City Clerk Swearing In
2. Newberry Opioid Task Force Update

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

CONSENT AGENDA

3. August 6, 2025 Budget Workshop - Proprietary Funds Workshop Minutes
4. August 11, 2025 Commission Meeting Minutes
5. Payment Registers

PUBLIC HEARINGS AND ORDINANCES

6. Second Reading of Mayor's Youth Council Ordinance

Ordinance No. 2025-15

An Ordinance of the City of Newberry, Florida, creating Chapter 2, Article III, Division I entitled Mayor's Youth Council of the Code of Ordinances of the City of Newberry,; creating the Mayor's Youth Council, outlining procedures for selection of officers, filing vacancies, requirements for meetings and minutes, setting duties and responsibilities; providing for severability; repealing all ordinances in conflict and providing an effective date.

7. Final Fire Assessment Rate Adoption

A Resolution Of The City Of Newberry, Florida, Relating To The Provision Of Fire Rescue Services, Facilities, And Programs In The City Of Newberry, Florida; Amending And Restating The Final Assessment Resolution; Providing Authority; Providing Definitions And Interpretation; Confirming The Amended And Restated Initial Assessment

Resolution; Reimposing Fire Rescue Assessments Against Assessed Property Located Within The City Of Newberry, Florida For The Fiscal Year Beginning October 1, 2025; Approving The Assessment Roll And Providing For Collection; Providing For Effect; Providing For Severability And Providing An Effective Date.

8. Large-Scale Future Land Use Map Amendment from Mixed Use to Residential Low Density (4 DU/AC) for a residential development on +/- 159.43 acre parcel tentatively named CountryWay II, Owner: Futch and Futch.

Legislative, Second Reading for Adoption of Ordinance 2025-09 an ordinance of the City of Newberry, Florida, amending ordinance no. 4-91, as amended, relating to an amendment to the future land use plan map of the City of Newberry comprehensive plan, under the expedited amendment procedures established in sections 163.3184 (2) and (3), Florida statutes, and in conformance with sections 163.3161 through 163.3215, Florida statutes; providing for a change in future land use classification from mixed use to residential low density (4 du/ac) on certain lands within the corporate limits of the City of Newberry, Florida; Alachua county tax parcel 02539-001-000; on a site consisting of approximately 159.43 acres; providing severability; repealing all ordinances in conflict; and providing an effective date.

9. Small-Scale Future Land Use Map Amendment from Agriculture to Commercial for Hawley Family Holdings, LLC

Legislative First Reading of Ordinance 2025-31.

An ordinance of the city of Newberry, Florida, amending ordinance no. 4-91, as amended, relating to a small-scale amendment to the future land use map of the city of Newberry comprehensive plan; providing for a change in future land use classification from agriculture to commercial on certain lands within the corporate limits of the city of Newberry, Florida, consisting of 9.7 acres and more particularly described in exhibit a; providing severability; repealing all ordinances in conflict; and providing an effective date.

10. Rezoning from Agricultural (A) to Commercial, Intensive (CI) for Hawley Family Holdings, LLC

Quasi-Judicial First Reading of Ordinance 2025-32.

An ordinance of the city of Newberry, Florida, relating to the rezoning of 9.7 contiguous acres amending the official zoning atlas of the city of Newberry land development regulations; providing for rezoning from agricultural (a) zoning district to commercial, intensive (ci) zoning district on certain lands within the corporate limits of the city of Newberry, Florida, consisting of 9.7 acres and more particularly described in exhibit a; providing severability; repealing all ordinances in conflict; and providing an effective date.

11. Small-Scale Future Land Use Map Amendment from Agriculture to Commercial on parcel # 01922-000-000, Ord. 2025-33/CPA 25-05, Owner: IMS 2707, LLC

Legislative, first reading of ordinance no. 2025-33/CPA 25-05 an ordinance of the city of Newberry, Florida, amending ordinance no. 4-91, as amended, relating to a small-

scale amendment to the future land use map of the city of Newberry comprehensive plan; providing for a change in future land use classification from agriculture to commercial on certain lands within the corporate limits of the city of Newberry, Florida; more particularly described in exhibit a, parcel number 01922-000-000, consisting of 25.11 acres; providing severability; repealing all ordinances in conflict; and providing an effective date.

12. Rezoning from Agricultural (A) to Commercial, Automotive (CA) for Commercial Development on parcel # 01922-000-000, Ordinance No. 2025-34/LDR 25-12. Owner: IMS 2707, LLC.

Quasi-judicial, first reading of ordinance no. 2025-34/LDR 25-12: an ordinance of the City of Newberry, Florida, relating to the rezoning of 25.11 contiguous acres amending the official zoning atlas of the City of Newberry land development regulations; providing for rezoning on parcel number 01922-000-000, from agricultural (a) zoning district to the commercial, automotive (ca) zoning district on certain lands within the corporate limits of the City of Newberry, Florida more particularly described in exhibit a; providing severability; repealing all ordinances in conflict; and providing an effective date.

13. Large-Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for Patrick M. Post

Legislative First Reading for Ordinance 2025-50.

An ordinance of the city of Newberry, Florida, amending ordinance no. 4-91, as amended, relating to an a large-scale amendment to the future land use map of the city of Newberry comprehensive plan; providing for a change in land use classification from Alachua county rural/agriculture (less than or equal to 1 dwelling unit per 5 acres) to city of Newberry agriculture (less than or equal to 1 dwelling unit per 5 acres), on certain lands within the corporate limits of city of Newberry, Florida; parcel number 02515-004-003 consisting of approximately 111 contiguous acres; providing severability; repealing all ordinances in conflict; and providing an effective date.

14. Rezoning a Recently Annexed Property From Alachua County Agriculture (A) to City of Newberry Agricultural (A)

Quasi-Judicial First Reading of Ordinance 2025-65.

An ordinance of the city of Newberry, Florida, amending the official zoning atlas of the city of Newberry land development regulations; providing for rezoning from Alachua county agriculture (a) to city of Newberry agricultural (a) on certain lands within the corporate limits of city of Newberry, Florida, consisting of 111 acres and more particularly described in exhibit a; providing severability; repealing all ordinances in conflict; and providing an effective date.

15. Avalon Woods Phase 5A Construction Plans

16. Alachua County Solid Waste MSBU

Legislative Hearing: Second Reading of Ordinance 2025 – 67 Providing Consent for the Entire Corporate Limits of the City of Newberry Florida, to be Included in a Non-Ad Valorem Assessment for Municipal Service Benefit Unit (MSBU) Created by Alachua County for Solid Waste Management Costs.

AGENDA ITEMS

17. Mayor's Youth Council Board Appointments

COMMENTS

Citizens

(Please limit your comments to 5 minutes)

City Manager

City Attorney

City Clerk

Commission

Mayor

MEETING ADJOURNMENT



Judy S. Rice, 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, persons with disabilities needing a special accommodation for attendance at this workshop should contact MV Transportation, Inc. At (352) 375-2784, not later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.