



Planning & Zoning Board

April 06, 2026
6:00 PM

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

Following the Historic Architectural Review Board Meeting
Which begins at 6:00 P.M. in the City Hall Meeting Room

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Review and Approval of March 2, 2026 Planning & Zoning Board Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

2. Site and Development Plan SDP 26-01 Life Soils

Petition SDP 26-01: A request by Life Soils Florida, LLC to develop a new composting facility at 2429 SW 266th Street within a 90-acre City-owned parcel (Tax Parcel No. 02538-009-001) also known as the City of Newberry Environmental Park. The primary services will take place within the south quadrant of the site for a total of approximately 15 acres. The composting facility will generally consist of windrows of compost, access roads, and a stormwater management area.

Quasi judicial Public Hearing.

3. LDR 24-08 Large Scale Rezoning of Sandia West to Planned Residential Development (PRD)

Petition LDR 24-08: A request by NV5 Global, on behalf of SMD Equity, LLC to rezone approximately 159.38 acres from Agriculture (1du/5 ac) to Planned Residential Development (PRD) (4 du/1 ac) for 500 dwelling units on parcel (Tax Parcel No. 02573-000-000).

Quasi judicial Public Hearing.

4. Comprehensive Plan Amendment CPA 25-04 Newberry Ridge: Large-scale future land use map amendment from Mixed Use to Residential, Medium Density.

Legislative Public Hearing.

5. CPA 26-11 Large Scale FLUMA to PF on Easton Newberry Sports Complex

City-Initiated Large-Scale Comprehensive Plan Amendment CPA 26-11: A city-initiated request for a large-scale land use amendment to Public Facilities and Land classification on Easton Newberry Sports Complex.

Legislative Public Hearing.

6. LDR 26-14 Rezoning to PF of Easton Newberry Sports Complex

City-Initiated Rezoning LDR 26-14: A city-initiated request for a rezoning to Public Facilities on Easton Newberry Sports Complex.

Quasi-Judicial.

7. CPA 26-12 Small Scale FLUMA to PF on City Properties

City-Initiated Small-Scale Comprehensive Plan Amendment CPA 26-12: A city-initiated request for a small-scale land use amendment to Public Facilities and Land classification on City properties.

Legislative Public Hearing.

8. LDR 26-15 Rezoning to PF on City Properties

City-Initiated Rezoning LDR 26-15: A city-initiated request for a rezoning to Public Facilities on various City-owned properties.

Quasi-Judicial.

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 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.