



Commission Meeting

September 23, 2024
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. The National Kissing Bug Alliance: Nonprofit Community Health Fair
2. Proclamation for National Community Planning Month

Proclamation declaring October 2024 as National Community Planning Month, recognizing the importance of community planning in managing change to benefit the residents of the City of Newberry.

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

CONSENT AGENDA

3. Payment Registers
4. September 9, 2024 Commission Meeting Minutes
5. Proclaim American Pharmacist Month
6. Proclaim Public Power Week
7. Adopt Amendments to the City's Fees, Charges, and Rates Schedule

A Resolution Of The City Of Newberry, Florida, Establishing Certain Fees By The Amendment Of The Schedule Of Fees, Rates, And Charges; Superseding The Fees Previously Established; Providing Authority To The City Manager; Providing For Severability; And Providing For Effective Date.

PUBLIC HEARINGS AND ORDINANCES

8. Adopt a Final Millage for Fiscal Year 2025

A Resolution Determining And Adopting The Final 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 2024-2025; And Providing An Effective Date.

9. Establish a Final Budget.

A Resolution Of The City Of Newberry, Florida; Relating To The City's Budget For The 2024-2025 Fiscal Year; Providing For The Final Appropriation Of Funds Of The City Of Newberry For The Fiscal Year Beginning October 1, 2024, And Ending September 30, 2025; Approving A Final General City Budget; Adopting The Five (5) Year Capital Improvement Program For The City; Providing Authority To The City Management; Prescribing The Terms Conditions And Provisions With Respect To Supplemental Appropriations And Re-Appropriations; Making A Determination Of Public Purpose; Providing For Severability; And Providing An Effective Date.

10. Amend Electric Rates

Legislative Public Hearing: Second reading of Ordinance 2024 – 30, 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

11. Amending Wastewater Rates

Legislative Public Hearing: Second reading of 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. 2023-27; Repealing All Ordinances In Conflict And Providing An Effective Date

12. Amending Water Rates

Legislative Public Hearing: Second reading of 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. 2023-28; Repealing All Ordinances In Conflict And Providing An Effective Date

13. Amending Development Fees

Legislative Public Hearing: Second reading of An Ordinance Pertaining to Utilities Within the City Of Newberry; Amending Division 2 And Division 3 Of Article Vi, Chapter 98 Of The Code Of Ordinances Of The City Of Newberry Pertaining To Water System Development Charges And Sewer System Development Charges; Repealing All Ordinances In Conflict And Providing An Effective Date.

14. FDEP State Revolving Fund (SRF) Drinking Water Elevated Storage Tank Construction Loan Application Resolution

A Resolution Of The City Commission Of The City Of Newberry, Florida, Relating To The State Revolving Fund Loan Program; Making Findings; Authorizing The Loan Application; Authorizing The Loan Agreement; Establishing Pledged Revenues; Designating

Authorized Representatives; Providing Assurances; Providing For Conflicts, Severability, And Effective Date.

15. Second reading for a Small-Scale Future Land Use Map Amendment from Residential Low Density to Commercial

*Legislative Public Hearing: Second reading of Ordinance 2024-26/CPA 24-05, an application by **Robert F. Phillips and Gena M. Phillips, Trustees of the Robert F. Phillips and Gena M. Phillips Revocable Living Trust**, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Residential Low Density to Commercial on a site located at 25909 West Newberry Road consisting of approximately 0.24 acres; Alachua County Tax Parcel Number 02268-000-000.*

16. Second reading for rezoning the property located at 25909 West Newberry Road from Residential, Single-Family (RSF-2) to Commercial, Central Business District (C-CBD).

*Quasi-Judicial Public Hearing: Second reading of Ordinance 2024-25/LDR 24-11, an application by **Robert F. Phillips and Gena M. Phillips, Trustees of the Robert F. Phillips and Gena M. Phillips Revocable Living Trust** to change the zoning designation from Residential, Single-Family (RSF-2) to Commercial, Central Business District (C-CBD) for a site located at 25909 West Newberry Road consisting of approximately 0.24 acres; Alachua County Tax Parcel Number 02268-000-000.*

17. Small Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Number 04442-000-000).

***Legislative Public Hearing:** Second reading of Ordinance 2024-22/CPA 24-08, an application by **Daniel and Meghan Shore**, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Alachua County Rural/Agriculture to City Of Newberry Agriculture (A) on property previously voluntarily annexed to the city as shown on the location map below and identified by Alachua County Parcel Number 04442-000-000, consisting of approximately 9.85 acres more or less.*

18. A request to rezone Agriculture classification from Alachua County to City of Newberry Agriculture (A) zoning on an annexed property (Parcel Number 04442-000-000).

*Quasi-Judicial Public Hearing: Second Reading: Ordinance 2024-23/LDR 24-18, a petition by **Daniel and Meghan Shore**, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURAL (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 04442-000-000 consisting of approximately 9.85 acres more or less. (This application is contingent upon approval of Application CPA 24-08.)*

19. Small Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Number 01925-010-000).

*Legislative Public Hearing: Second reading of Ordinance 2024-20/CPA 24-07, an application by **Jamie Nelson**, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Alachua County Rural/Agriculture to City Of Newberry Agriculture (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 01925-010-000 consisting of approximately 4.76 acres more or less.*

20. A request to rezone Agriculture classification from Alachua County to City of Newberry Agriculture (A) zoning on an annexed property (Parcel Number 01925-010-000).

*Quasi-Judicial Public Hearing: Second Reading Ordinance 2024-21/LDR 24-17, a petition by **Jamie Nelson**, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURAL (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 01925-010-000 consisting of approximately 4.76 acres more or less. (This application is contingent upon approval of Application CPA 24-07.)*

21. Second reading for rezoning the property located at 311 Northwest 250 Street from Commercial, Intensive (CI) to Commercial, Central Business District (C-CBD).

*Quasi-Judicial Public Hearing: Second reading of Ordinance 2024-24/LDR 24-19, an application by eda consultants, inc., agent, on behalf of **Thamina Kadery and Mohammed Abul Chowdury**, owners, to change the zoning designation from Commercial, Intensive (CI) to Commercial, Central Business District (C-CBD) for a site located at 311 Northwest 250 Street consisting of approximately 1.34 acres; Alachua County Tax Parcel Number 01963-001-000.*

AGENDA ITEMS

22. Letter of Support for Suwannee Valley Feed's Newberry Rail Spur Project

COMMENTS

City Manager

City Attorney

City Clerk

Commission

Mayor

Citizens

(Please limit your comments to 5 minutes)

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.