



Commission Meeting

September 08, 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. Swearing in of Randa Paul as City Clerk
2. Constitution Week Proclamation

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

CONSENT AGENDA

3. August 20, 2025, Budget Workshop - Governmental Funds (General Fund, Special Revenue Funds, Capital Improvement Fund, and Debt Service Fund) Minutes
4. August 25, 2025, Commission Meeting Minutes
5. August 27, 2025, Budget Workshop – Wrap Up Minutes
6. Public Purpose Resolution

A Resolution Of The City Commission Of The City Of Newberry, Florida, Supporting The Loan Made To Newberry Community School, A Public Charter School Located Within The City, And Declaring That Such Loan Serves A Legitimate Public Purpose Under The Florida Constitution And Florida Statutes By Funding Start-Up Costs And Bridging The Gap Between The School's Inception And The Receipt Of Grant Funding; Providing For Severability; Repealing All Resolutions In Conflict; And Providing For An Effective Date.

PUBLIC HEARINGS AND ORDINANCES

7. Proposed Operating Millage Rate

A Resolution Determining And Adopting The Tentative Rate Of Taxation On Real And Personal Property, And Making The Annual Levying Of Ad Valorem Taxes For The City Of Newberry, Florida, For The Fiscal Year 2025-2026, And Providing An Effective Date.

8. Establishing a Tentative Budget

A Resolution Of The City Of Newberry, Florida; Relating To The City's Budget For The 2025-2026 Fiscal Year; Providing For The Tentative Appropriation Of Funds Of The City Of Newberry For The Fiscal Year Beginning October 1, 2025, And Ending September 30, 2026; Approving A Proposed General City Budget; Setting A Public Hearing Date; Providing For Publication Of Notice; Providing An Effective Date.

9. Amend Electric Rates

Legislative Hearing: First Reading of Ordinance 2025 – 26, An Ordinance of the City of Newberry, Florida Pertaining to Electric Utility Services in the City of Newberry to Amend and Revise Section 98-63 Subsections 1, 2, 3, and 8 of the Code of Ordinances of the City of Newberry Pertaining to the Energy Charged, Providing for Codification of the Same

10. Amending Water Rates

Legislative First Reading - An Ordinance Pertaining To Water Service Within The City Of Newberry; Amending The Prior Established Rates And Amending Sections 98-154 Of The Code Of Ordinances Of The City Of Newberry; Amending Ordinance No. 2024-32; Repealing All Ordinances In Conflict And Providing An Effective Date

11. Amending Wastewater Rates

Legislative and First Reading- An Ordinance Pertaining To Wastewater Service Within The City Of Newberry; Amending The Prior Established Rates And Section 98-155 Of The Code Of Ordinances Of The City Of Newberry; Amending Ordinance No. 2024-31; Repealing All Ordinances In Conflict And Providing An Effective Date

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

Legislative second 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.

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

Quasi-judicial second 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.

14. IMS 2702, LLC small-scale FLUMA 25ac (01922-000-000) from Agriculture to Commercial

Legislative, Second 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.

15. Second Reading, IMS 2702, LLC Rezoning 25ac (01922-000-000) from Agriculture to Commercial, Automotive

Quasi-judicial, Second 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.

16. Future Land Use Map Amendment from Alachua County Rural/Agriculture to Material Oriented Industrial

Legislative first reading of Ordinance 2025-35.

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 Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial on certain lands recently annexed within the corporate limits of the City of Newberry, Florida, consisting of 9.6 acres and more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

17. Rezoning from Agricultural (A) to Industrial (I) for Laura J. Pries

Quasi-judicial first reading of Ordinance 2025-36.

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) zoning district to the City of Newberry Industrial (I) zoning district on certain lands within the corporate limits of the City of Newberry, Florida, consisting of 9.6 acres and more particularly described in Exhibit A; providing severability; repealing all ordinances in conflict; and providing an effective date.

18. Ordinance 2025/LDR 25-29 City-initiated rezoning change on approximately 165.88 acres (01919-000-000) currently known as the AgTechFood Park.

Quasi-Judicial, First Reading of Ordinance no. 2025-68/LDR 25-29: An Ordinance of the City of Newberry, Florida, an ordinance of the City of Newberry, Florida, relating to the rezoning of 165.88 contiguous acres amending the official zoning atlas of the City of Newberry land development regulations; providing for rezoning from Agricultural (A) zoning district to the Agriculture Technology (AT) zoning district on parcel id 01919-000-000 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.

19. Small-Scale Future Land Use Map Amendments from Alachua County Rural/Agriculture to City of Newberry Agriculture for Annexation 39 Properties

Legislative, First Reading, Public Hearing of Ordinances 2025-37 through 39, -41 through -43, -45 through -48, and -51

20. First Reading of Rezoning from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for Annexation 39 Properties

Quasi-Judicial First Reading Public Hearing of Ordinances 2025-52 through -54, -56 through -58, -60 through -63, and -66.

AGENDA ITEMS

21. Highland Park Community Development District Interlocal Agreement
22. Consideration of an Economic Development Ad Valorem Tax Exemption

A Resolution Of The City Commission Of The City Of Newberry, Florida, Acknowledging Receipt Of An Application For An Economic Development Ad Valorem Tax Exemption; Expressing The Commission's Intent To Consider The Application; Directing Staff To Negotiate A Proposed Abatement Agreement; Providing Severability; And Setting A Public Hearing For The Consideration Of An Ordinance Granting Such Exemption.

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.