



Planning & Zoning Board

January 05, 2026
6:00 PM

25440 West Newberry Road, Newberry, Florida 32669

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Planning & Zoning Board Meeting Minutes - December 1, 2025

PUBLIC HEARINGS AND ORDINANCES

2. All Florida Site and Development Plan

Quasi-judicial public hearing for a Resolution of the City Commission of the City of Newberry, Florida, serving as the Board of Adjustment of the City of Newberry, Florida, approving an application for site and development plan pursuant to Section 14.12 of the City of Newberry Land Development Regulations proposing 3,939 square feet of office/retail, 3,999 square feet of warehouse, 2,000 square feet of office, 3,750 square feet of covered outdoor storage, improvements for an existing 3,751 square foot storage building, and related site improvements for a project known as "All Florida" on certain lands lying within the corporate limits of the City of Newberry, Florida, identified as Tax Parcel No. 01924-002-000 consisting of approximately 3.51 acres more particularly described in Exhibit A; repealing resolutions in conflict; and providing an effective date.

3. Wendy's at Highland Park Site and Development Plan

Quasi-judicial public hearing for a Resolution of the City Commission of the City of Newberry, Florida, serving as the Board of Adjustment of the City of Newberry, Florida, approving an application for site and development plan pursuant to Section 14.12 of the City of Newberry Land Development Regulations for a 2,350-square-foot fast food restaurant with drive-through known as "Wendy's" within the Highland Park Planned Development, on certain lands within the corporate limits of the City of Newberry, Florida, identified as a portion Alachua County Tax Parcel No. 01932-000-000 consisting of approximately 1.1 acres more particularly described in Exhibit A; repealing resolutions in conflict; and providing an effective date.

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 Avenue, 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 the 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. .