Commission Meeting

September 22, 2025
7:00 PM

25440 West Newberry Road, Newberry, Florida 32669

CALL TO ORDER

APPROVAL OF AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS
(Please limit presentations to 15 minutes)

PUBLIC ANNOUNCEMENTS
(Please limit announcements to 2 minutes)

CONSENT AGENDA

1. September 2 , 2025, Recreation Visioning Workshop Minutes
2. September 8, 2025, Commission Meeting Minutes
3. Payment Registers
4. Public Records Report July 31, 2024 through September 15, 2025
5. American Pharmacist Month Proclamation
6. Public Power Week
7. Compensation and Salary Schedules

   Resolution 2025-47 A Resolution Of The City Of Newberry, Florida, Amending The Prior Adoption Of A Compensation Program And Salary Schedules For City Of Newberry Employees, City Clerk, And Elected Officials; Providing For Cost Of Living Adjustments, Repealing All Resolutions In Conflict, And Establishing An Effective Date.

8. Fees and Fines

   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

9. Adoption of Final Operating Millage Rate

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 2025-2026; And Providing An Effective Date.

10. Establish a Final Budget.

    A Resolution Of The City Of Newberry, Florida; Relating To The City's Budget For The 2025-2026 Fiscal Year; Providing For The Final Appropriation Of Funds Of The City Of Newberry For The Fiscal Year Beginning October 1, 2025, And Ending September 30, 2026; 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.

11. Legislative Hearing: Second Reading of Ordinance 2025 – 69, 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

12. Legislative Public Hearing and First Reading of Ordinance 2025 – 70 Water Rates

13. Amending Wastewater Rates

    Legislative and Second 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

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

    Legislative second 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.

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

    Quasi-judicial second 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.

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

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

17. Rezonings from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for Annexation 39 Properties

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

18. Ordinance 2025-68/LDR 25-29 City-initiated rezoning change on approximately 165.88 acres (01919-000-000) currently known as the AgTechFood Park.

    Quasi-Judicial, Second Reading of Ordinance no. 2025-68/LDR 25-29: 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.

COMMENTS

Citizens
(Please limit your comments to 5 minutes)

City Manager

City Attorney

City Clerk

Commission

Mayor

MEETING ADJOURNMENT

Randa K. Paul, 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.

File Attachments for Item:

1. September 2 , 2025, Recreation Visioning Workshop Minutes

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	September 2 , 2025, Recreation Visioning Workshop Minutes
Agenda Section:	Consent Agenda
Department:	Mayor & Commissioners
Strategic Goal/Objective:	GOAL E.4: A diverse and vibrant community Obj. E.4.2 Promote inclusive engagement of city residents in the work of the City through outreach, education, reporting, and advocacy
Presented By:	Randa K. Paul, City Clerk
Recommended Action:	Approve minutes with the consent agenda.

Summary:

Minutes for the September 2 , 2025, Recreation Visioning Workshop are attached.

Attachments:

1. Draft September 2 , 2025, Recreation Visioning Workshop Minutes

Recreation Visioning Workshop Minutes

September 02, 2025
6:30 PM

25440 West Newberry Road
Newberry, Florida 32669

ATTENDEES

Mayor	Tim Marden
Commissioners	Rick Coleman
	Monty Farnsworth
	Donald Long
	Tony Mazon
City Manager	Jordan Marlowe
City Clerk	Judy Rice

Staff:

Assistant City Manager/CFO	Dallas Lee
Director of Community Development	Stacey Hectus
Director of Parks and Recreation	Rod Clark
Community Redevelopment Agency Coordinator	Chelsea Bakaitis
Executive Assistant	Randa Paul
Executive Assistant	Tracie Osteen

Absent:

Commissioner	Mark Clark
City Attorney	Scott Walker

CALL TO ORDER

The workshop was called to order at 6:30 PM.

AGENDA ITEMS

1. Recreation Visioning

Manager Marlowe provided an opening statement.

Discussion ensued.

Director Clark presented the item with a PowerPoint.

City Manager Marlowe spoke to the presentation.

Paul Stresing, Architect, Paul Stresing Associates, presented renderings of options of possibilities for City parks.

The Commission and public were allowed time to review the renderings.

Discussion ensued.

Mellina Parker and Jessica Carey made comments

City Manager Marlowe gave a wrap up statement.

MEETING ADJOURNMENT

The meeting was adjourned at 8:10 PM.

Signed and approved on this 22nd day of September 2025.

_____	_____
Timothy R. Marden, Mayor	Randa K. Paul, City Clerk

DRAFT

File Attachments for Item:

2. September 8, 2025, Commission Meeting Minutes

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	September 8, 2025, Commission Meeting Minutes
Agenda Section:	Consent Agenda
Department:	City Clerk
Presented By:	Randa K. Paul
Strategic Goal/Objective:	GOAL E.4: A diverse and vibrant community Obj. E.4.2 Promote inclusive engagement of city residents in the work of the City through outreach, education, reporting, and advocacy
Recommended Action:	Approve minutes with the consent agenda.

Summary:

Minutes for September 8, 2025 Commission Meeting are attached.

Attachments:

1. Draft September 8, 2025 Commission Meeting Minutes

Commission Meeting Minutes

September 08, 2025
7:00 PM

25440 West Newberry Road, Newberry, Florida 32669

QUORUM CHECK

Mayor	Tim Marden
Commissioners	Mark Clark Rick Coleman Monty Farnsworth Donald Long Tony Mazon
City Manager	Jordan Marlowe
City Clerk	Randa Paul
City Clerk	Judy Rice
City Attorney	Derek Folds
Staff:	
Assistant City Manager for Infrastructure & Development	Jamie Jones
Assistant City Manager/CFO	Dallas Lee
Director of Community Development	Stacey Hectus
Fire Chief	Jason Lyman
Director of Utilities and Public Works	Rance Green
Director of Parks and Recreation	Rod Clark
Assistant Director of Capital Projects & Facilities	Ryan Young
Principal Planner	Jean-Paul W. Perez
Community Redevelopment Agency Coordinator	Chelsea Bakaitis
Human Resources Generalist	Tracy Fair
Executive Assistant	Tracie Osteen
Records & Administrative Coordinator	Jeannene Mironack
Staff Assistant	Madison Fair
Intern	Annah McGehee

CALL TO ORDER

The meeting was called to order at 7:00PM

DRAFT

APPROVAL OF AGENDA

Motion to approve the agenda as published was made by Commissioner Coleman, Seconded by Commissioner Long.

Mayor Marden asked for public comment. Brandy Oldman made comment.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

INVOCATION

The invocation was provided by Pastor Ian Campbell.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Mark Clark

PRESENTATIONS
(Please limit presentations to 15 minutes)

1. **Swearing in of Randa Paul as City Clerk**

   Retiring City Clerk, Judy Rice, swore in City Clerk Randa Paul.

   A ceremonial Passing of the City Seal was done by retiring City Clerk, Judy Rice.

   Mayor Marden reread Proclamation recognizing Judy Rice for 35 years of service to the City of Newberry and presented Judy Rice with a gift from Fracture.

2. **Constitution Week Proclamation**

   Mayor Marden read and presented a Proclamation to two recipients from the Daughters of the American Revolution, proclaiming September 17th through September 23rd as Constitution Week.

PUBLIC ANNOUNCEMENTS
(Please limit announcements to 2 minutes)

Chris Mack, President, Newberry Main Street Organization, advised of the Fab 50 Festival on September 20th, 2025. He advised of the need for one more judge for the car show. Mayor Marden volunteered.

DRAFT

CONSENT AGENDA

Motion to approve the Consent Agenda was made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

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.

Assistant City Manager and City Finance Director Lee presented the item with a PowerPoint.

Motion to approve Resolution 2025-42 with a millage rate of 5.8800 was made by Commissioner Mazon, Seconded by Commissioner Coleman.

Mayor Marden asked for public comments. There were none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

DRAFT

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.

Assistant City Manager and City Finance Director Lee presented the item with PowerPoint.

Motion to approve Resolution 2025-43 was made by Commissioner Long, Seconded by Commissioner Mazon.

Mayor Marden asked for public comments. There were none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

9. Amend Electric Rates

Legislative Hearing: First Reading of Ordinance 2025-69, 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

Assistant City Manager/CFO Lee presented the item orally.

Motion to approve Ordinance 2025-69 was made by Commissioner Clark, Seconded by Commissioner Long.

Mayor Marden asked for public comments. There were none.

Voting Yea: Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Voting Nay: Commissioner Coleman

MOTION PASSED 4-1

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

Assistant City Manager/ CFO Lee presented the item orally.

Motion to approve Ordinance 2025-70 on first reading was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden asked for public comments. There were none.

Voting Yea: Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Voting Nay: Commissioner Coleman

MOTION PASSED 4-1

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

Assistant City Manager/ CFO Lee presented the item orally

Motion to approve on first reading Ordinance 2025-71 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden asked for public comments. There were none.

Voting Yea: Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Voting Nay: Commissioner Coleman, Commissioner Clark

MOTION PASSED 3-2

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.

Principal Planner Perez presented the item with a PowerPoint.

Attorney Folds read Ordinance 2025-32 by title only.

Motion to adopt Ordinance 2025-31was made by Commissioner Farnsworth, Seconded by Commissioner Long .

Mayor Marden asked for public comments. There were none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

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.

City Clerk Randa Paul swore in Ryan Thomas, AICP, NV5 Global, Inc, City Manager Jordan Marlowe, Director of Community Development Stacey Hectus, and Principal Planner Jean-Paul Perez

Attorney Folds read Ordinance 2025-32 by title only.

Mayor Marden reviewed the quasi-judicial procedures and read through the presentation order.

Mayor Marden asked for ex-parte communication on the applications.

ROLL CALL

Commissioner Clark: NONE
Commissioner Coleman: NONE
Commissioner Farnsworth: NONE
Commissioner Long: NONE
Commissioner Mazon: NONE

Principal Planner Perez presented the item orally.

Motion to adopt Ordinance 2025-32 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden asked for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

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.

Director of Community Development Hectus presented the item through PowerPoint.

Attorney Folds read Ordinance 2025-33 by title only.

Discussion ensued.

Mayor Marden asked for any public comment. There was none.

Motion to adopt Ordinance 2025-33 was made by Commissioner Clark, Seconded by Commissioner Long.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

MOTION PASSED 5-0

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.

City Clerk Paul swore in Director of Community Development Hectus.

Attorney Folds read Ordinance 2025-34 by title only.

Mayor Marden reviewed the quasi-judicial procedures and read through the presentation order.

Mayor Marden asked for ex-parte communication on the application.

ROLL CALL

Commissioner Clark: NONE
Commissioner Coleman: NONE
Commissioner Farnsworth: NONE
Commissioner Long: NONE
Commissioner Mazon: NONE

Director of Community Development Hectus presented the item orally.

Motion to adopt Ordinance 2025-34 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden asked for public comment. Brandy Oldman, Jason Neglio spoke.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long

Voting Nay: Commissioner Mazon

Motion passed 4-1

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.

City Clerk Paul swore in Brian Hercules.

Principal Planner Perez Presented the item through PowerPoint.

Attorney Folds read Ordinance 2025-35 by title only.

Motion to approve on first reading Ordinance 2025-35 was made by Commissioner Clark, Seconded by Commissioner.

Discussion ensued.

Mayor Marden asked for any public comment. Brandy Oldman, Brian Hercules, and Jason Neglio commented.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed 5-0

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.

Attorney Folds read Ordinance 2025-36 by title only.

Mayor Marden reviewed the quasi-judicial procedures and read through the presentation order.

Mayor Marden asked for ex-parte communication on the application.

ROLL CALL

Commissioner Clark: NONE
Commissioner Coleman: NONE
Commissioner Farnsworth: NONE
Commissioner Long: NONE
Commissioner Mazon: NONE

Principal Planner Perez remained sworn.

Principal Planner Perez presented the item orally.

Motion to approve Ordinance 2025-36 on first reading was made by Commissioner Coleman, Seconded by Commissioner Clark.

Mayor Marden asked for public comment. Brandy Oldman commented.

Roll Call Vote:

Commissioner Ricky Coleman: Yes

Commissioner Mark Clark: Yes

Commissioner Farnsworth: Yes

Commissioner Long: Yes

Commissioner Mazon: No

Motion passed 4-1

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.

Nobody new entered the room.

Attorney Folds read Ordinance 2025-68 by title only.

Mayor Marden reviewed the quasi-judicial procedures and read through the presentation order

Mayor Marden asked for ex-parte communication on the application.

ROLL CALL

Commissioner Clark: NONE
Commissioner Coleman: NONE
Commissioner Farnsworth: NONE
Commissioner Long: NONE
Commissioner Mazon: NONE

Director of Community Development Hectus presented with a PowerPoint presentation

Motion to adopt Ordinance 2025-68 was made by Commissioner Mazon, Seconded by Commissioner Coleman

Mayor Tim Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

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

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-37 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Commissioner Mazon stepped away from the Dais.

Motion to adopt Ordinance 2025-37 was made by Commissioner Farnsworth, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long.

Motion passed: 4 - 0

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-38 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-38 was made by Commissioner Farnsworth, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long

Motion passed: 4 - 0

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-39 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-39 was made by Commissioner Long, Seconded by Commissioner Farnsworth.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long

Motion passed: 4 - 0

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-41 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-41 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long

Motion passed: 4 - 0

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-42 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-42 was made by Commissioner Farnsworth, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long

Motion passed: 4 - 0

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-43 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-43 was made by Commissioner Long, Seconded by Commissioner Coleman.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long

Motion passed: 4 - 0

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-45 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-45 was made by Commissioner Clark, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long

Motion passed: 4 - 0

Commissioner Mazon rejoined the Dais.

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-46 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-46 was made by Commissioner Mazon, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-47 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-47 was made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-48 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-48 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-51 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-51 was made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

20. First Reading of Rezonings 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.

No one new had entered the room that required to be sworn in.

Mayor Marden asked for ex-parte communication on all the Rezoning Applications

ROLL CALL

Commissioner Clark: NONE
Commissioner Coleman: NONE
Commissioner Farnsworth: NONE
Commissioner Long: NONE
Commissioner Mazon: NONE

Director Hectus, AICP, presented the item orally.

Attorney Folds read the Ordinance 2025-52 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-52 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-53 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-53 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-54 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-54 was made by Commissioner Long, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-56 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-56 was made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-57 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-57 was made by Commissioner Mazon, Seconded by Commissioner Coleman.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-58 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-58 was made by Commissioner Long, Seconded by Commissioner Coleman.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-60 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-60 was made by Commissioner Coleman, Seconded by Commissioner Long.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-61 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-61 was made by Commissioner Coleman, Seconded by Commissioner Mazon.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-62 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-62 was made by Commissioner Clark, Seconded by Commissioner Farnsworth.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-63 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-63 was made by Commissioner Mazon, Seconded by Commissioner Clark.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

Attorney Folds read the Ordinance 2025-66 by title only into the record.

Mayor Marden asked if Director Hectus had anything to add. She did not.

Motion to adopt Ordinance 2025-66 was made by Commissioner Long, Seconded by Commissioner Farnsworth.

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

AGENDA ITEMS

21. Highland Park Community Development District Interlocal Agreement

Assistant City Manager for Development and Infrastructure Jones presented the item orally.

Motion to authorize the City Manager, or designee, to execute an interlocal agreement for Highland Park Community Development District was made by Commissioner Mazon, Seconded by Commissioner Farnsworth.

Mayor Marden called for public comment. Brandy Oldman, Lindsey Mozzynski spoke.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed 5-0

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.

Assistant City Manager of Finance and Administration Lee, presented orally.

Discussion ensued.

Motion to approve Resolution 2025-48 and direct the City Manager to negotiate an abatement incentive was made by Commissioner Long, Seconded by Commissioner Coleman

Mayor Marden called for public comment. There was none.

Voting Yea: Commissioner Coleman, Commissioner Clark, Commissioner Farnsworth, Commissioner Long, Commissioner Mazon

Motion passed: 5 - 0

COMMENTS

Brandy Oldman made comment.

Discussion ensued.

City Manager Marlowe spoke.

Discussion ensued.

City Attorney Folds spoke.

City Clerk Paul spoke.

Commission Farnsworth, Commissioner Clark, Commissioner Mazon, and Mayor Marden made comments

Discussion ensued.

MEETING ADJOURNMENT

The meeting was adjourned at 10:21PM

Signed and approved on this 22nd day of September 2025.

_____ _____

Timothy R. Marden, Mayor Randa K. Paul, City Clerk

DRAFT

File Attachments for Item:

3. Payment Registers

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	Payment Registers
Agenda Section:	Consent Agenda
Department:	Finance & Administration
Strategic Goal/Objective:	Enter Text Here (see Word doc in Agendas > 2023. Copy and Paste "Text Only," not "with formatting," into this table .)
Presented By:	Dallas Lee, CFO
Recommended Action:	Review payment registers.

Summary:

Payments made in the prior month are presented for the Commission's review.

Attachments:

1. Payment Register

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
110672	**CHK**	**A**	**ALL COUNTY WATER LLC**	**2612**	**1**	**2,500.00**	**0.00**	**2,500.00**	**08/05/2025**		**44258**
			ABANDON A 4' WELL AT ENV PARK	2523		2,500.00	0.00	2,500.00			
110673	**CHK**	**A**	**CELLCO PARTNERSHIP**	**2241**	**1**	**2,125.92**	**0.00**	**2,125.92**	**08/05/2025**		**44258**
			IPADS FOR CODE ENFMT/BUILDINGS	9000356329		2,125.92	0.00	2,125.92			
110674	**CHK**	**A**	**CHANNEL INNOVATIONS CORPORATIO**	**3160**	**1**	**1,568.68**	**0.00**	**1,568.68**	**08/05/2025**		**44258**
			QUARTERLY AIR TEST PROGRAM ANN	INV-CI2-701		1,568.68	0.00	1,568.68			
110675	**CHK**	**A**	**CITY OF NEWBERRY**	**343**	**4**	**32,748.73**	**0.00**	**32,748.73**	**08/05/2025**		**44258**
			July 2025 Utility Bill	073125		32,748.73	0.00	477.14			
			July 2025 Utility Bill	073125		32,748.73	0.00	589.56			
			July 2025 Utility Bill	073125		32,748.73	0.00	11,034.62			
			July 2025 Utility Bill	073125		32,748.73	0.00	20,647.41			
110676	**CHK**	**A**	**CO2 DIRECT GAS**	**2775**	**1**	**265.22**	**0.00**	**265.22**	**08/05/2025**		**44258**
			ACETYLENE/ARGON COMPRESS/O2	SO-016144		265.22	0.00	265.22			
110677	**CHK**	**A**	**COLEMAN CONSTRUCTION**	**1252**	**1**	**4,488.75**	**0.00**	**4,488.75**	**08/05/2025**		**44258**
			BLANKET PO FOR LIMEROCK HAULIN	25-503		4,488.75	0.00	4,488.75			
110678	**CHK**	**A**	**CORE & MAIN LP**	**580**	**1**	**5,785.50**	**0.00**	**5,785.50**	**08/05/2025**		**44258**
			SRII WATER METERS	X437153		5,785.50	0.00	5,785.50			
110679	**CHK**	**A**	**DAUGHTRY TREE SERVICE LLC**	**3054**	**2**	**4,900.00**	**0.00**	**4,900.00**	**08/05/2025**		**44258**
			TREE REMOVAL AND STUMP GRINDIN	7448		3,200.00	0.00	3,200.00			
			TREE REMOVAL AND STUMP GRINDIN	7644		1,700.00	0.00	1,700.00			
110680	**CHK**	**A**	**ELEVATOR TELEPHONE SERVICE**	**996**	**1**	**150.00**	**0.00**	**150.00**	**08/05/2025**		**44258**
			INSTALL PHONE EQUIPMENT LRSH	108357		150.00	0.00	150.00			
110681	**CHK**	**A**	**FORTILINE INC**	**2839**	**2**	**3,067.60**	**0.00**	**3,067.60**	**08/05/2025**		**44258**
			BRASS PARTS WATER INVENTORY	6980356		2,720.00	0.00	2,720.00			
			GLOVES FOR WASTEWATER	6993127		347.60	0.00	347.60			
110682	**CHK**	**A**	**GRESCO SUPPLY, INC.**	**741**	**3**	**5,876.50**	**0.00**	**5,876.50**	**08/05/2025**		**44258**
			END FITTING FUSE UNIT KITS	20150442-00		1,448.00	0.00	1,448.00			
			ELECTRIC DPT INVENTORY RESTOCK	20150459-01		2,984.50	0.00	2,984.50			
			ELECTRIC INVENTORY	20151007-00		1,444.00	0.00	1,444.00			
110683	**CHK**	**A**	**J AND J GAS SERVICE INC**	**3526**	**3**	**881.30**	**0.00**	**881.30**	**08/05/2025**		**44258**
			GAS DELIVERY - FIRE DEPT	13183		129.00	0.00	129.00			
			GAS DELIVERY - FIRE DEPT	U003D727A		197.64	0.00	197.64			
			GAS DELIVERY - FIRE DEPT	U003F397		554.66	0.00	554.66			
110684	**CHK**	**A**	**KONICA MINOLTA BUSINESS SOLUTI**	**2145**	**14**	**1,181.32**	**0.00**	**1,181.32**	**08/05/2025**		**44258**
			BUILDING DEPT COPIER JUNE	502934369		175.76	0.00	175.76			
			ANNEX II COPIER LEASE JUNE	502934389		142.45	0.00	142.45			
			CITY YARD COPIER LEASE JUNE	502934545		148.44	0.00	44.53			
			CITY YARD COPIER LEASE JUNE	502934545		148.44	0.00	44.53			
			CITY YARD COPIER LEASE JUNE	502934545		148.44	0.00	22.27			
			CITY YARD COPIER LEASE JUNE	502934545		148.44	0.00	37.11			
			PLANNING DEPT COPIER JUNE	502934829		178.42	0.00	178.42			
			CITYYARD TRAILER COPIER JUNE	502934925		96.63	0.00	14.50			
			CITYYARD TRAILER COPIER JUNE	502934925		96.63	0.00	24.16			
			CITYYARD TRAILER COPIER JUNE	502934925		96.63	0.00	28.98			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			CITYYARD TRAILER COPIER JUNE	502934925		96.63	0.00	28.99			
			ANNEX COPIER LEASE JUNE	502934928		147.30	0.00	22.09			
			ANNEX COPIER LEASE JUNE	502934928		147.30	0.00	125.21			
			CITY HALL COPIER JUNE	502935004		292.32	0.00	292.32			
110685	**CHK**	**A**	**LEVY COUNTY ROAD DEPT.**	**1004**	**1**	**295.87**	**0.00**	**295.87**	**08/05/2025**		**44258**
			LEVY COUNTY ROAD WORK	101664		295.87	0.00	295.87			
110686	**CHK**	**A**	**UMA SARMISTHA**	**2016**	**1**	**224.28**	**0.00**	**224.28**	**08/05/2025**		**44258**
			MILAGE REFUND FOR FRA CONFEREN	20250409		224.28	0.00	224.28			
110687	**CHK**	**A**	**J&S ROOFING & CONSTRUCTION**	**2016**	**1**	**189.00**	**0.00**	**189.00**	**08/05/2025**		**44258**
			REFUND OF PERMIT FEES FOR CANC	20250730		189.00	0.00	189.00			
110688	**CHK**	**A**	**TRI COUNTY SAW SHOP LLC**	**2703**	**2**	**414.52**	**0.00**	**414.52**	**08/05/2025**		**44258**
			COPPERHEAD 6 PK BLADES	149212		150.00	0.00	150.00			
			BELT DECK	149298		264.52	0.00	264.52			
110689	**CHK**	**A**	**ULINE, INC.**	**2523**	**1**	**4,005.41**	**0.00**	**4,005.41**	**08/05/2025**		**44258**
			WORKSTATION FANS 12"	195263597		4,005.41	0.00	4,005.41			
16851	**NOD**	**A**	**ALTEC INDUSTRIES**	**271**	**1**	**2,060.00**	**0.00**	**2,060.00**	**08/05/2025**		**44258**
			DIGGER DERRICK HYDRAULIC TAMP	13099672		2,060.00	0.00	2,060.00			
16852	**NOD**	**A**	**TRI STATE UTILITY PRODUCTS**	**728**	**2**	**2,244.60**	**0.00**	**2,244.60**	**08/05/2025**		**44258**
			CT's ELECTRIC CITY HALL JOB	2049738-02		1,664.60	0.00	1,664.60			
			#2 KEARNEYS FOR ELECTRIC DEPT	2049741-01		580.00	0.00	580.00			
16853	**NOD**	**A**	**LEWIS OIL CO INC.**	**1229**	**2**	**5,779.54**	**0.00**	**5,779.54**	**08/05/2025**		**44258**
			ADDITIVES DIESEL AND GASOLINE	1003717		3,366.47	0.00	3,366.47			
			ADDITIVES DIESEL AND GASOLINE	1003883		2,413.07	0.00	2,413.07			
16854	**NOD**	**A**	**UNIFIRST CORPORATION**	**1612**	**6**	**639.39**	**0.00**	**639.39**	**08/05/2025**		**44258**
			ELEC DEPT UNIFORMS	3040158437		99.39	0.00	99.39			
			WA/WW UNIFORMS	3040158444		271.48	0.00	271.48			
			S&R UNIFORMS	3040158452		67.25	0.00	67.25			
			ELEC DEPT UNIFORMS	3040159604		99.39	0.00	99.39			
			WA/WW UNIFORMS	3040159611		50.67	0.00	50.67			
			S&R UNIFORMS	3040159616		51.21	0.00	51.21			
16855	**NOD**	**A**	**BLACKWELL ELECTRIC LLC**	**1678**	**1**	**8,176.29**	**0.00**	**8,176.29**	**08/05/2025**		**44258**
			UPGRADES TO LS 7 DEMARK BOX	6967		8,176.29	0.00	8,176.29			
16856	**NOD**	**A**	**ALACHUA COUNTY BOCC**	**1990**	**1**	**3,285.00**	**0.00**	**3,285.00**	**08/05/2025**		**44258**
			MONTHLY LAW ENFORCEMENT SERVIC	072925		3,285.00	0.00	3,285.00			
16857	**NOD**	**A**	**WATSON CONSTRUCTION CO., LLC**	**2100**	**3**	**17,614.23**	**0.00**	**17,614.23**	**08/05/2025**		**44258**
			LS#8 ABANDONMENT LS#7 REHAB	1		121,151.63	0.00	6,057.59			
			LS#8 ABANDONMENT LS#7 REHAB	2		123,603.64	0.00	6,180.19			
			LS#8 ABANDONMENT LS#7 REHAB	3		107,528.99	0.00	5,376.45			
16858	**NOD**	**A**	**DOUBLE EAGLE GRAPHICS**	**2508**	**1**	**877.29**	**0.00**	**877.29**	**08/05/2025**		**44258**
			46X46 DIBOND NEWBERRY GATEWAY	2025-81322		877.29	0.00	877.29			
16859	**NOD**	**A**	**XYLEM WATER SOLUTIONS USA, INC**	**2530**	**1**	**1,617.00**	**0.00**	**1,617.00**	**08/05/2025**		**44258**
			MODEM REPLACEMENT FOR LS	3556D80396		1,617.00	0.00	1,617.00			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
16860	NOD	A	**ODYSSEY MANUFACTURING COMPANY**	2540	1	946.80	0.00	946.80	08/05/2025		44258
			BULK SODIUM HYPOCHLORITE	089026		946.80	0.00	946.80			
16861	NOD	A	**EDA CONSULTANTS INC**	2637	2	332.50	0.00	332.50	08/05/2025		44258
			AVALON WOODS PHASE 4 ENGINEER	25289		212.50	0.00	212.50			
			TRACKLINE SDP 25-05	25292		120.00	0.00	120.00			
16862	NOD	A	**HILLMAN SUPPLY COMPANY INC**	2751	3	1,702.08	0.00	1,702.08	08/05/2025		44258
			RESTROOM/CUSTODIAL SUPPLIES	198861		1,188.74	0.00	1,188.74			
			RESTROOM/CUSTODIAL SUPPLIES	198861-1		180.83	0.00	180.83			
			RESTROOM/CUSTODIAL SUPPLIES	198861-2		332.51	0.00	332.51			
16863	NOD	A	**VIVID SKY PRODUCTIONS**	2766	1	250.00	0.00	250.00	08/05/2025		44258
			AV OPERATOR FOR COMMISSION MEE	250906		250.00	0.00	250.00			
16864	NOD	A	**FLORIDA STATE UNIVERSITY**	3221	2	2,280.00	0.00	2,280.00	08/05/2025		44258
			CERTIFIED PUBLIC MANAGER (5-8)	AUX00202246		2,280.00	0.00	1,900.00			
			CERTIFIED PUBLIC MANAGER (5-8)	AUX00202246		2,280.00	0.00	380.00			
16865	NOD	A	**CSC ERECORDING**	3238	2	900.00	0.00	900.00	08/05/2025		44258
			E-PAY DRAW ACCOUNT FOR UTILITI	08042025		900.00	0.00	600.00			
			E-PAY DRAW ACCOUNT FOR UTILITI	08042025		900.00	0.00	300.00			
16866	NOD	A	**HD SUPPLY INC**	3369	2	237.05	0.00	237.05	08/05/2025		44258
			BLUE DYE TABLETS FOR CITY HALL	INV00771516		102.10	0.00	102.10			
			METERING PUMP QUILLS	INV00778265		134.95	0.00	134.95			
16867	NOD	A	**AMERICAN PIPE & TANK INC**	3376	1	4,377.00	0.00	4,377.00	08/05/2025		44258
			PUMPED 21,300 G SLUDGE FROMP	100819		4,377.00	0.00	4,377.00			
16868	NOD	A	**ANNE POLO**	3397	1	100.00	0.00	100.00	08/05/2025		44258
			PLANNING BOARD COMPENSATION	202507302		100.00	0.00	100.00			
16869	NOD	A	**KATHRYN LEE THOMAS**	3411	1	100.00	0.00	100.00	08/05/2025		44258
			PLANNING BOARD COMPENSATION	20250730		100.00	0.00	100.00			
16870	NOD	A	**CLUBHOUSE APPAREL LLC**	3451	1	870.50	0.00	870.50	08/05/2025		44258
			UNIFORMS - PARKS MAINT & STAFF	2917		870.50	0.00	870.50			
16871	NOD	A	**MELLINA PARKER**	3459	1	150.00	0.00	150.00	08/05/2025		44258
			PLANNING BOARD COMPENSATION	20250730		150.00	0.00	150.00			
16872	NOD	A	**MOBILE MODULAR**	3475	1	1,951.64	0.00	1,951.64	08/05/2025		44258
			WWTP OFFICE TRAILER LEASE	2737970		1,951.64	0.00	1,951.64			
16873	NOD	A	**CITY WIDE FACILITY SOLUTIONS**	3485	2	3,317.95	0.00	3,317.95	08/05/2025		44258
			STRIP/WAX MLK, SCRUB YARD FLR	42013024432		865.00	0.00	865.00			
			SCOPE OF WORK: CITY WIDE SOLUT	42013024440		2,452.95	0.00	2,452.95			
16874	NOD	A	**GIG ALL-IN LANDSCAPING LLC**	3509	1	4,178.33	0.00	4,178.33	08/05/2025		44258
			LANDSCAPE SERVICES CITYWIDE	13072		4,178.33	0.00	4,178.33			
16875	NOD	A	**DISASTER PROGRAM & OPERATIONS**	3517	1	142.50	0.00	142.50	08/05/2025		44258
			PROJECT MANAGER (RRUSSAKOFF)	NEW-2025-009		142.50	0.00	142.50			
16876	NOD	A	**WW WHITEHURST LLC**	3542	1	3,333.00	0.00	3,333.00	08/05/2025		44258

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			ASPHALT PATCH EASTON SPORT CPX	A-193		3,333.00	0.00	3,333.00			
16877	**NOD**	**A**	**JESSICA CARVALHO CAREY**	**3571**	**1**	**150.00**	**0.00**	**150.00**	**08/05/2025**		**44258**
			PLANNING BOARD COMPENSATION	20250730		150.00	0.00	150.00			
1065	**EFT**	**A**	**AT&T**	**181**	**1**	**217.44**	**0.00**	**217.44**	**08/05/2025**	**HP**	**44265**
			FIRE - WIRELESS - JULY 2025	071725		217.44	0.00	217.44			
110693	**CHK**	**A**	**BIO-CYCLE LLC**	**2541**	**1**	**47.00**	**0.00**	**47.00**	**08/12/2025**		**44306**
			SHARPS DISPOSAL - AUGUST 2025	415418		47.00	0.00	47.00			
110694	**CHK**	**A**	**DOUBLE B SOUTHERN LLC**	**2881**	**1**	**1,525.00**	**0.00**	**1,525.00**	**08/12/2025**		**44306**
			ZOYSIA SOD FOR AROUND JDURDEN	F10103357		1,525.00	0.00	1,525.00			
110695	**CHK**	**A**	**FORTILINE INC**	**2839**	**1**	**118.00**	**0.00**	**118.00**	**08/12/2025**		**44306**
			M18 WORK LIGHT	6980319		118.00	0.00	118.00			
110696	**CHK**	**A**	**GATOR FIRE EQUIPMENT**	**3347**	**1**	**182.50**	**0.00**	**182.50**	**08/12/2025**		**44306**
			ALL FIRE PREVENTION/MONITORING	117064		182.50	0.00	182.50			
110697	**CHK**	**A**	**GRESCO SUPPLY, INC.**	**741**	**2**	**3,367.00**	**0.00**	**3,367.00**	**08/12/2025**		**44306**
			FLOOD LIGHTS	20149469-00		3,120.00	0.00	3,120.00			
			ELECTRIC INVENTORY SUPPLIES	20150047-01		247.00	0.00	247.00			
110698	**CHK**	**A**	**LIFE SOILS,LLC**	**3159**	**2**	**2,232.00**	**0.00**	**2,232.00**	**08/12/2025**		**44306**
			3/8" COMMAND BY LIFESOILS	14087		133.65-	0.00	133.65-			
			3/8" COMMAND BY LIFESOILS	S-INV014087		2,365.65	0.00	2,365.65			
110699	**CHK**	**A**	**ANGEL SOSA-LOPEZ**	**2016**	**1**	**300.00**	**0.00**	**300.00**	**08/12/2025**		**44306**
			RENTAL DEPOSIT REFUND TO ANGEL	0041435		300.00	0.00	300.00			
110700	**CHK**	**A**	**TANIA OCASIO**	**2016**	**1**	**250.00**	**0.00**	**250.00**	**08/12/2025**		**44306**
			RENTAL DEPOSIT REFUND TO TANIA	0043816		250.00	0.00	250.00			
110701	**CHK**	**A**	**NEWBERRY COMMUNITY SCHOOL, INC**	**3578**	**1**	**150,000.00**	**0.00**	**150,000.00**	**08/12/2025**		**44306**
			NCS Disbursement #1	08082025		150,000.00	0.00	150,000.00			
110702	**CHK**	**A**	**OFFICE DEPOT**	**1487**	**1**	**21.59**	**0.00**	**21.59**	**08/12/2025**		**44306**
			OFFICE SUPPLIES	433037975001		21.59	0.00	21.59			
110703	**CHK**	**A**	**SAUCER VALUATION ASSOCIATES, I**	**3558**	**1**	**2,000.00**	**0.00**	**2,000.00**	**08/12/2025**		**44306**
			LIONS CLUB APPRAISAL REPORT	080225		2,000.00	0.00	2,000.00			
110704	**CHK**	**A**	**ULINE, INC.**	**2523**	**2**	**1,867.73**	**0.00**	**1,867.73**	**08/12/2025**		**44306**
			MARKING PAINT AND MARKING WAND	195932978		1,867.73	0.00	96.91			
			MARKING PAINT AND MARKING WAND	195932978		1,867.73	0.00	1,770.82			
110705	**CHK**	**A**	**UNITED RENTALS INC**	**2576**	**1**	**3,065.74**	**0.00**	**3,065.74**	**08/12/2025**		**44306**
			SWEEPER & ROLLER RENTAL	250345700-001		3,065.74	0.00	3,065.74			
1106530	**CHK**	**A**	**MICHAEL CAMPBELL**	**2016**	**1**	**250.00**	**0.00**	**250.00**	**08/12/2025**	**HP**	**44307**
			RENTAL DEPOSIT REFUND TO MICHA	0041413		250.00	0.00	250.00			
16880	**NOD**	**A**	**SOUTHERN FUELWOOD**	**504**	**1**	**675.00**	**0.00**	**675.00**	**08/12/2025**		**44306**
			DUMP FEE	94409		675.00	0.00	675.00			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
16881	**NOD**	**A**	**FERGUSON WATERWORKS**	**647**	**1**	**940.00**	**0.00**	**940.00**	**08/12/2025**		**44306**
			HYDRANTS AND REPAIR KITS	2160422		940.00	0.00	940.00			
16882	**NOD**	**A**	**TRI STATE UTILITY PRODUCTS**	**728**	**3**	**14,831.40**	**0.00**	**14,831.40**	**08/12/2025**		**44306**
			WIRE FOR ELECTIC DEPT	2049574-02		12,720.00	0.00	12,720.00			
			CT's ELECTRIC CITY HALL JOB	2049738-01		713.40	0.00	713.40			
			HOT LINE CLAMPS/DIST ARRESTERS	2049828-01		1,398.00	0.00	1,398.00			
16883	**NOD**	**A**	**FMPA-AR**	**831**	**1**	**3,920.00**	**0.00**	**3,920.00**	**08/12/2025**		**44306**
			FEEDER PLAN STUDY	040693		3,920.00	0.00	3,920.00			
16884	**NOD**	**A**	**UNIFIRST CORPORATION**	**1612**	**3**	**204.95**	**0.00**	**204.95**	**08/12/2025**		**44306**
			ELEC DEPT UNIFORMS	3040160749		99.39	0.00	99.39			
			WA/WW UNIFORMS	3040160759		54.35	0.00	54.35			
			S&R UNIFORMS	3040160763		51.21	0.00	51.21			
16885	**NOD**	**A**	**ALACHUA COUNTY BOCC**	**1990**	**1**	**326.26**	**0.00**	**326.26**	**08/12/2025**		**44306**
			ALACHUA CO. PUBLIC SERVICE TAX	073125		326.26	0.00	326.26			
16886	**NOD**	**A**	**WATSON CONSTRUCTION CO., LLC**	**2100**	**1**	**487,996.95**	**0.00**	**487,996.95**	**08/12/2025**		**44306**
			15TH AVE ROADWAY IMPROVEMENT	1C		513,681.00	0.00	487,996.95			
16887	**NOD**	**A**	**STATE OF FLORIDA / CFO**	**2447**	**3**	**178,657.19**	**0.00**	**178,657.19**	**08/12/2025**		**44306**
			CW010800 - DEBT SERVICE #3	08012025A		56,554.62	0.00	56,554.62			
			SRF Loan Payment - Principal	08012025B		79,546.57	0.00	79,546.57			
			SEMI-ANNUAL LOAN PAYMENT #1	08012025C		42,556.00	0.00	42,556.00			
16888	**NOD**	**A**	**ODYSSEY MANUFACTURING COMPANY**	**2540**	**2**	**468.00**	**0.00**	**468.00**	**08/12/2025**		**44306**
			BULK SODIUM HYPOCHLORITE	089995		216.00	0.00	216.00			
			BULK SODIUM HYPOCHLORITE	089996		252.00	0.00	252.00			
16889	**NOD**	**A**	**ENCO UTILITY SERVICES FLORIDA**	**2578**	**2**	**1,575.10**	**0.00**	**1,575.10**	**08/12/2025**		**44306**
			ENCO UTILITY SERVICES	INV72342A		1,410.44	0.00	1,410.44			
			KNOX BOX EBILL INSERTS	INV72342B		164.66	0.00	164.66			
16890	**NOD**	**A**	**ONSOLVE INTERMEDIATE HOLDING C**	**2582**	**1**	**4,494.00**	**0.00**	**4,494.00**	**08/12/2025**		**44306**
			ONSOLVE ANNUAL RENEWAL	15345734		4,494.00	0.00	4,494.00			
16891	**NOD**	**A**	**EDA CONSULTANTS INC**	**2637**	**2**	**510.00**	**0.00**	**510.00**	**08/12/2025**		**44306**
			COST ESTIMATION SW 15TH AVE	25328		200.00	0.00	200.00			
			CONSTRUCTION STAKING 15TH AVE	25330		310.00	0.00	310.00			
16892	**NOD**	**A**	**ELGIE MAY LLC**	**2680**	**5**	**1,887.00**	**0.00**	**1,887.00**	**08/12/2025**		**44306**
			MONTHLY PHONE SERVICE	5636		1,887.00	0.00	67.28			
			MONTHLY PHONE SERVICE	5636		1,887.00	0.00	1,533.80			
			MONTHLY PHONE SERVICE	5636		1,887.00	0.00	70.64			
			MONTHLY PHONE SERVICE	5636		1,887.00	0.00	107.64			
			MONTHLY PHONE SERVICE	5636		1,887.00	0.00	107.64			
16893	**NOD**	**A**	**EVANS PLUMBING INC**	**2838**	**1**	**470.00**	**0.00**	**470.00**	**08/12/2025**		**44306**
			FUELMASTER METER CALIBRATION	PC-2025-337		470.00	0.00	470.00			
16894	**NOD**	**A**	**ALPHA-OMEGA TRAINING AND COMPL**	**3215**	**2**	**4,132.13**	**0.00**	**4,132.13**	**08/12/2025**		**44306**
			WASTEWATER TREATMENT PLANT - O	17988		1,274.63	0.00	1,274.63			
			WASTEWATER TREATMENT PLANT - O	17989		2,857.50	0.00	2,857.50			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
16895	**NOD**	**A**	**ELECTRIC CITIES OF GEORGIA, IN**	**3222**	**1**	**1,440.00**	**0.00**	**1,440.00**	**08/12/2025**		**44306**
			TRAINING FOR ELECTRIC DEPT	0059290-IN		1,440.00	0.00	1,440.00			
16896	**NOD**	**A**	**CSC ERECORDING**	**3238**	**1**	**235.00**	**0.00**	**235.00**	**08/12/2025**		**44306**
			001-240-521-52.00 RECORDING AS	836321416576073120	25	235.00	0.00	235.00			
16897	**NOD**	**A**	**GBM GLOBAL SOLUTIONS, LLC**	**3249**	**2**	**6,125.23**	**0.00**	**6,125.23**	**08/12/2025**		**44306**
			ECONOMIC DEVELOPMENT SERVICES	42A		4,000.00	0.00	4,000.00			
			ECONOMIC DEVELOPMENT SERVICES	42B		2,125.23	0.00	2,125.23			
16898	**NOD**	**A**	**GRANICUS LLC**	**3479**	**1**	**17,439.47**	**0.00**	**17,439.47**	**08/12/2025**		**44306**
			GRANICUS SOFTWARE SUBSCRIPTION	206973		17,439.47	0.00	17,439.47			
16899	**NOD**	**A**	**GIG ALL-IN LANDSCAPING LLC**	**3509**	**1**	**3,728.33**	**0.00**	**3,728.33**	**08/12/2025**		**44306**
			LANDSCAPE SERVICES CITYWIDE	13106		3,728.33	0.00	3,728.33			
16900	**NOD**	**A**	**RADWELL INTERNATIONAL, LLC.**	**3541**	**1**	**1,502.81**	**0.00**	**1,502.81**	**08/12/2025**		**44306**
			CIRCUIT BREAKER & ACCS	35625033		1,502.81	0.00	1,502.81			
16901	**NOD**	**A**	**KIMBERLY HICKEY**	**3581**	**1**	**225.00**	**0.00**	**225.00**	**08/12/2025**		**44306**
			CEDAR KEY SUNSET PALMS PAINTIN	0000004		225.00	0.00	225.00			
1072	**EFT**	**A**	**COX COMMUNICATIONS INC**	**1638**	**2**	**663.70**	**0.00**	**663.70**	**08/12/2025**	**HP**	**44305**
			FREDDIE WARMACK INTERNET - AUG	072825		120.36	0.00	120.36			
			ENSC PHONE/INTERNET - AUG 2025	080125		543.34	0.00	543.34			
1106534	**CHK**	**A**	**CELLCO PARTNERSHIP**	**2241**	**4**	**4,121.49**	**0.00**	**4,121.49**	**08/19/2025**		**44335**
			MONTHLY IPADS,PHONES&AIRCARDS	6119965378		4,121.49	0.00	705.01			
			MONTHLY IPADS,PHONES&AIRCARDS	6119965378		4,121.49	0.00	1,812.56			
			MONTHLY IPADS,PHONES&AIRCARDS	6119965378		4,121.49	0.00	190.04			
			MONTHLY IPADS,PHONES&AIRCARDS	6119965378		4,121.49	0.00	1,413.88			
1106535	**CHK**	**A**	**CONSOLIDATED ELECTRICAL DISTRI**	**2251**	**5**	**106,315.03**	**0.00**	**106,315.03**	**08/19/2025**		**44335**
			CED GENERATOR PKG ODP#2	2638-1092276		66,049.36	0.00	66,049.36			
			CED GENERATOR PKG ODP#2	2638-1093519		15,116.91	0.00	15,116.91			
			CED GENERATOR PKG ODP#2	2638-1093809		26,350.00	0.00	26,350.00			
			CED GENERATOR PKG ODP#2	2638-1097212		1,218.24-	0.00	1,218.24-			
			CED GENERATOR PKG ODP#2	2638-1097517		17.00	0.00	17.00			
1106536	**CHK**	**A**	**FORTILINE INC**	**2839**	**1**	**1,184.50**	**0.00**	**1,184.50**	**08/19/2025**		**44335**
			INVENTORY PARTS FOR WATER DEPT	6980344		1,184.50	0.00	1,184.50			
1106537	**CHK**	**A**	**GRESCO SUPPLY, INC.**	**741**	**1**	**11,355.00**	**0.00**	**11,355.00**	**08/19/2025**		**44335**
			LIGHT LED FOR ELECTRIC DEPT	20151562-00		11,355.00	0.00	11,355.00			
1106538	**CHK**	**A**	**LIMESTONE PRODUCTS, INC.**	**453**	**3**	**9,218.90**	**0.00**	**9,218.90**	**08/19/2025**		**44335**
			ANNUAL LIMEROCK PROGRAM	187784		777.00	0.00	777.00			
			ANNUAL LIMEROCK PROGRAM	187785		2,119.00	0.00	2,119.00			
			ANNUAL LIMEROCK PROGRAM	187848		6,322.90	0.00	6,322.90			
1106539	**CHK**	**A**	**JONES TEMPLE CHURCH OF GOD BY**	**2016**	**1**	**200.00**	**0.00**	**200.00**	**08/19/2025**		**44335**
			RENTAL DEPOSIT REFUND TO JON	0041848		200.00	0.00	200.00			
1106540	**CHK**	**A**	**JAMES ALLISON**	**2016**	**1**	**300.00**	**0.00**	**300.00**	**08/19/2025**		**44335**
			RENTAL DEPOSIT REFUND TO JAMES	0046327		300.00	0.00	300.00			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
1106541	**CHK**	**A**	**OFFICE DEPOT**	**1487**	**1**	**36.35**	**0.00**	**36.35**	**08/19/2025**		**44335**
			OFFICE SUPPLIES	433037060001		36.35	0.00	36.35			
1106542	**CHK**	**A**	**SALTER FEIBER, P.A.**	**2735**	**1**	**1,000.00**	**0.00**	**1,000.00**	**08/19/2025**		**44335**
			EARNEST MONEY PROPERTY PURCHAS	0010		1,000.00	0.00	1,000.00			
1106543	**CHK**	**A**	**TRI COUNTY SAW SHOP LLC**	**2703**	**1**	**226.80**	**0.00**	**226.80**	**08/19/2025**		**44335**
			EDGER BLADE, TRIMMER LINE	149685		226.80	0.00	226.80			
1106544	**CHK**	**A**	**PURCHASING CARD**	**1241**	**239**	**39,361.73**	**0.00**	**39,361.73**	**08/19/2025**		**44341**
			AMAZON RETA N34VW5BD2 - CLEAN	TXN00014247		44.75	0.00	44.75			
			HURRICANE SUPPLIES 2025	TXN00014248		99.07	0.00	99.07			
			Contractors institute books fo	TXN00014249		521.50	0.00	521.50			
			AIR COMPRESSOR AND VACCUUM FOR	TXN00014250		397.99	0.00	397.99			
			SENIOR BINGO LUNCH	TXN00014251		133.61	0.00	133.61			
			BEVS FOR FF REHAB ON CR# 25071	TXN00014252		146.65	0.00	146.65			
			INMATE VAN REPAIRS TO INCLUDE	TXN00014253		457.31	0.00	457.31			
			TOWN CENTER STORAGE-CITY CLERK	TXN00014254		168.64	0.00	168.64			
			AMAZON MKTPL N36WG9652 -car ma	TXN00014255		42.44	0.00	42.44			
			PAYPAL CONT INST - TAX REFUND	TXN00014256		31.50-	0.00	31.50-			
			UF TEACHING AND TECHNOLOG - NC	TXN00014257		710.00-	0.00	710.00-			
			USPS PO 1163450892 - MAILING F	TXN00014258		44.80	0.00	44.80			
			AMAZON MKTPL N33HW4FD0 - HR TO	TXN00014259		19.94	0.00	19.94			
			Amazon purchase of a hold punc	TXN00014260		28.96	0.00	28.96			
			OPENAI CHATGPT SUBSCR - HR CH	TXN00014261		20.00	0.00	20.00			
			AMAZON MKTPL N315U3KQ2 - SUPER	TXN00014262		57.88	0.00	57.88			
			AA BATTERIES AND 4PK OF PERMAN	TXN00014263		28.50	0.00	28.50			
			NAPA AUTO PARTS NEWBERR - Purc	TXN00014264		117.77	0.00	117.77			
			CHEER POM POMS FOR FALL 2025	TXN00014265		19.99	0.00	19.99			
			AMAZON RETA N37SS0XP0 - Deskk	TXN00014266		259.99	0.00	259.99			
			IN NATNL ASSOC FOR COMMU - Me	TXN00014267		1,200.00	0.00	1,200.00			
			VOICESHOT - JULY CALLOUTS	TXN00014268		40.00	0.00	40.00			
			ICE MACHINE LEASE FOR ENSC - J	TXN00014269		100.00	0.00	100.00			
			AMAZON MKTPL N38EB5K71 - SUPE	TXN00014270		79.27	0.00	79.27			
			ONLINE COLLECTIONS - BAD DEBT	TXN00014271		132.59	0.00	132.59			
			ONLINE COLLECTIONS - UTILITY E	TXN00014272		139.28	0.00	139.28			
			ICE MACHINE LEASE FOR THE YARD	TXN00014273		210.00	0.00	210.00			
			CRA DESK FINANACE	TXN00014274		37.88	0.00	37.88			
			TABLECLOTH CLEANING	TXN00014275		100.90	0.00	100.90			
			CITY HALL GENERATOR BATTERY	TXN00014276		157.92	0.00	157.92			
			CHATGPT SUBSCRIPTION SNYBERG	TXN00014277		20.00	0.00	20.00			
			OTTERBOX PHONE CASE KBROGDON	TXN00014278		39.54	0.00	39.54			
			FSP FRMA - City Clerk FRMA Mem	TXN00014279		120.00	0.00	120.00			
			City Clerk IIMC Membership	TXN00014280		195.00	0.00	195.00			
			D Long and T Mazon FLC Confere	TXN00014281		1,300.00	0.00	1,300.00			
			COOLER FOR CITY EVENTS	TXN00014282		140.68	0.00	140.68			
			PMI - CONSTRUCTION PROJECT COM	TXN00014283		199.00	0.00	199.00			
			BOLTS AND HARDWARE FOR PLAYGRO	TXN00014284		27.82	0.00	27.82			
			INSPECTION FEE FOR ONE OF THE	TXN00014285		80.00	0.00	80.00			
			IMPACT DRIVER, DRILL, SAW, AND	TXN00014286		439.88	0.00	439.88			
			PRINTING SERVICES FOR GATEWAY	TXN00014287		87.95	0.00	87.95			
			PO 26043ORDER FOR ENGRAV	TXN00014288		2,379.93	0.00	2,379.93			
			ASAP - RPaul - PACE Recertific	TXN00014289		75.00	0.00	75.00			
			OFFICE OF WATER PROGRAMS - Pur	TXN00014290		25.00	0.00	25.00			
			NEWBERRY ACE HDWE - Purchase f	TXN00014291		25.75	0.00	25.75			
			AMAZON MKTPL NL6SK15S0 - CURE	TXN00014292		31.41	0.00	31.41			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			ANNEX SAFE	TXN00014293		28.37	0.00	28.37			
			APA FLORIDA FPC25 - JESSICA C	TXN00014294		45.00	0.00	45.00			
			CLEANING SUPPLIES FOR THE CITY	TXN00014295		30.75	0.00	30.75			
			SHOCK SUPPORT (Q282) AND WINDS	TXN00014296		44.10	0.00	44.10			
			AMAZON MKTPL safety vests and	TXN00014297		104.42	0.00	104.42			
			SUPPLIES FOR PAINTING SERVICE	TXN00014298		143.30	0.00	143.30			
			NEWBERRY ACE HDWE - Purchase w	TXN00014299		88.46	0.00	88.46			
			Christmas Capital Website Rene	TXN00014300		20.00	0.00	20.00			
			AMAZON MKTPL NL4DU2ML1 - AMAZ	TXN00014301		57.79	0.00	57.79			
			PAINTING FOR MLK CENTER	TXN00014302		586.05	0.00	586.05			
			PUBLIX #2012 - office supplies	TXN00014303		31.98	0.00	31.98			
			BUSINESS CARDS RANCE GREEN	TXN00014304		126.00	0.00	126.00			
			AMAZON - SAFETY VESTS FOR ELEC	TXN00014305		205.32	0.00	40.43			
			AMAZON - SAFETY VESTS FOR ELEC	TXN00014305		205.32	0.00	164.89			
			HILTON HOTELS - JCAREY-PZB MEM	TXN00014306		201.38	0.00	201.38			
			12' colapsable ladder for Davi	TXN00014307		101.98	0.00	101.98			
			USPS PO 1163450892 - CERTIFIED	TXN00014308		5.30	0.00	5.30			
			NAPA AUTO PARTS NEWBERR - COUP	TXN00014309		23.90	0.00	23.90			
			NEWBERRY ACE HDWE - Purchase z	TXN00014310		6.43	0.00	6.43			
			NEWBERRY ACE HDWE - PVC REPAIR	TXN00014311		27.55	0.00	27.55			
			PRYPR+ SUBSCRIPTION SIERRA NYB	TXN00014312		267.53	0.00	267.53			
			SAFETY VEST - STEPHANIE	TXN00014313		95.69	0.00	66.27			
			SAFETY VEST - STEPHANIE	TXN00014313		95.69	0.00	29.42			
			RPM Auto Repair for tire patch	TXN00014314		29.06	0.00	29.06			
			ITE - 11TH EDITION TRIPGEN-DIG	TXN00014315		1,395.00	0.00	1,395.00			
			R Coleman - FMEA Conference Re	TXN00014316		561.00-	0.00	561.00-			
			NEWBERRY ACE HDWE - Flagging T	TXN00014317		50.91	0.00	50.91			
			GFOA GAAP UPDATE ALH	TXN00014318		150.00	0.00	150.00			
			SEAT COVER FOR THE BUS	TXN00014319		19.99	0.00	19.99			
			CPM DINNER 7/14 - ALH	TXN00014320		174.06	0.00	145.05			
			CPM DINNER 7/14 - ALH	TXN00014320		174.06	0.00	29.01			
			GFOA OBBBA WEBINAR ALH	TXN00014321		50.00	0.00	50.00			
			(4) EMERGENCY LIGHTS FOR THE G	TXN00014322		60.79	0.00	60.79			
			CPM GRADUATION CARD TRACY	TXN00014323		47.94	0.00	39.95			
			CPM GRADUATION CARD TRACY	TXN00014323		47.94	0.00	7.99			
			(2) REPLACEMENT PHONE CORDS	TXN00014324		7.99	0.00	7.99			
			NEWBERRY ACE HDWE - Purchase C	TXN00014325		208.27	0.00	208.27			
			PAINT AND SUPPLIES FOR MLK	TXN00014326		188.22	0.00	188.22			
			AMAZON MARK J196D7QZ3 - Desk	TXN00014327		457.74	0.00	457.74			
			CPM BREAKFAST ALH	TXN00014328		6.01	0.00	6.01			
			NEWBERRY ACE HDWE - CHAINSAW -	TXN00014329		487.97	0.00	487.97			
			BJ'S RESTAURANTS 549 - Dinner	TXN00014330		175.91	0.00	175.91			
			CPM LUNCH 7/15/2025 ALH	TXN00014331		14.06	0.00	14.06			
			CPM DINNER 7/16/2025 AMANDA	TXN00014332		248.00	0.00	198.40			
			CPM DINNER 7/16/2025 AMANDA	TXN00014332		248.00	0.00	49.60			
			NEWBERRY ACE HDWE - Foam Wasp	TXN00014333		20.57	0.00	20.57			
			IIMC - Certified Municipal Cle	TXN00014334		50.00	0.00	50.00			
			IN FLORIDA RURAL WATER A - JA	TXN00014335		395.00	0.00	395.00			
			ADAPTER FOR THE SCOREBOARD	TXN00014336		70.00	0.00	70.00			
			ZAXBY'S #27501 - DINNER TFAIR	TXN00014337		31.95	0.00	31.95			
			PO 26012 LUNCH AT CPM LE	TXN00014338		14.06	0.00	14.06			
			MOMOS WEST - LUNCH TFAIR	TXN00014339		10.15	0.00	10.15			
			MOE'S # 100454 - Lunch for Rya	TXN00014340		24.51	0.00	24.51			
			CPM LUNCH 7/17/2025 AMANDA	TXN00014341		44.63	0.00	44.63			
			HILTON HOTELS - FRWA CONFERENC	TXN00014342		207.00	0.00	207.00			
			IN KINGSCOTE CHEMICALS, - LEA	TXN00014343		115.62	0.00	115.62			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			NAPA AUTO PARTS NEWBERR - CIRC	TXN00014344		44.39	0.00	44.39			
			STICKERS & CARD STOCK FOR FAMI	TXN00014345		20.46	0.00	20.46			
			RESTAUR/BAR AT HTL INDIG - BRE	TXN00014346		11.07	0.00	11.07			
			BUS DOOR REPAIR	TXN00014347		291.20	0.00	291.20			
			CPM LEVEL 8/GRADUATION - LUNCH	TXN00014348		10.32	0.00	10.32			
			PB Online Postage - Refill Pos	TXN00014349		257.50	0.00	257.50			
			Amazon.com CR7R74E43 - FILE FO	TXN00014350		26.51	0.00	26.51			
			Recovery gear for trucks	TXN00014351		69.99	0.00	69.99			
			UF TEACHING AND TECHNOLOG - CR	TXN00014352		1,420.00-	0.00	1,420.00-			
			OTTERBOX IPAD CASE - DMEYER	TXN00014353		219.80	0.00	219.80			
			HOTEL INDIGO-TALLAHASSEE - Hot	TXN00014354		393.00	0.00	393.00			
			(4) SIX COUNTS OF CAL RIPKEN L	TXN00014355		340.00	0.00	340.00			
			MINI SPLIT FOR CHAMPIONS PARK	TXN00014356		495.98	0.00	495.98			
			PO 26012HOTEL AND PARKIN	TXN00014357		393.00	0.00	393.00			
			HOTEL INDIGO-TALLAHASSEE - CPM	TXN00014358		339.00	0.00	339.00			
			CPM HOTEL INDIGO ALH PO25937	TXN00014359		393.00	0.00	393.00			
			CPM LEVEL 8/GRADUATION - HOTEL	TXN00014361		339.00	0.00	339.00			
			FANS FOR CONCESSIONS AT CHAMPI	TXN00014362		857.16	0.00	857.16			
			THE TROPHY SHOP - PAUL NAMEPLA	TXN00014363		18.00	0.00	18.00			
			HOTEL INDIGO-TALLAHASSEE - KRI	TXN00014364		339.00	0.00	339.00			
			SENIOR BINGO LUNCH	TXN00014365		33.15	0.00	33.15			
			USPS PO 1163450892 - ELECTION	TXN00014366		6.08	0.00	6.08			
			AMAZON MARK ID3GP77T3 - Alumi	TXN00014367		89.99	0.00	89.99			
			*****PO# 26090***** 2025 ANNUA	TXN00014368		410.00	0.00	410.00			
			AUTO ER - Oil change truck 305	TXN00014369		47.99	0.00	47.99			
			AUTO ER - Oil change truck 359	TXN00014370		47.99	0.00	47.99			
			GAINESVILLE SUN SUBSCRIPTION	TXN00014371		14.99	0.00	14.99			
			MINI SPLIT BRACKET FOR CHAMPIO	TXN00014372		78.97	0.00	78.97			
			FACC - Election Qualifying Web	TXN00014373		100.00	0.00	100.00			
			NAPA AUTO PARTS NEWBERR - batt	TXN00014374		157.92	0.00	157.92			
			GATORADE AND WATERS FOR STAFF	TXN00014375		48.45	0.00	48.45			
			AMAZON WATER FIRE EXTINGUISHER	TXN00014376		123.48	0.00	123.48			
			COFFEE MAKER FOR THE MLK CENTE	TXN00014377		32.99	0.00	32.99			
			MARATHON PETRO181677 - Fuel FM	TXN00014378		37.13	0.00	37.13			
			LOWES #02365 - FAN FOR CONEX	TXN00014379		99.00	0.00	99.00			
			HARBOR FREIGHT TOOLS 325 - TIL	TXN00014380		45.98	0.00	45.98			
			GFOA OBBBA WEBINAR DML	TXN00014381		50.00	0.00	50.00			
			AMAZON HYDRANT BAGS	TXN00014382		89.97	0.00	89.97			
			AMAZON MKTPL U59PC9O23 - CERTI	TXN00014383		40.60	0.00	40.60			
			USPS - PSC SEMI-ANNUAL REPORT	TXN00014384		34.12	0.00	31.40			
			USPS - PSC SEMI-ANNUAL REPORT	TXN00014384		34.12	0.00	2.72			
			HARBOR FREIGHT TOOLS 325 - CAR	TXN00014385		279.93	0.00	279.93			
			GFOA DALLAS MEMBERSHIP RENEWAL	TXN00014386		150.00	0.00	150.00			
			TRUCK 813 BATTERY	TXN00014387		131.49	0.00	131.49			
			LOWES #02365 - SHOVEL, RAKE, W	TXN00014388		179.86	0.00	179.86			
			AMAZON AIR BLOWER	TXN00014389		110.99	0.00	110.99			
			AMAZON RANCE IPAD CASE	TXN00014390		129.99	0.00	86.65			
			AMAZON RANCE IPAD CASE	TXN00014390		129.99	0.00	43.34			
			ELECTRICAL SUPPLIES FOR CHAMPI	TXN00014391		405.30	0.00	405.30			
			HARDWARE FOR MOUNT FANS AT CHA	TXN00014392		25.40	0.00	25.40			
			ZAXBY'S #69501 - DINNER FRANKL	TXN00014393		16.85	0.00	16.85			
			REKEY AND KEYS FOR PORTABLE TR	TXN00014394		221.00	0.00	221.00			
			CUTTING TOOL FOR PARK TREE LIM	TXN00014395		47.82	0.00	47.82			
			AMAZON CO DETECTORS	TXN00014396		44.09	0.00	44.09			
			AMAZON IPAD CASE - RMURPHY	TXN00014397		57.95	0.00	57.95			
			ELECTRICAL BOXES FOR DUGOUTS A	TXN00014398		112.47	0.00	112.47			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			NEWBERRY ACE HDWE - RAK, WASP&	TXN00014399		27.57	0.00	27.57			
			RAINGEAR FOR STAFF	TXN00014400		179.95	0.00	179.95			
			AMAZON MKTPL WI5QO0N13 - FLOOR	TXN00014401		155.95	0.00	155.95			
			HOLIDAY INN EXPRESS - FRANKLIN	TXN00014402		214.40	0.00	214.40			
			ELECTRICAL SUPPLIES FOR CHAMPI	TXN00014403		161.48	0.00	161.48			
			*****PO# 26089**** CDL DRIVING	TXN00014404		2,100.00	0.00	2,100.00			
			PUBLIX #2012 - GATORADE	TXN00014405		593.46	0.00	131.88			
			PUBLIX #2012 - GATORADE	TXN00014405		593.46	0.00	263.76			
			PUBLIX #2012 - GATORADE	TXN00014405		593.46	0.00	197.82			
			PRINTED THANK YOU CARDS FOR VE	TXN00014406		21.25	0.00	21.25			
			THE TROPHY SHOP -PLAQUE-HENSON	TXN00014407		71.60	0.00	71.60			
			MARRIOTT SAWGRASS RESO - FMEA	TXN00014408		457.16	0.00	457.16			
			ZAXBY'S #69501 - LUNCH - FRANK	TXN00014409		15.20	0.00	15.20			
			IN GRE, LLC -BACK TO SCHOOL B	TXN00014410		372.02	0.00	372.02			
			AUTO ER - Purchase oil chnage	TXN00014411		98.68	0.00	98.68			
			Contractors institute - Princi	TXN00014412		300.00	0.00	300.00			
			JUMP BOX FOR EQUIPMENT BATTERY	TXN00014413		119.59	0.00	119.59			
			MARRIOTT SAWGRASS RST - Meal -	TXN00014414		124.64	0.00	124.64			
			D Long Hotel - FMEA Annual Con	TXN00014415		772.42	0.00	772.42			
			SQ GIDEON'S BAKEHOUSE - DINNE	TXN00014416		23.28	0.00	23.28			
			GIFTSHOPWYNDHAMGRANDORLAN - DI	TXN00014417		32.03	0.00	32.03			
			AMAZON MKTPL 8R1458RG3 - TOILE	TXN00014418		54.57	0.00	54.57			
			EMT, WIRE, BOXES, TAPE, AND OT	TXN00014419		610.18	0.00	610.18			
			EXPO DRY ERASE MARKERS	TXN00014420		9.74	0.00	9.74			
			REFUND FOR SEAT COVERS THAT DI	TXN00014421		19.99-	0.00	19.99-			
			AMAZON PURCHASE OF LIQUID CHAL	TXN00014422		23.87	0.00	23.87			
			SLOGO Design	TXN00014423		60.00	0.00	60.00			
			FLORIDA TRANSCOR - Street Sign	TXN00014424		63.00	0.00	63.00			
			SENIOR BINGO PRIZES	TXN00014425		123.00	0.00	123.00			
			LB BOXES FOR ELECTRICAL WIRE P	TXN00014426		310.80	0.00	310.80			
			Hotel - J Marlowe FMEA Annual	TXN00014427		825.15	0.00	825.15			
			WHISTLEEXPRESSCARWASH - WASH E	TXN00014428		25.80	0.00	25.80			
			RACEWAY 6953 31969538 - EQUIN	TXN00014429		27.39	0.00	27.39			
			TURN SIGNAL RELAY	TXN00014430		15.70	0.00	15.70			
			NOZZLES FOR MISTER FANS AT CHA	TXN00014431		115.86	0.00	115.86			
			GIFTSHOPWYNDHAMGRANDORLAN - BR	TXN00014432		3.99	0.00	3.99			
			AMAZON MKTPL RQ3IV2NL3 - UNDER	TXN00014433		40.37	0.00	40.37			
			BEST BUY 00004242 - TV'S	TXN00014434		354.73	0.00	354.73			
			NEWBERRY ACE HDWE - TWO WHEELB	TXN00014435		151.78	0.00	151.78			
			APA - REFUND FOR MEMBERSHIP DU	TXN00014436		490.00-	0.00	490.00-			
			SENIOR BINGO LUNCH	TXN00014437		39.72	0.00	39.72			
			USPS CERTIFIED MAIL - MUNICIPA	TXN00014438		10.48	0.00	10.48			
			PRESSURE WASHING SERVICES FOR	TXN00014439		1,000.00	0.00	1,000.00			
			SHRUG - GIS CONFERENCE	TXN00014440		160.00	0.00	80.00			
			SHRUG - GIS CONFERENCE	TXN00014440		160.00	0.00	80.00			
			NEWBERRY ACE HDWE - 3 INCH PVC	TXN00014441		24.81	0.00	24.81			
			WYNDHAM GRAND ORLANDO BON - DI	TXN00014442		50.24	0.00	50.24			
			SENIOR BINGO LUNCH	TXN00014443		41.90	0.00	41.90			
			HANGER BOLTS FOR DUGOUT FANS A	TXN00014444		8.88	0.00	8.88			
			AMAZON MKTPL PRINTER TONER	TXN00014445		395.67	0.00	395.67			
			CHAMPIONS PARK ELECTRICAL SUPP	TXN00014446		773.40	0.00	773.40			
			WYNDHAM GRAND ORLANDO BON - DI	TXN00014447		47.73	0.00	47.73			
			BB ROOM SERVICE AT WY - DINNE	TXN00014448		52.63	0.00	52.63			
			AMAZON MKTPL BLACK TONER	TXN00014449		196.97	0.00	196.97			
			SPONSORSHIP BANNERS	TXN00014450		362.05	0.00	362.05			
			RPAUL- Florida Records Managem	TXN00014451		150.00	0.00	150.00			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			NEWBERRY ACE HDWE - Purchase h	TXN00014452		73.59	0.00	73.59			
			FALL 2025 SPORTS FLYER DISTRIB	TXN00014453		50.00	0.00	50.00			
			IMPACT AND ACCESSORIES FOR MOW	TXN00014454		203.92	0.00	203.92			
			PUBLIX #2012 - FOR BUILDING OF	TXN00014455		11.00	0.00	11.00			
			WYNDHAM GRAND ORLANDO BON - BR	TXN00014456		11.06	0.00	11.06			
			(1) DOZEN OF DIAMOND D-OB OFFI	TXN00014457		44.02	0.00	44.02			
			THE HOME DEPOT PARTS FOR GEAR	TXN00014458		771.29	0.00	771.29			
			FLORIDA DEPT. OF STATE Records	TXN00014459		50.00	0.00	50.00			
			J Marlowe - FLC Conference Reg	TXN00014460		650.00	0.00	650.00			
			MARRIOTT SAWGRASS RESO - Credi	TXN00014461		47.16-	0.00	47.16-			
			CORE & MAIN - FL076 - 3x2 bush	TXN00014462		65.43	0.00	65.43			
			LOWES #02984 - Credit this is	TXN00014463		1.77-	0.00	1.77-			
			CLEANING SUPPLIES FOR ENSC	TXN00014464		31.10	0.00	31.10			
			RYAN MURPHY DOT PHYSICAL & DOT	TXN00014465		245.00	0.00	245.00			
			GIFTSHOPWYNDHAMGRANDORLAN - LU	TXN00014466		11.92	0.00	11.92			
			LINDAVISTA- Backflow training	TXN00014467		35.06	0.00	35.06			
			PO 26097 CHAMPIONS PARK SUPPLI	TXN00014468		1,637.62	0.00	1,637.62			
			NEW LOGO CITY LETTERHEAD	TXN00014469		105.00	0.00	105.00			
			WAL-MART #1081 - GATORADE AND	TXN00014470		93.38	0.00	93.38			
			NATIONAL INSTITUTE OF GO - NIG	TXN00014471		125.00	0.00	125.00			
			WYNDHAM - FPHRA 2025 ANNUAL CO	TXN00014472		1,050.00	0.00	1,050.00			
			WYNDHAM GRAND ORLANDO BON - BR	TXN00014473		14.49	0.00	14.49			
			LOWES #02984 - this price was	TXN00014474		25.33	0.00	25.33			
			1503 JCS DAYTONA BEACH - Joes	TXN00014475		40.98	0.00	40.98			
			BEST BUY 00004242 - Credi	TXN00014476		24.75-	0.00	24.75-			
16999	**NOD**	**A**	**FMPA ST LUCIE**	**206**	**1**	**5,798.89**	**0.00**	**5,798.89**	**08/19/2025**		**44335**
			JULY 2025 POWER COST	040722		5,798.89	0.00	5,798.89			
17000	**NOD**	**A**	**FOLDS WALKER LLC**	**285**	**1**	**8,234.00**	**0.00**	**8,234.00**	**08/19/2025**		**44335**
			MONTHLY LEGAL SERVICES RETAINE	7613		8,234.00	0.00	8,234.00			
17001	**NOD**	**A**	**JAMES MOORE & CO., P.L.**	**432**	**1**	**4,014.00**	**0.00**	**4,014.00**	**08/19/2025**		**44335**
			WORKSTATION REPLACEMENT PROGRA	GNV8571		4,014.00	0.00	4,014.00			
17002	**NOD**	**A**	**FERGUSON WATERWORKS**	**647**	**2**	**394.71**	**0.00**	**394.71**	**08/19/2025**		**44335**
			FAUCET AND TOILET REPAIR KITS	6361912-1		319.96	0.00	319.96			
			FAUCET AND TOILET REPAIR KITS	6417771		74.75	0.00	74.75			
17003	**NOD**	**A**	**FMPA-AR**	**831**	**1**	**402,090.42**	**0.00**	**402,090.42**	**08/19/2025**		**44335**
			JULY 2025 POWER COST	040804		402,090.42	0.00	402,090.42			
17004	**NOD**	**A**	**LEWIS OIL CO INC.**	**1229**	**2**	**4,752.12**	**0.00**	**4,752.12**	**08/19/2025**		**44335**
			ADDITIVES DIESEL AND GASOLINE	1004023		2,084.88	0.00	2,084.88			
			ADDITIVES DIESEL AND GASOLINE	1004136		2,667.24	0.00	2,667.24			
17005	**NOD**	**A**	**UNIFIRST CORPORATION**	**1612**	**3**	**226.83**	**0.00**	**226.83**	**08/19/2025**		**44335**
			ELEC DEPT UNIFORMS	3040162017		101.33	0.00	101.33			
			WA/WW UNIFORMS	3040162024		52.51	0.00	52.51			
			S&R UNIFORMS	3040162114		72.99	0.00	72.99			
17006	**NOD**	**A**	**WASTE PRO OF FLORIDA, INC.**	**1654**	**2**	**92,316.60**	**0.00**	**92,316.60**	**08/19/2025**		**44335**
			SOLID WASTE SERVICES NON-RESID	0000640492		29,679.30	0.00	29,679.30			
			SOLID WASTE RESIDENTIAL MONTH	0000640493		62,637.30	0.00	62,637.30			
17007	**NOD**	**A**	**ODYSSEY MANUFACTURING COMPANY**	**2540**	**1**	**945.00**	**0.00**	**945.00**	**08/19/2025**		**44335**

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			BULK SODIUM HYPOCHLORITE	090430		945.00	0.00	945.00			
17008	**NOD**	**A**	**ADVANCED TIRE SERVICE LLC**	**2659**	**3**	**1,256.54**	**0.00**	**1,256.54**	**08/19/2025**		**44335**
			TIRE REPLACEMENT VEH 530	3058776		524.69	0.00	524.69			
			SERVICE CALL - VALVE STEM	3058778		267.95	0.00	267.95			
			VALVE STEM LEAKAGE REPAIR	3058847		463.90	0.00	463.90			
17009	**NOD**	**A**	**PUBLIC RISK MANAGEMENT OF FLOR**	**2663**	**1**	**225.00**	**0.00**	**225.00**	**08/19/2025**		**44335**
			2025 PRIMA CONFERENCE REGISTRA	20577		225.00	0.00	225.00			
17010	**NOD**	**A**	**VIVID SKY PRODUCTIONS**	**2766**	**1**	**250.00**	**0.00**	**250.00**	**08/19/2025**		**44335**
			AV OPERATOR FOR COMMISSION MEE	251101		250.00	0.00	250.00			
17011	**NOD**	**A**	**ADVANCED ENVIRONMENTAL LABORAT**	**3208**	**1**	**1,011.60**	**0.00**	**1,011.60**	**08/19/2025**		**44335**
			AEL LAB WORK FOR WW	862210		1,011.60	0.00	1,011.60			
17012	**NOD**	**A**	**KIMLEY-HORN AND ASSOCIATES, IN**	**3267**	**1**	**5,007.00**	**0.00**	**5,007.00**	**08/19/2025**		**44335**
			SW 15TH AVE AT HWY 41 & COOR	32749788		5,007.00	0.00	5,007.00			
17013	**NOD**	**A**	**GRAY ROBINSON, P.A.**	**3303**	**1**	**3,000.00**	**0.00**	**3,000.00**	**08/19/2025**		**44335**
			PROFESSIONAL CONSULTATION - LS	11309004		3,000.00	0.00	3,000.00			
17014	**NOD**	**A**	**HD SUPPLY INC**	**3369**	**2**	**1,420.00**	**0.00**	**1,420.00**	**08/19/2025**		**44335**
			CREDIT FOR FREIGHT INV00446553	FTI_CN013223		24.29-	0.00	24.29-			
			ITEM # 39872 LANSAS FLOW THRU	INV00446553		1,444.29	0.00	1,444.29			
17015	**NOD**	**A**	**AMERICAN PIPE & TANK INC**	**3376**	**1**	**4,377.00**	**0.00**	**4,377.00**	**08/19/2025**		**44335**
			PUMPED 21,300 G SLUDGE FROMP	101078		4,377.00	0.00	4,377.00			
17016	**NOD**	**A**	**ROLLKALL TECHNOLOGIES LLC**	**3471**	**1**	**420.24**	**0.00**	**420.24**	**08/19/2025**		**44335**
			TWO ADDITIONAL SPOTS OUTSIDE O	I-2025-08		420.24	0.00	420.24			
17017	**NOD**	**A**	**UMB BANK N.A.**	**3527**	**1**	**187,225.00**	**0.00**	**187,225.00**	**08/19/2025**		**44335**
			CITY OF NEWBERRY FL CAPITAL IM	08072025		187,225.00	0.00	187,225.00			
17018	**NOD**	**A**	**AMERICAN GLOVE AND SAFETY SUPP**	**3537**	**1**	**477.92**	**0.00**	**477.92**	**08/19/2025**		**44335**
			SAFETY SUPPLIES FOR STS & ROAD	16256		477.92	0.00	477.92			
17019	**NOD**	**A**	**MES SERVICE COMPANY, LLC.**	**3553**	**1**	**794.80**	**0.00**	**794.80**	**08/19/2025**		**44335**
			REPLACEMENT STRAPS -SCBA MASKS	IN2308613		794.80	0.00	794.80			
17020	**NOD**	**A**	**CLAUDE E BOLES JR**	**3584**	**1**	**3,000.00**	**0.00**	**3,000.00**	**08/19/2025**		**44335**
			COMMUNITY DEVELOPMENT SERVICES	1A		3,000.00	0.00	3,000.00			
1077	**EFT**	**A**	**AT&T**	**181**	**2**	**406.60**	**0.00**	**406.60**	**08/19/2025**	**HP**	**44334**
			AT&T - WW - AUGUST 2025	080725A		203.30	0.00	203.30			
			AT&T - FIRE STATION - AUG 2025	080725B		203.30	0.00	203.30			
1078	**EFT**	**A**	**CLAY ELECTRIC COOPERATIVE, INC**	**969**	**3**	**367.02**	**0.00**	**367.02**	**08/19/2025**	**HP**	**44334**
			LIFT STATION UTILITY 07/25	080525A		110.18	0.00	110.18			
			NEWBERRY OAKS ST LIGHTS 07/25	080525B		215.19	0.00	215.19			
			20198 W NEWBERRY RD SIGN 07/25	080525C		41.65	0.00	41.65			
1079	**EFT**	**A**	**COX COMMUNICATIONS INC**	**1638**	**2**	**142.19**	**0.00**	**142.19**	**08/19/2025**	**HP**	**44334**
			FIRE DEPT - CABLE TV AUG 2025	080725		47.01	0.00	47.01			
			MLK PHONE/INTERNET AUG 2025	080825		95.18	0.00	95.18			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
1080	**EFT**	**A**	**CENTRAL FL ELECTRIC CO-OP INC**	**2312**	**1**	**12.03**	**0.00**	**12.03**	**08/19/2025**	**HP**	**44334**
			LIGHT ONLY ACCOUNT AUG 2025	9313988		12.03	0.00	12.03			
1106545	**CHK**	**A**	**RICKY COLEMAN**	**2016**	**1**	**850.00**	**0.00**	**850.00**	**08/20/2025**		**44344**
			BAT HOUSE MATERIALS	101		850.00	0.00	850.00			
1081	**EFT**	**A**	**STATE OF FLORIDA DEPARTMENT OF**	**373**	**1**	**15,987.09**	**0.00**	**15,987.09**	**08/20/2025**	**HP**	**44358**
			GRT-JULY 2025	920000001464		15,987.09	0.00	15,987.09			
1082	**EFT**	**A**	**STATE OF FLORIDA DEPARTMENT OF**	**373**	**2**	**11,168.22**	**0.00**	**11,168.22**	**08/20/2025**	**HP**	**44359**
			SALES TAX-JULY 2025	250819649894		11,168.22	0.00	10,954.58			
			SALES TAX-JULY 2025	250819649894		11,168.22	0.00	213.64			
110706	**CHK**	**A**	**ALACHUA TODAY**	**984**	**5**	**2,718.30**	**0.00**	**2,718.30**	**08/26/2025**		**44365**
			PUBLISH ELECTION PROCLAMATION	3258		492.00	0.00	492.00			
			PUBLISH ELECTION PROCLAMATION	3259		492.00	0.00	492.00			
			2025 SAMPLE BALLOT PUBLICATION	3318		590.40	0.00	590.40			
			2025 SAMPLE BALLOT PUBLICATION	3319		590.40	0.00	590.40			
			NOTICE - FIRE ASSESSMENTS 2025	3441		553.50	0.00	553.50			
110707	**CHK**	**A**	**CITY OF NEWBERRY**	**343**	**4**	**31,723.57**	**0.00**	**31,723.57**	**08/26/2025**		**44365**
			August 2025 Utility Bill	083125		31,723.57	0.00	605.40			
			August 2025 Utility Bill	083125		31,723.57	0.00	19,594.26			
			August 2025 Utility Bill	083125		31,723.57	0.00	10,953.61			
			August 2025 Utility Bill	083125		31,723.57	0.00	570.30			
110708	**CHK**	**A**	**CO2 DIRECT GAS**	**2775**	**1**	**54.00**	**0.00**	**54.00**	**08/26/2025**		**44365**
			ACETYLENE/ARGON COMPRESS/O2	RC00024008		54.00	0.00	54.00			
110709	**CHK**	**A**	**FLORIDA PEST CONTROL & CHEMICA**	**2814**	**1**	**87.17**	**0.00**	**87.17**	**08/26/2025**		**44365**
			MONTHLY PEST CONTROL	589265C		87.17	0.00	87.17			
110710	**CHK**	**A**	**GRESCO SUPPLY, INC.**	**741**	**1**	**447.00**	**0.00**	**447.00**	**08/26/2025**		**44365**
			ELECTRIC INVENTORY SUPPLIES	20150047-02		447.00	0.00	447.00			
110711	**CHK**	**A**	**LIMESTONE PRODUCTS, INC.**	**453**	**2**	**1,150.20**	**0.00**	**1,150.20**	**08/26/2025**		**44365**
			ANNUAL LIMEROCK PROGRAM	187979		575.20	0.00	575.20			
			ANNUAL LIMEROCK PROGRAM	188082		575.00	0.00	575.00			
110712	**CHK**	**A**	**MADER ELECTRIC MOTORS**	**3437**	**1**	**4,985.50**	**0.00**	**4,985.50**	**08/26/2025**		**44365**
			75HP BLOWER MOTOR - WWTP	2585		4,985.50	0.00	4,985.50			
110713	**CHK**	**A**	**GPS NEWBERRY WEST**	**2016**	**1**	**117.50**	**0.00**	**117.50**	**08/26/2025**		**44365**
			GREENFIELD PRESCHOOL CREATED T	08182025		117.50	0.00	117.50			
110714	**CHK**	**A**	**TIMOTHY ARBEAU**	**2016**	**1**	**324.00**	**0.00**	**324.00**	**08/26/2025**		**44365**
			REFUND FOR OVERPAYMENT OF BUSI	08202025		324.00	0.00	324.00			
110715	**CHK**	**A**	**MOWREY ELEVATOR CO OF FLORIDA**	**1117**	**1**	**226.68**	**0.00**	**226.68**	**08/26/2025**		**44365**
			MOWREY MONTHLY SERVICE FEES	981493		226.68	0.00	226.68			
110716	**CHK**	**A**	**PLACER LABS INC**	**3604**	**1**	**7,200.00**	**0.00**	**7,200.00**	**08/26/2025**		**44365**
			PLACER.AI ANNUAL SUBSCRIPTION	INUS04399		12,000.00	0.00	7,200.00			
110717	**CHK**	**A**	**THE DAVEY TREE EXPERT COMPANY**	**1230**	**2**	**8,028.40**	**0.00**	**8,028.40**	**08/26/2025**		**44365**
			ROW_EASEMENT TREE TRIMMING	919824758		3,878.80	0.00	3,878.80			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
			ROW_EASEMENT TREE TRIMMING	919824759		4,149.60	0.00	4,149.60			
110718	**CHK**	**A**	**ULINE, INC.**	**2523**	**5**	**426.68**	**0.00**	**426.68**	**08/26/2025**		**44365**
			STOP/SLOW POLE-MOUNTED TRAFFIC	196164886		228.14	0.00	228.14			
			STOP/SLOW POLE-MOUNTED TRAFFIC	196310552		228.14	0.00	228.14			
			TRASH CAN LINERS 40-45 GALLON	196563582		872.40	0.00	872.40			
			CREDIT MEMO SEE INV 196164886	196622041		200.00-	0.00	200.00-			
			TRASH CAN LINERS 40-45 GALLON	197033679		702.00-	0.00	702.00-			
17021	**NOD**	**A**	**JAMES MOORE & CO., P.L.**	**432**	**6**	**7,687.95**	**0.00**	**7,687.95**	**08/26/2025**		**44365**
			MONTHLY BILLING FOR AUGUST	GNV8479		7,687.95	0.00	418.99			
			MONTHLY BILLING FOR AUGUST	GNV8479		7,687.95	0.00	499.72			
			MONTHLY BILLING FOR AUGUST	GNV8479		7,687.95	0.00	5,097.11			
			MONTHLY BILLING FOR AUGUST	GNV8479		7,687.95	0.00	1,172.41			
			MONTHLY BILLING FOR AUGUST	GNV8479		7,687.95	0.00	15.38			
			MONTHLY BILLING FOR AUGUST	GNV8479		7,687.95	0.00	484.34			
17022	**NOD**	**A**	**AQUA PURE WATER & SEWAGE SERVI**	**792**	**1**	**640.00**	**0.00**	**640.00**	**08/26/2025**		**44365**
			LABORATORY SERVICES WATER DEPT	87821		640.00	0.00	640.00			
17023	**NOD**	**A**	**LEWIS OIL CO INC.**	**1229**	**1**	**3,216.60**	**0.00**	**3,216.60**	**08/26/2025**		**44365**
			ADDITIVES DIESEL AND GASOLINE	1004264		3,216.60	0.00	3,216.60			
17024	**NOD**	**A**	**UNIFIRST CORPORATION**	**1612**	**3**	**206.49**	**0.00**	**206.49**	**08/26/2025**		**44365**
			ELEC DEPT UNIFORMS	3040163155		99.39	0.00	99.39			
			WA/WW UNIFORMS	3040163161		50.67	0.00	50.67			
			S&R UNIFORMS	3040163164		56.43	0.00	56.43			
17025	**NOD**	**A**	**RPM AUTO, LLC**	**2035**	**1**	**79.71**	**0.00**	**79.71**	**08/26/2025**		**44365**
			OIL CHANGE AND TIRE CHECK	104326		79.71	0.00	79.71			
17026	**NOD**	**A**	**SUNSHINE STATE ONE CALL FL INC**	**2290**	**2**	**69.52**	**0.00**	**69.52**	**08/26/2025**		**44365**
			JULY 2025 MONTHLY BILL	PS-INV1051333		69.52	0.00	46.58			
			JULY 2025 MONTHLY BILL	PS-INV1051333		69.52	0.00	22.94			
17027	**NOD**	**A**	**ODYSSEY MANUFACTURING COMPANY**	**2540**	**1**	**189.00**	**0.00**	**189.00**	**08/26/2025**		**44365**
			BULK SODIUM HYPOCHLORITE	091378		189.00	0.00	189.00			
17028	**NOD**	**A**	**JBROWN PROFESSIONAL GROUP INC.**	**3240**	**1**	**3,620.00**	**0.00**	**3,620.00**	**08/26/2025**		**44365**
			JB PRO REVIEW OF SANDIA PLANNE	1.0F		3,620.00	0.00	3,620.00			
17029	**NOD**	**A**	**GBM GLOBAL SOLUTIONS, LLC**	**3249**	**1**	**4,000.00**	**0.00**	**4,000.00**	**08/26/2025**		**44365**
			ECONOMIC DEVELOPMENT SERVICES	43		4,000.00	0.00	4,000.00			
17030	**NOD**	**A**	**EMPOWER RENTAL GROUP**	**3274**	**1**	**3,042.50**	**0.00**	**3,042.50**	**08/26/2025**		**44365**
			BOOMLIFT CHAMPIONS PARK	592221-0001		3,042.50	0.00	3,042.50			
17031	**NOD**	**A**	**J HARLEN COMPANY INC**	**3331**	**1**	**1,527.00**	**0.00**	**1,527.00**	**08/26/2025**		**44365**
			HOT STICKS AND HAND TOOLS	1766312		1,527.00	0.00	1,527.00			
17032	**NOD**	**A**	**STERLING VOLUNTEERS**	**3332**	**1**	**180.00**	**0.00**	**180.00**	**08/26/2025**		**44365**
			SERVICE DATES 07/01-07/31/25	10388735		180.00	0.00	180.00			
17033	**NOD**	**A**	**TRUIST BANK**	**3351**	**1**	**99,433.55**	**0.00**	**99,433.55**	**08/26/2025**		**44365**
			PRINCIPAL	990900266100001-06		99,433.55	0.00	99,433.55			

Bank Number: 4 / Name: MILLENNIUM BANK - Operating / Description: MILLENNIUM BANK - Operating

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
17034	**NOD**	**A**	**HD SUPPLY INC**	**3369**	**4**	**448.74**	**0.00**	**448.74**	**08/26/2025**		**44365**
			COVERSLIP, MICROSCOPE SLIDE	FTI_CN019751		20.63-	0.00	20.63-			
			COVERSLIP, MICROSCOPE SLIDE	INV00720906		91.01	0.00	91.01			
			QUICKPRO STYLE ROLLER WATERDPT	INV00799402		448.74	0.00	448.74			
			COVERSLIP, MICROSCOPE SLIDE	SCN457837		70.38-	0.00	70.38-			
17035	**NOD**	**A**	**AMERICAN PIPE & TANK INC**	**3376**	**1**	**4,377.00**	**0.00**	**4,377.00**	**08/26/2025**		**44365**
			PUMPED 21,300 G SLUDGE FROMP	101219		4,377.00	0.00	4,377.00			
17036	**NOD**	**A**	**SCORPIO**	**3418**	**1**	**602,405.92**	**0.00**	**602,405.92**	**08/26/2025**		**44365**
			CITY HALL CONSTRUCTION	12		634,111.49	0.00	602,405.92			
17037	**NOD**	**A**	**RETAIL STRATEGIES, LLC**	**3463**	**1**	**25,000.00**	**0.00**	**25,000.00**	**08/26/2025**		**44365**
			RETAIL STRATEGIES CONSULTING	599C		25,000.00	0.00	25,000.00			
17038	**NOD**	**A**	**PORTA SERVE**	**3494**	**2**	**230.00**	**0.00**	**230.00**	**08/26/2025**		**44365**
			PORTABLE TOILET @ WWTP 1905 SW	I35772		115.00	0.00	115.00			
			PORTABLE TOILET @ CITY YARD 12	I35773		115.00	0.00	115.00			
17039	**NOD**	**A**	**NV5, INC.**	**3547**	**2**	**1,500.00**	**0.00**	**1,500.00**	**08/26/2025**		**44365**
			ENVIRONMENTAL PARK SURVEYING	464146		500.00	0.00	500.00			
			BOUNDARY SURVEY	464611		1,000.00	0.00	1,000.00			
1083	**EFT**	**A**	**AT&T**	**181**	**5**	**214.00**	**0.00**	**214.00**	**08/26/2025**	**HP**	**44364**
			AT&T - CITY WIDE INTERNET AUG	081125		214.00	0.00	10.70			
			AT&T - CITY WIDE INTERNET AUG	081125		214.00	0.00	10.70			
			AT&T - CITY WIDE INTERNET AUG	081125		214.00	0.00	42.80			
			AT&T - CITY WIDE INTERNET AUG	081125		214.00	0.00	12.84			
			AT&T - CITY WIDE INTERNET AUG	081125		214.00	0.00	136.96			
1084	**EFT**	**A**	**COX COMMUNICATIONS INC**	**1638**	**1**	**33.29**	**0.00**	**33.29**	**08/26/2025**	**HP**	**44364**
			LRSH TELEPHONE & TV AUG 2025	081525		33.29	0.00	33.29			
1089	**EFT**	**A**	**AT&T**	**181**	**1**	**203.30**	**0.00**	**203.30**	**08/28/2025**	**HP**	**44379**
			AT&T - EASTON - AUG 2025	081625		203.30	0.00	203.30			
1090	**EFT**	**A**	**COX COMMUNICATIONS INC**	**1638**	**5**	**660.32**	**0.00**	**660.32**	**08/28/2025**	**HP**	**44379**
			CH PHONE/INTERNET/TV AUG 2025	082025		660.32	0.00	33.01			
			CH PHONE/INTERNET/TV AUG 2025	082025		660.32	0.00	33.01			
			CH PHONE/INTERNET/TV AUG 2025	082025		660.32	0.00	132.06			
			CH PHONE/INTERNET/TV AUG 2025	082025		660.32	0.00	39.62			
			CH PHONE/INTERNET/TV AUG 2025	082025		660.32	0.00	422.62			

Bank Number: 7 / Name: MILLENNIUM BANK - CRA / Description: MILLENNIUM BANK - CRA

Payment Number	Type	ID	Name	SRC	Num INV	Gross Amount	Discounts	Net Pay	Payment Date	HP Void	Batch
80605	CHK	A	MCCARTY FOCKS REAL ESTATE	2016	1	111,305.86	0.00	111,305.86	08/05/2025	HP	44280
			Purchase of 0.55 acres of real	07312025		111,305.86	0.00	111,305.86			
36	CHK	A	JESUS G MARTINEZ	3595	1	4,815.00	0.00	4,815.00	08/26/2025		44365
			JESUS MARTINEZ MURAL ARTIST	0240		4,815.00	0.00	4,815.00			
37	CHK	A	PLACER LABS INC	3604	1	4,800.00	0.00	4,800.00	08/26/2025		44365
			PLACER.AI ANNUAL SUBSCRIPTION	INUS04399		12,000.00	0.00	4,800.00			
REGISTER TOTALS Checks: 162 Voids: 0					514	2,903,038.18	0.00	2,903,038.18			

File Attachments for Item:

4. Public Records Report July 31, 2024 through September 15, 2025

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	Public Records Report July 31, 2024 through September 15, 2025
Agenda Section:	Consent Agenda
Department:	City Clerk
Presented By:	Randa K. Paul, City Clerk
Strategic Goal/Objective:	GOAL E.4: A diverse and vibrant community Obj. E.4.2 Promote inclusive engagement of city residents in the work of the City through outreach, education, reporting, and advocacy
Recommended Action:	Review Public Records Requests.

Summary:

Public Records Report for July 31, 2024 through September 15, 2025 is attached.

Attachments:

1. Public Records Report July 31, 2024 through September 15, 2025

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-272	Suwannee Valley Feeds 2020 was an SDP Application received or other documentation of Seaboard Drive transloading?	09/10/2025	Closed	09/11/2025	Fulfilled	Email	Internal Community Development
25-271	Utility past due/current status only. 2245 NW 248th Way Newberry	09/10/2025	Closed	09/11/2025	Fulfilled	Email	Moser/Horizon Realty
25-270	Photos of presentation of Judy Rice's gift from Fracture.	09/08/2025	Closed	09/10/2025	Fulfilled	Email	Fracture
25-269	the backup documents for the Sept. 8 regular commission meeting.	09/09/2025	Closed	09/10/2025	Fulfilled	Email	Hamman
25-268	Photos of Clerk Judy Rice being presented gift from Fracture.	09/09/2025	Closed	09/10/2025	Fulfilled	Email	Fracture
25-267	Packet & Slides for 09/08/25 Mtg.	09/08/2025	Closed	09/09/2025	Fulfilled	Email	Walker
25-266	Building permits issued in the month of August 2025. I need Residential and Commercial building permits as well as new in-ground swimming pools. I need as much of the following data as possible: Permit Number, Date issued, Construction job Value, jobsite address, Subdivision, square footage (if applicable), Owner name, Owner address if possible, and Contractor name, Contractor address if possible. I would like all new swimming pools, regardless of value, and all others at $25,000 or more (if possible but not necessary). Requested XLS format, if our records are in that format.	09/06/2025	Closed	09/09/2025	Fulfilled	Email	HBW
25-265	ALL issued building permits for Residential & Commercial properties from 8/1/2025 - 8/31/2025. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.	09/05/2025	Closed	09/09/2025	Fulfilled	Web	Construction Monitor
25-264	Please provide a certificate of authenticity for the Pro Ball Master Operating Agreement to Folds Walker.	09/08/2025	Closed	09/08/2025	Fulfilled		Folds Walker
25-263	August COs	09/02/2025	Closed	09/04/2025	Fulfilled	Email	Alachua County EPD
25-262	17315 NW 32nd Ave., Newberry, FL 32669 Permit records from 1997 to current. I will need the information to include the owner of the property of the time the permit was issued, issue date, description of work done, contractor, as well as the valuation of work completed.	09/04/2025	Closed	09/04/2025	No Records: Other Agency	Web	Golding
25-261	8/25/2025 Fire Department report for Auto accident on Newberry Road. Report/Case # AS0250FF007115. Insured Party = Monds.	08/27/2025	Closed	9/15/2025	No Records: Does Not Exist	Email	LexisNexis
25-260	Copies of all body-worn camera footage and related records from the Alachua County Sheriff's Office concerning the traffic stop and arrest of Alexander Justin McAfee, 33, of Leland, NC, on West Newberry Road in Newberry, FL. The incident involved McAfee driving with a homemade "Sovereign Citizen" license plate, refusing to identify himself, resisting arrest, driving with a suspended license, and being found in possession of a controlled substance.	08/25/2025	Closed	08/25/2025	No Records: Does Not Exist	Web	Tristina Jay
25-259	8/25/25 Meetings Packets	08/23/2025	Closed	08/28/2025	Fulfilled	Email	Walker
25-258	current contract for the collection of residential solid waste including any addendums, extensions, or assignments.	08/18/2025	Closed	08/21/2025	Fulfilled	Email	Coastal Waste
25-257	Any records regarding the Newberry Fire Stations baby box.	08/18/2025	Closed	09/04/2025	Fulfilled	Email	Migliori
25-256	Building Permits Data for period of 6/15/2025 to 8/15/2025	08/18/2025	Closed	08/20/2025	Fulfilled	Email	Joe Balber, PropertyKey
25-255	All written communication between the City of Newberry and Track Line Rail, LLC. Between May 23, 2025 and August 14, 2025.	08/14/2025	Open, Awaiting Estimate Payment			Email	Schnabel WUFT News
25-254	Bodycam Footage & Case Report on or about 5/20/2025 - Carrie Russell	08/14/2025	Closed	08/14/2025	No Records: Does Not Exist	Web	Miller
25-253	Lien Search / 26502 NW 3RD AVE, 02022-000-000	08/14/2025	Closed	08/20/2025	Fulfilled	Phone	Richard Kilgore Jr. kilgore.rich@yahoo.com, 315-367-8803
25-252	SRWMD Flood Presentation & Fire Assessment	08/14/2025	Closed	08/14/2025	Fulfilled	Phone	Kratzer
25-251	July 14, 2025 Preliminary Fire Assessment presentation to the City Commission.	08/13/2025	Closed	08/13/2025	Fulfilled	Phone	Andrews
25-250	Budgetary information for the city and why the need for the assessment to double.	08/12/2025	Closed	09/03/2025	Fulfilled	Web	Sherry French
25-249	Photo taken at 8/11/2025 Commission Meeting. Assistant City Manager for Infrastructure & Development Jamie Jones, (seller) Ms. Barlow, City Manager Jordan Marlowe.	08/11/2025	Closed	08/12/2025	Fulfilled	Email	Walker
25-248	Newberry City Commission Packet and Slides for tonight's meetings	08/11/2025	Closed	08/11/2025	Fulfilled	Email	Walker
25-247	Adopted fire assessment rate for each fiscal year for the last five fiscal years — FY2021 (July 1, 2020–June 30, 2021) through FY2025 (July 1, 2024–June 30, 2025). By "rate" I mean the adopted per-property-class assessment schedule or table used for billing (PDF or native Excel). Comparison of rates for other Alachua County municipalities relied on by city staff (the table or slide or spreadsheet comparing Newberry's rates to other Alachua County cities). Provide the specific document(s) used for that comparison (PDF or Excel). PowerPoint (slide deck) and any handouts that will be presented to the City Commission at the August 25, 2025 meeting regarding the Fire Services Special Assessment (native .pptx preferred; .pdf acceptable).	08/09/2025	Closed	08/12/2025	Fulfilled	Web	Vogel

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-246	I am conducting an environmental site assessment on the following property: 752 NW 250th Street, Newberry, FL 32669 – APN 03507 001 000 As part of the investigation, I would like to review any and all records you have for the above-referenced property pertaining to the following: Current or historical use of hazardous materials and/or hazardous waste Current or historical underground/aboveground storage tanks (USTs/ASTs) Current or historical clarifiers, oil/water separators, grease traps, interceptors Current or historical environmental assessment and/or remediation Wells and/or septic tanks Violations or Notices to Comply Building Permits Fire code violations Calls to Fire Department for fires, spills, hazardous materials	08/08/2025	Open			Email	Alexis Cramer, LEED AP
25-245	Newberry Preliminary Fire Assessment PowerPoint from the 7/14/2025 Commission Meeting.	08/07/2025	Closed	08/07/2025	Fulfilled	Phone	Fernandez
25-244	Building permits issued in the month of July 2025. I need Residential and Commercial building permits as well as new in-ground swimming pools. I need as much of the following data as possible: Permit Number, Date issued, Construction job Value, jobsite address, Subdivision, square footage (if applicable), Owner name, Owner address if possible, and Contractor name, Contractor address if possible. I would like all new swimming pools, regardless of value, and all others at $25,000 or more (if possible but not necessary).	08/06/2025	Closed	08/07/2025	Fulfilled	Web	HBW Inc
25-243	July CO report for Newberry COs for both SFR and commercial.	08/05/2025	Closed	08/05/2025	Fulfilled	Email	Alachua County EPD
25-242	ALL issued building permits for Residential & Commercial properties from 7/1/2025 - 7/31/2025. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.	08/05/2025	Closed	08/05/2025	Fulfilled	Web	Construction Monitor
25-241	Manager Marlowe's Contract.	08/04/2025	Closed	08/04/2025	Fulfilled	Email	Waldo
25-240	An electronic copy of all payment transactions for City of Newberry Community Redevelopment Agency for fiscal year 2023-2024. This could be considered one of the following reports: Vendor Payment Checkbook Report, Checkbook Register, Expenditure Data, Transactional Detail Payments, Online Checkbook, or Disbursements. We would accept any existing report which contains a minimum of the Payee Name, Amount and Date of each transaction.	08/04/2025	Closed	08/05/2025	Fulfilled	Email	Florida Open The Books
25-239	All records related to Larry Rogers/Watson Construction 01908-004-001	08/04/2025	Closed	08/07/2025	Fulfilled	In person	Internal
25-238	11070 SW 282nd St Newberry, FL 32669 re-roof permit. Please send a copy of the latest permit showing the application date, permit number, and status.	08/01/2025	Closed	08/04/2025	Fulfilled	Email	Full Circle Home Inspectors
25-237	Video & Minutes of Gerry Dedenbach presenting Park West to Commission. Approximately 2021.	07/31/2025	Closed	07/31/2025	Fulfilled	Phone	Internal
25-236	Lien Search / 1183 NW 242ND ROAD, 01874-400-501	07/29/2025	Closed	07/30/2025	Fulfilled	Mail	PropLogix
25-235	Lien Search / Avalon Woods 01897-008-002	07/29/2025	Closed	07/30/2025	Fulfilled	Mail	PropLogix
25-234	7/28/25 Meeting Presentations	07/29/2025	Closed	07/29/2025	Fulfilled	Email	Walker
25-233	Photo of Mayor Marden & Undersheriff with contract	07/29/2025	Closed	07/29/2025	Fulfilled	Email	Walker
25-232	7/28/2025 Meeting backup	07/28/2025	Closed	07/29/2025	Fulfilled	Email	Walker
25-231	7/28/2025 Meeting Packets	07/28/2025	Closed	07/28/2025	Fulfilled	Email	Hamman
25-230	Lien Search / 2723 Northwest 245 Drive	07/25/2025	Closed	07/29/2025	Fulfilled	Email	
25-229	City's Organizational Chart	07/23/2025	Closed	07/23/2025	Fulfilled	Email	City of Hawthorne
25-228	Subpoena PRR / Kateara Hall re: 4/6/2024 Incident All records. Subpoena delivered to Fire Department 7/23/2025.	07/23/2025	Closed	07/29/2025	Fulfilled	In person	Easterwood Esq.
25-227	Lien Search / 25239 SW 2ND AVE, 02256-001-000	07/22/2025	Closed	07/28/2025	Fulfilled	Email	Internal
25-226	Date the City entered into an interlocal agreement with SBAC for the lift station at north/eastern corner of the football field	07/22/2025	Closed	07/22/2025	Fulfilled	Email	Internal
25-225	Latest Electric Rate Document	07/22/2025	Closed	07/22/2025	Fulfilled	Email	Out Reach Tariff
25-224	Building Permits Data for period of 4/15/2025 to 6/15/2025.	07/17/2025	Closed	07/22/2025	Fulfilled	Email	Joe Propertykey
25-223	Lien Search / 1265 NW 248th Dr, 01874-300-360	07/17/2025	Closed	07/21/2025	Fulfilled	Mail	Sunshine State Lien & Tax Service
25-222	Zoning and any Agreements for 04275-007-000	07/16/2025	Closed	07/23/2025	Fulfilled	In person	internal
25-221	Easement agreement for SW 30th Ave for the force main to SW 266th St.	07/09/2025	Closed	09/11/2025	Fulfilled	Email	internal
25-220	Oak Park Phases 1 & 2 Sidewalk requirements	07/09/2025	Closed	07/15/2025	Fulfilled	Email	internal
25-219	Sandia Agreement with reverter.	07/09/2025	Closed	07/15/2025	Fulfilled	Email	internal
25-218	LIEN SEARCH / 23709 SW State Road 45, 02567-002-000	07/14/2025	Closed	07/16/2025	Fulfilled	Mail	51 Title
25-217	PPT for July 14, 2025 Meeting	07/14/2025	Closed	07/14/2025	Fulfilled	Email	Walker
25-216	Back up documents for today's regular commission meeting.	07/14/2025	Closed	07/14/2025	Fulfilled	Email	Hamman
25-215	Lien Request / 23479 W Newberry Road, 01932-000-000	07/10/2025	Closed	07/15/2025	Fulfilled	Mail	PropLogix
25-214	Any and all possible records related to the investigation of the death of Malachi Lancaster. Including 911 calls, statements, incident reports, etc.	07/09/2025	Closed	07/14/2025	No Records: Does Not Exist	Web	Lewis
25-213	Commission Packet for July 14, 2025 Meetings	07/11/2025		2025	Fulfilled	Email	Walker

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-212	The KPMG National Unclaimed Property Practice is requesting the City Newberry outstanding check report to assist our clients with asset recovery. We will use the information to identify property that belongs to our clients based on the payee's name and address. Then, we will let the clients know. We would like to request a copy of the listing in electronic format for items over $500 and over 3 months old. If possible, please limit the listing to businesses only. If the period needs to be exact, please send it for the period of 1/1/2000-12/31/2024. Please provide the payee name/amount/check date/check number. If available, please also provide the address. We appreciate your assistance with this process.	07/09/2025	Closed	07/14/2025	Fulfilled	Web	KPMG National Unclaimed Property Practice
25-211	Building permits issued in the month of June 2025. I need Residential and Commercial building permits as well as new in-ground swimming pools. I need as much of the following data as possible: Permit Number, Date issued, Construction job Value, jobsite address, Subdivision, square footage (if applicable), Owner name, Owner address if possible, and Contractor name, Contractor address if possible. I would like all new swimming pools, regardless of value, and all others at $25,000 or more (if possible but not necessary).	07/07/2025	Closed	07/14/2025	Fulfilled	Web	HBW
25-210	Certificate of liability insurance for the contractor TWL Demolition LLC that covers the date 12/14/2024.	07/07/2025	Closed	07/08/2025	No Records: Does Not Exist	Web	The Claims Center
25-209	ALL issued building permits for Residential & Commercial properties from 6/1/2025 to 6/30/2025. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.	07/07/2025	Closed	07/07/2025	Fulfilled	Web	Construction Monitor
25-208	Is Newberry currently considering any new apartment developments, are there previously approved apartment developments not ready to start, or are there apartment developments that have started construction. Please provide the address, developer name, and number of units. 7/2/25, Per requestor, “are there previously approved apartment developments not ready to start” should be “are there previously approved apartment developments now ready to start”	07/02/2025	Closed	07/07/2025	No Records: Does Not Exist	Email	Real Property Research Group, Inc.
25-207	Venue management agreement between Easton Newberry Sports Complex and its existing venue operator (RADD?). In specific, the contract or any document relating to the venue management agreement (detailing length, term, rights, financials, etc.) between the 2 entities would be of particular interest.	07/01/2025	Closed	07/16/2025	Request Withdrawn	Email	Charlesbank
25-206	Any permits applied for since 2020 for parcel 02405-003-000, 25135 NW 7th Avenue.	07/01/2025	Closed	07/02/2025	Fulfilled	Web	THREE RIVERS LEGAL SERVICES
25-205	Venue management agreement between Champions Park and its existing venue operator (RADD?). In specific, the contract or any document relating to the venue management agreement (detailing length, term, rights, financials, etc.) between the 2 entities would be of particular interest	07/01/2025	Closed	07/16/2025	Request Withdrawn	Web	Charlesbank
25-204	Fire Report for 7/1/2025 at 25112 NW 62nd Avenue.	07/01/2025	Closed	07/16/2025	Fulfilled	Phone	Progressive Insurance
25-203	Any and all purchasing records from 12/30/2024 to current. The request is limited to readily available records without physically copying, scanning, or printing paper documents. Any editable electronic document is acceptable. The specific information requested from your record-keeping system is: 1. Purchase order number. If purchase orders are not used a comparable substitute is acceptable, i.e., invoice, encumbrance, or check number 2. Purchase date 3. Line item details (Detailed description of the purchase) 4. Line item quantity 5. Line item price 6. Vendor ID number, name, address, contact person and their email address	07/01/2025	Closed	07/01/2025	Fulfilled	Email	SmartProcure
25-202	COs issued in the month of June for both SFR and commercial	07/01/2025	Closed	07/01/2025	Fulfilled	Email	Alachua County EPD
25-201	Lien Search / 52 Northwest 250th Street	06/30/2025	Closed	07/01/2025	Fulfilled	Email	Lien Library
25-200	1/5/2006 Amended Reformed Developer’s Agreement with Florida Rock and Resolution 2005-01-CC-SP	06/30/2025	Closed	06/30/2025	Fulfilled	Phone	Folds Walker
25-199	LIEN SEARCH / 710 NW 253rd Street, 02323-000-000	06/25/2025	Closed	06/30/2025	Fulfilled	Mail	PropLogix
25-198	June 23rd City Commission & BOA Meeting Packets.	06/24/2025	Closed	06/24/2025	Fulfilled	Email	Hamman
25-197	LIEN SEARCH / 01897-008-002	06/23/2025	Closed	06/30/2025	Fulfilled	Mail	Proplogix
25-196	LIEN SEARCH / 01920-002-001	06/23/2025	Closed	06/30/2025	Fulfilled	Email	Exacta Land Surveyors LLC
25-195	LIEN SEARCH / 01920-003-000, 21236 W NEWBERRY RD	06/23/2025	Closed	06/30/2025	Fulfilled	Email	Exacta Land Surveyors LLC
25-194	LIEN SEARCH / 01920-001-000; 21326, 21304, and 21320 W NEWBERRY RD	06/23/2025	Closed	06/30/2025	Fulfilled	Email	Exacta Land Surveyors LLC
25-193	LIEN SEARCH / 01920-002-000	06/23/2025	Closed	06/30/2025	Fulfilled	Email	Exacta Land Surveyors LLC
25-192	LIEN SEARCH / 01920-000-000	06/23/2025	Closed	06/30/2025	Fulfilled	Email	Exacta Land Surveyors LLC
25-191	June 23rd City Commission and BOA meeting agenda packets.	06/22/2025	Closed	06/23/2025	Fulfilled	Email	Walker

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-190	Spreadsheet containing all purchase orders from January 1, 2021, to present day. If easily accessible, please provide the following details for each purchase order: -Purchase order number or equivalent -Purchase date -Vendor ID or equivalent -Vendor name -Line item details -Line item quantity -Line item unit price -Line item total price Format & Delivery: We understand systems and formats may vary. These records generally live in your ERP, and a spreadsheet export of that may be easiest. We would appreciate it if you replied in this email thread if possible. However, if this is not possible, please feel free to send them in any format you prefer, including: -Spreadsheet (Preferred) -PDF -Word -Existing reports from your ERP -Any readily available, already existing records resembling purchasing records (even if missing some requested columns)	06/19/2025	Closed	06/19/2025	Fulfilled	Email	The Data Branch
25-189	LIEN SEARCH / 2245 NW 248th Way, 01874-100-034	06/18/2025	Closed	06/19/2025	Fulfilled	Mail	Proplogix
25-188	Building Permits Data for period of 4/15/2025 to 6/15/2025.	06/15/2025	Closed	06/19/2025	Fulfilled	Email	Joe Balber, Property Key
25-187	Building Permits for 127 SW 246TH TER	06/12/2025	Closed	06/16/2025	Fulfilled	Web	Lungarten
25-186	Any information in reference to Michael Vogel specific to disciplinary action or investigations. We are considering hiring him as a Compliance Officer with the Bureau of Fire Standards and Training.	06/11/2025	Closed	06/11/2025	Fulfilled	Web	Florida CFO, Bureau of Fire Standards and Training
25-185	June 9th CRA & City Commission Meeting Slides	06/09/2025	Closed	06/10/2025	Fulfilled	Email	Walker
25-184	SW 253rd Street ROW conveyances?	06/09/2025	Closed	06/09/2025	Fulfilled	Email	Internal PW/Util
25-183	June 9th CRA & City Commission Meeting Packets	06/07/2025	Closed	06/09/2025	Fulfilled	Email	Walker
25-182	Building permits issued in the month of May 2025. I need Residential and Commercial building permits as well as new in-ground swimming pools. I need as much of the following data as possible: Permit Number, Date issued, Construction job Value, jobsite address, Subdivision, square footage (if applicable), Owner name, Owner address if possible, and Contractor name, Contractor address if possible. I would like all new swimming pools, regardless of value, and all others at $25,000 or more (if possible but not necessary).	06/08/2025	Closed	06/10/2025	Fulfilled	Web	HBW Inc
25-181	Certificate of liability insurance for the contractor All Florida Enterprises Solutions Inc (website: https://allfloridaenterprises.com/contact-us/ - state number P15000044368 - 22515 W Newberry Rd, Newberry, FL 32669) that covers the date 12/31/2024. Even an older COI would be very helpful; or any records that list their insurance company and policy number.	06/06/2025	Closed	06/09/2025	No Records: Does Not Exist	Web	The Claims Center
25-180	LIEN SEARCH / 26502 NW 3rd Ave, 02022-000-000	06/04/2025	Closed	09/11/2025	Fulfilled	Phone	Maldonado and Associates
25-179	CSX/Florida Northern RR Resolutions	06/04/2025	Closed	06/09/2025	Fulfilled	Phone	Internal
25-178	ALL issued building permits for Residential & Commercial properties from 5/1/2025 - 5/31/2025. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.	06/04/2025	Closed	06/05/2025	Fulfilled	Web	Construction Monitor
25-177	Permit Inspection Report for solar panels at 17543 SW 11th Court.	06/04/2025	Closed	06/04/2025	Fulfilled	In person	Anonymous
25-176	New construction permits closed in May.	06/03/2025	Closed	06/04/2025	Fulfilled	Email	Alachua County EPD
25-175	Total number of single family building permits for New Homes issued for the month of: MAY 2025. We made a minor change in what we collect for townhomes & condo (for-sale) permits, we are collecting permits of buildings that have 12-units or less (it used to be anything with 4-units or less). Then could you send me the following details per each permit issued for single family units. Permit Issue DatePermit #Address of Construction SiteSubdivision NameLot #Living Sq. Ft.Builder Name	06/02/2025	Closed	06/03/2025	Fulfilled	Email	MG Permits
25-174	Fire Promotion Photo	06/03/2025	Closed	06/03/2025	Fulfilled	Phone	Walker
25-173	Lien Search / 24435 Southwest 18th Ln Payment Received.	06/02/2025	Closed	06/04/2025	Fulfilled	Email	I
25-172	Lien Search / 934 Northwest 251st Drive Payment Recieved.	06/02/2025	Closed	06/04/2025	Fulfilled	Email	Ii
25-171	Report for 4/1/2025 on SR45, motorcyclist Blaine Michael Farrow.	06/02/2025	Closed	06/23/2025	Fulfilled	Email	Amanda Villanueva
25-170	Portion of Parcel Id: 01932-000-000; Whitestone Project No.: EF2523663 Whitestone Associates Inc. (Whitestone) is conducting a Phase I Environmental Site Assessment at the property referenced above. Whitestone requests copies of any available files addressing or pertinent to environmental investigations, underground storage tanks (USTs), corrective actions, contaminant releases, incidents, fires, hazardous materials storage, citations, notices of violation, or other areas of concern at the above referenced property. Please advise if there are additional fees associated with this search above $25.00.	05/30/2025	Closed	06/12/2025	No Records: Does Not Exist	Email	Whitestone Associates Inc.
25-169	Commission packet & slides for May 27 meeting	05/30/2025	Closed	06/02/2025	Fulfilled	Email	Walker
25-168	Certificate of liability insurance for the contractor PLC Services DBA Perfect Lawn Care Services.	05/29/2025	Closed	06/02/2025	No Records: Does Not Exist	Web	jakob.wrobel@theclaimscenter.com
25-167	Commission packets with the back up documents for meetings between 02/25/2025 and 05/27/2025. Copy of the proposed City Manager contract for Jordan Marlowe and a copy of the consultant contract for Jordan Marlowe. Could you tell me what meeting the City Manager contract was voted on or will be discussed at?	05/28/2025	Closed	05/29/2025	Fulfilled	Email	Baker

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-166	25460 4th Ave, the last few prior tenants' names & how long they were there. I would need it for court. The state deemed it uninhabitable.	05/22/2025	Closed	05/29/2025	Fulfilled	Email	Exemption Form filed with City
25-165	Any and all records maintained by Newberry Fire Department for Friday, May 23rd, 2025 response to Limestone Products LLC.	05/29/2025	Closed	05/29/2025	Fulfilled	In person	US Dept of Labor Woodall
25-164	Short-term rental (STR) license holders within the City. Specifically, I am requesting the following data for all currently active STR license holders (if available): - License holder name or business name - License number or ID - License status (active/inactive/expired/etc.) - Property address associated with the license - License issuance date and expiration date - Contact information (if available under applicable law) - Any violations or enforcement actions (if available) - Type or classification of STR (e.g., whole home, hosted, non-hosted) - Any available notes or descriptions related to the license I am requesting the data in an electronic, machine-readable format such as CSV, Excel, or JSON, if available.	05/25/2025	Closed	05/29/2025	No Records: Does Not Exist	Email	r.sidra6262@gmail.com
25-163	2011 Recorded Clerk of Court documents.	05/28/2025	Closed	05/29/2025	No Records: Does Not Exist	Email	Internal
25-162	Employees Salaries By Position	05/22/2025	Closed	05/28/2025	Fulfilled	Email	City of Marianna / Kim Applewhite
25-161	All emails between Newberry city staff and Track Line (David Malay) and JBPro (Jay Brown) from November 1, 2024 to November 30, 2024.	05/19/2025	Closed	05/27/2025	Request Withdrawn	Web	Hamman
25-160	All emails between Newberry city staff and Track Line (David Malay) and JBPro (Jay Brown) from October 1, 2024 to October 31, 2024.	05/19/2025	Closed	05/27/2025	Request Withdrawn	Web	Hamman
25-159	May 12 and May 13 Meeting Packets	05/20/2025	Closed	05/27/2025	Fulfilled	Phone	Walker
25-158	LIEN SEARCH / Parcel #01897-008-002	05/20/2025	Closed	05/27/2025	Fulfilled	Mail	PropLogix
25-157	list of all properties with an active short-term rental	05/19/2025	Closed	05/27/2025	No Records: Does Not Exist	Email	Jonathan Balog
25-156	LIEN SEARCH / 252 NW 250TH ST LN 02120-000-000	05/19/2025	Closed	05/27/2025	Fulfilled	Mail	One Stop Lien Search
25-155	1. Bank Accounts: A list of all demand deposit accounts (e.g., checking, money market, savings) held by the City as of the most recent date available. 2. Balances: The balance of each account for the most recent period for which data is available. 3. Interest Rates: The interest rates applied to each of these accounts for the most recent period for which data is available.	05/19/2025	Closed	05/19/2025	Fulfilled	Web	Public Project 25
25-154	A copy of any applications, inquiries/proposals, site plan drawings and Section 106 Notices associated with the installation of a NEW Telecommunication Tower in the City of Newberry FL specifically located on Parcel ID: 02647-001-000 Prop ID: 10586 or in the one (1) mile vicinity of this referenced parcel, received or processed in your jurisdiction from October 20, 2024 through the current date. This excludes modifications to existing towers.	05/16/2025	Closed	05/27/2025	No Records: Does Not Exist	Web	swigley@sbasite.com
25-153	Building Permits Data for period of 3/15/2025 to 5/15/2025.	05/15/2025	Closed	05/19/2025	Fulfilled	Email	Joe Balber, PropertyKey
25-152	ALL issued building permits for Residential & Commercial properties from 4/1/2025 to 4/30/2025. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.	05/15/2025	Closed	05/15/2025	Fulfilled	Email	Construction Monitor
25-151	LIEN SEARCH / 25430 NW 8TH LN 01894-010-006. Request is limited to the owner's Utility Account, 5945. Do not include the tenant's services or status.	05/13/2025	Closed	05/15/2025	Fulfilled	Mail	PropLogix
25-150	5/12/2025 Joint Meeting Packet & PowerPoint	05/12/2025	Closed	05/15/2025	Fulfilled	Email	Walker
25-149	2008 Minutes approving Easton Agreement.	05/12/2025	Closed	06/23/2025	Fulfilled	In person	Internal
25-148	Kevin Farr's email re: Utility Room Damage at 25329 SW 16 Avenue	05/08/2025	Closed	05/08/2025	Fulfilled	Email	JMR Forensics
25-147	LIEN SEARCH / 25135 NW 7TH Ave, 02405-003-0001	05/07/2025	Closed	05/14/2025	Fulfilled	Mail	RealRes
25-146	LIEN SEARCH / 24553 NW 7th Ln, 01934-020-091 /	05/05/2025	Closed	05/08/2025	Fulfilled	Mail	Skyline Lien Search
25-145	LIEN SEARCH / 23479 W Newberry Road, 01932-000-000 /	05/05/2025	Closed	05/14/2025	Fulfilled	Mail	LSP #25-130
25-144	Building permits issued in the month of April 2025. I need Residential and Commercial building permits as well as new in-ground swimming pools. I need as much of the following data as possible: Permit Number, Date issued, Construction job Value, jobsite address, Subdivision, square footage (if applicable), Owner name, Owner address if possible, and Contractor name, Contractor address if possible. I would like all new swimming pools, regardless of value, and all others at $25,000 or more (if possible but not necessary).	05/05/2025	Closed	05/08/2025	Fulfilled	Email	HBW
25-143	Newberry COs issued in the month of April- both SFR and commercial.	05/06/2025	Closed	05/06/2025	Fulfilled	Email	ala
25-142	APRIL 2025 Permit Info: New Construction/single-family units	04/30/2025	Closed	05/06/2025	Fulfilled	Email	MG Permits
25-141	Recording of 5/5/2025 Special Commission Meeting.	05/06/2025	Closed	05/06/2025	Fulfilled	Email	Hamman
25-140	who the complainant was for Larry's Body Shop	04/30/2025	Closed	05/06/2025	Fulfilled	Phone	Larry Trotter
25-139	slides from the budget update portion of the 4/28/2025 meeting	04/29/2025	Closed	05/06/2025	Fulfilled	Email	Hamman
25-138	Packets for 04/28/25 Meetings	04/28/2025	Closed	05/06/2025	Fulfilled	Email	Walker
25-137	Sandia Approved Maps and Plans, Overview	05/01/2025	Closed	05/06/2025	Fulfilled	Email	Marden
25-136	Fire Report / 03/25/2025 25418 SW 64th Place	04/28/2025	Closed	05/07/2025	Fulfilled	Email	LexisNexis

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-135	1.Bank Accounts: A list of all demand deposit accounts (e.g., checking, money market, savings) held by the City as of the most recent date available. 2.Balances: The balance of each account for the most recent period for which data is available. 3.Interest Rates: The interest rates applied to each of these accounts for the most recent period for which data is available.	05/02/2025	Closed	05/08/2025	Fulfilled	Email	Maria Aljure
25-134	LIEN SEARCH / 940 NW 250th DRIVE, 01894-020-025	04/30/2025	Closed	05/05/2025	Fulfilled	Email	Florida Municipal Lien Search
25-133	LIEN SEARCH / 22936 Northwest 4th Place / 01901-090-251	04/29/2025	Closed	05/05/2025	Fulfilled	Email	Lien Library
25-132	LIEN SEARCH / 25050 West Newberry Road / 02197-001-000	04/29/2025	Closed	05/05/2025	Fulfilled	Email	Lien Library
25-131	LIEN SEARCH / 25321 SW 17TH AVE / 02534-005-006	04/28/2025	Closed	05/05/2025	Fulfilled	Mail	Elite
25-130	LIEN SEARCH / 02532-007-000	04/24/2025	Closed	05/05/2025	Fulfilled	Email	Exacta
25-129	Any annexation records for 02678-008-000?	04/24/2025	Closed	07/16/2025	No Records: Does Not Exist	Email	Internal Bailey
25-128	Email correspondence regarding other's requests for Newberry 101 contents.	04/22/2025	Closed	04/22/2025	Fulfilled	Email	Tamara Robbins
25-127	Lien Search / 1195 NW 242nd Drive	04/21/2025	Closed	05/05/2025	Fulfilled	Mail	prop
25-126	Newberry 101 Notebook & PowerPoint contents.	04/22/2025	Closed	04/22/2025	Fulfilled	Phone	Tamara Robbins
25-125	Newberry 101 Notebook & PowerPoint contents.	04/21/2025	Closed	04/21/2025	Fulfilled	Phone	City of Alachua
25-124	Building permit history for 25202 SW 17th Ave, Newberry, FL 32669	04/18/2025	Closed	04/21/2025	Fulfilled	Email	DDA Forensics
25-123	LIEN SEARCH / 2061 NW 246th Terrace, 01874-201-156	04/17/2025	Closed	04/22/2025	Fulfilled	Mail	PropLogix
25-122	Building Permits Data for period of 2/15/2025 to 4/15/2025.	04/15/2025	Closed	04/16/2025	Fulfilled	Email	Joe Balber, PropertyKey
25-121	Copies of or a report of ALL issued building permits for Residential & Commercial properties from 3/1/2025 - 3/31/2025. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.	04/14/2025	Closed	04/16/2025	Fulfilled	Web	Construction Monitor
25-120	4/14/25 Meeting Packet	04/14/2025	Closed	04/14/2025	Fulfilled	Email	Reitz
25-119	Records of 1997 revitalization of 25317 NW 6TH AVE, 02343-000-000, VINELL WHITFIELD. Possibly done with a Grant.	04/14/2025	Open			Phone	VINELL WHITFIELD
25-118	Any permits pulled for the construction of an automated car wash.	04/13/2025	Closed	04/16/2025	No Records: Does Not Exist	Web	Deas
25-117	LIEN SEARCH / 02598-001-000	04/10/2025	Closed	04/14/2025	Fulfilled	Email	Exacta
25-116	Building permits issued in the month of March 2025. Residential and Commercial building permits as well as new in-ground swimming pools. As much of the following data as possible: Permit Number, Date issued, Construction job Value, jobsite address, Subdivision, square footage (if applicable), Owner name, Owner address if possible, and Contractor name, Contractor address if possible. I would like all new swimming pools, regardless of value, and all others at $25,000 or more (if possible but not necessary).	04/09/2025	Closed	04/10/2025	Fulfilled	Email	HBW Inc.
25-115	LIEN SEARCH / 25404 SW 18th AVE, 02534-006-012	04/07/2025	Closed	04/15/2025	Fulfilled	Mail	Skyline Lien Search
25-114	City Map official boundaries, showing enclaves.	04/02/2025	Closed	04/03/2025	Fulfilled	Email	Johnson Surety and Casualty
25-113	Fire Report BFAEI Case Number: 25-965 Agency Case Number: 20250000365 - Newberry Fire Department Date of incident: 3/25/2025, Address: 25418 SW 64Th Pl, Newberry, FL, 32669 , Type of incident: Double Wide Mobile Home.	03/27/2025	Closed	04/08/2025	Fulfilled	Email	Mutchler, Florida Bureau of Fire, Arson & Explosives Investigations
25-112	Report for Newberry COs issued in the month of March- both SFR and commercial.	04/01/2025	Closed	04/01/2025	Fulfilled	Email	Alachua County EPD
25-111	Ordinances 2021-69 & 2021-70: who wrote these ordinances? Ordinance 2021-69 references parcels 01925-009-000 and 01925-009-001 in the top part and the ad, but parcels 01923-005-000 and 01923-005-001 in Section 1. I believe 01925-009-000 and 01925-009-001 are correct. This ordinance references a change from county ag to city ag in Section 1 and the ad, but references a change from city ag to commercial in the top of the ordinance. I believe county ag to city ag is correct. Where is signed copy? There is no Section 2 on this document.	03/26/2025	Closed	04/01/2025	Fulfilled	Email	Internal Bailey
25-110	Newberry Commercial Park. Is there a PD with DO or DA. Or is it straight ILW zoning?	03/27/2025	Closed	04/21/2025	Fulfilled	Email	Internal Hectus
25-109	Lien Search 25533 SW 20 AVE, 02534-015-004	03/31/2025	Closed	04/02/2025	Fulfilled	Mail	PropLogix
25-108	CHW's submittal for May 2018 Commission re: Ag-Tech Park	03/27/2025	Closed	04/08/2025	Fulfilled	Phone	Jones - Internal
25-107	commission meeting live stream from 02/13/2017	03/26/2025	Closed	04/22/2025	No Records: Does Not Exist	Email	Oldman
25-106	Provide policy related to travel and per diem and reimbursement.	03/26/2025	Closed	04/08/2025	Fulfilled	Web	Starke
25-105	Candidate financial information	03/26/2025	Closed	03/27/2025	Fulfilled	Phone	L Smith
25-104	3/24/2025 Meeting Packets	03/25/2025	Closed	03/25/2025	Fulfilled	Email	Reitz
25-103	3/24/25 Meeting Packet & Photos of FMEA Award	03/25/2025	Closed	03/25/2025	Fulfilled	Phone	Walker
25-102	Copier lease information: the lease agreement or purchase details if the equipment is owned.	03/24/2025	Closed	03/25/2025	No Records: Other Agency	Web	AD Solutions

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-101	Business card pricing • The cost of business cards currently being purchased by your department • The quantities of business cards ordered • Any invoices related to business card purchases • Images of the business cards (if available) Additionally, does your department also handle business card orders for police, fire, and public works departments, or would I need to reach out to them individually?	03/21/2025	Closed	03/25/2025	Fulfilled	Web	Mac 1 Signs
25-100	Up to date information pertaining to the following types of obligations held in accounts managed by City of Newberry. Records may include any and all: Records concerning credits, overages, or refunds that are due and owing by the city Typically these may be tax related in nature Called, matured, and/or currently redeemable bonds issued by the city which may include but is not limited to refunds due back to the depositor pertaining to sheriff bonds, construction bonds, or public works related bonds Any financial spreadsheet, ledger, or other record of the active cash and cash-convertible sureties and escrow accounts maintained by the City for financial instruments posted or deposited with the City by companies to ensure completion of private-sector residential or commercial construction projects. Please note that I am only requesting records that have not been refunded to the payee. Do not include any items that would not be able to be recovered or paid out. Amounts on deposit with the City that are held in trust for recipients whose whereabouts are unknown including instances where payments were attempted but undeliverable. These amounts may pertain to eminent domain, matured government bonds, tax refunds, tax overpayments, real estate foreclosures, restitution payments, proceeds from public sales of lost property, unsuccessful electronic funds transfers, funds held in escrow, or any other securities Outstanding and refundable credit balances. Unclaimed, uncashed, undeliverable, staled-dated, voided, overdue and/or outstanding payments or checks/warrants issued by the city Any responsive documentation from requests submitted by Asset Management Consultants of Virginia, Inc. (AMC). If some of this request is exempt from release, please release the remainder of the record which is allowed. Please provide all requested records that are greater than $500, are claimable (The obligation to the payee has not been voided by law), The funds have not been turned over to the abandoned property office, and the funds are not in the process of being issued or reissued. Also for any outstanding checks, please only provide those that the payee still has the right to claim and have been outstanding for a period of over 3 months. For each property, please provide issue dates, payee names, addresses, and dollar amounts due. If possible, an excel document would be the desired format to receive data for all available years. If the requested records could not be found or do not exist in your possession, please provide the contact information for the public body from which they may be requested and forward this request to them (For example, if another	03/21/2025	Closed	03/31/2025	Fulfilled	Email	MarketSphere
25-99	Candidate Financial Information	03/20/2025	Closed	03/20/2025	Fulfilled	Email	Taylor
25-98	LIEN SEARCH / 24441 Northwest 23rd Lane, 01874-200-143	03/19/2025	Closed	03/25/2025	Fulfilled	Mail	Elite
25-97	Current Planning Department Salaries	03/18/2025	Closed	03/18/2025	Fulfilled	Web	NV5
25-96	27910 NW 46th Ave original septic permit	03/18/2025	Closed	03/18/2025	No Records: Other Agency	Web	Kurtz
25-95	01/15/2025 to 02/15/2025 Building Permit records for Newberry	03/17/2025	Closed	03/18/2025	Fulfilled	Email	Joe Balber, PropertyKey
25-94	Westone PRD Ordinances, PowerPoints, and CDD Ordinance.	03/17/2025	Closed	03/17/2025	Fulfilled	Phone	Glanzer
25-93	Lien Search: 1221 NW 242ND DRIVE, 01874-400-505	03/17/2025	Closed	03/24/2025	Fulfilled	Mail	PropLogix
25-92	Vote By Mail Requestors List	03/16/2025	Closed	04/14/2025	Fulfilled	Email	Marden
25-91	Lien Search request, 02602-020-006, SW 282nd Street	03/14/2025	Closed	03/25/2025	Fulfilled	Email	Florida Municipal Lien Search
25-90	Candidate financial reports for our current Newberry candidates	03/13/2025	Closed	03/13/2025	Fulfilled	Email	Walt Boyer
25-89	Open or expired Building permits on 25317 Northwest 6th Avenue, Newberry, FL or copy of the electronic public record showing the current status of all permits on this property.	03/12/2025	Closed	03/13/2025	No Records: Does Not Exist	Email	Camson Crown
25-88	Candidate filings.	03/12/2025	Closed	03/12/2025	Fulfilled	Phone	Rick Coleman
25-87	Report showing requests for 2025 Campaign Treasurer's Reports.	03/12/2025	Closed	03/12/2025	Fulfilled	Email	Oldman
25-86	City Manager New's PowerPoint pre-May 5, 2022 re sidestreets, pedestrian crosswalks, & golf cart crossing in conjunction with FDOT SR 26 2-Way Pair project design.	03/12/2025	Closed	03/12/2025	Fulfilled	Email	Internal
25-85	All Candidate Financial Reports To Date	03/12/2025	Closed	03/12/2025	Fulfilled	Phone	tourgypsy@aol.com
25-84	Code violations: 25317 Northwest 6th Avenue, Newberry, FL	03/11/2025	Closed	03/24/2025	No Records: Does Not Exist	Web	Camson Crown
25-83	An electronic file (ie Excel, PDF, Word) of any and all City of Newberry employees including part-time, temporary, seasonal employees and elected officials for fiscal year 2024. Each employee record should contain the year of compensation, first name, middle initial, last name, hire date (mm-dd-yyyy), base salary amount, bonus amount, overtime amount, gross annual wages and position title.	03/11/2025	Closed	03/13/2025	Fulfilled	Email	American Transparency
25-82	Electronic copy of all payment transactions for City of Newberry for fiscal year 2023-2024.	03/11/2025	Closed	03/12/2025	Fulfilled	Email	American Transparency
25-81	Election results from the past four Newberry mayoral races (2017, 2019, 2021 and 2023).	03/10/2025	[illegible]	[illegible]2025	Fulfilled	Email	Reitz

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-80	Constitutional Sanctuary City Resolution	03/10/2025	Closed	03/10/2025	Fulfilled	Email	Marden
25-79	3/10/2025 meeting packet	03/10/2025	Closed	03/10/2025	Fulfilled	Email	Reitz
25-78	Copies of or a report of ALL issued building permits for Residential & Commercial properties from 2/1/2025 - 2/28/2025. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.	03/10/2025	Closed	03/11/2025	Fulfilled	Web	Construction Monitor
25-77	Meeting packets for City Commission meetings from 08/26/2024 to 02/28/2024. (Assumed 02/24/2025.)	03/10/2025	Closed	03/12/2025	Fulfilled	Email	Baker
25-76	Candidate Financial Reports to date	03/07/2025	Closed	03/10/2025	Fulfilled	Email	Marden
25-75	Building permits issued in the month of February 2025. I need Residential and Commercial building permits as well as new in-ground swimming pools. I need as much of the following data as possible: Permit Number, Date issued, Construction job Value, jobsite address, Subdivision, square footage (if applicable), Owner name, Owner address if possible, and Contractor name, Contractor address if possible. I would like all new swimming pools, regardless of value, and all others at $25,000 or more (if possible but not necessary).	03/06/2025	Closed	03/11/2025	Fulfilled	Email	HBW Inc.
25-74	LIEN SEARCH 890 NW 233rd DR, 01901-080-142	03/06/2025	Closed	03/13/2025	Fulfilled	Mail	Skyline Lien Search
25-73	Commercial Building Plans for Hardee's.	03/06/2025	Closed	03/06/2025	No Records: Other Agency	Phone	Staub
25-72	February COs.	03/05/2025	Closed	03/13/2025	Fulfilled	Email	Alachua County EPD
25-71	Lien Search, 904 Northwest 252 Drive	03/05/2025	Closed	03/06/2025	Fulfilled	Email	Lien Library
25-70	Original Notice of Violation that was sent to or posted at Rustic Oaks Ranch.	03/04/2025	Closed	03/04/2025	Fulfilled	Email	PAVESE LAW FIRM
25-69	When Parcel 01940-007-000 was annexed into the City after 1985.	03/04/2025	Closed	03/04/2025	Fulfilled	Phone	Nancy David
25-68	Fire Report for 23186 NW 11th Road, 32669. February 2025, maybe first two weeks of Month.	03/03/2025	Closed	05/06/2025	No Records: Does Not Exist	Phone	Alicia
25-67	Salaries and hourly wages of all law enforcement department personnel. A copy of any law enforcement department collective bargaining agreement that your agency may have.	03/04/2025	Closed	03/04/2025	No Records: Does Not Exist	Email	City of Palatka
25-66	Final and compiled bid tabulation (Bid Tally), including all quantities and unit pricing for each bidder, for 'EASTON SPORTS COMPLEX SITE CLEARING' that was submitted on 08/07/2023.	03/04/2025	Closed	03/04/2025	Fulfilled	Email	Dougherty
25-65	All annexation documents or records including application, payment and approval with any terms and conditions or provisions for annexation or annexation agreement as it relates to address 27317 NW 78th Ave High Springs, FL 32643/ parcel 01780-000-000.	03/03/2025	Open			Web	Brittany Huffman
25-64	List of Qualified Candidates.	03/03/2025	Closed	03/03/2025	Fulfilled	Email	Reitz
25-63	Filing paperwork and financial reports for Tim Marden, Joy Glanzer, Tonio "Tony" Mazon, and Donald Long for this 2025 municipal election cycle	03/03/2025	Closed	03/03/2025	Fulfilled	Email	Travis Adair
25-62	List of Commission, Mayoral Race Qualifiers.	02/27/2025	Closed	03/03/2025	Fulfilled	Email	WCJB TV20 News
25-61	All current employee/staff contact information. 1. First Name 2. Last Name 3. Position Title 4. Department 5. Direct Phone Number (if does not exist, list main phone number with extension) 6. Business Cell Phone (if provided by City of Newberry) 7. Email Address 8. Office Address (Address, City, State, Zip)	02/26/2025	Closed	03/05/2025	Fulfilled	Email	SmartProcure
25-60	LIEN SEARCH / 24360 NW 11th Place, 01874-400-454	02/24/2025	Closed	02/26/2025	Fulfilled	Mail	PropLogix
25-59	List of all the 2019-2025 single family residential permits.	02/24/2025	Closed	02/25/2025	Fulfilled	Email	Caroline McDaniel
25-58	2/24/25 Commission Meeting Packet	02/24/2025	Closed	02/24/2025	Fulfilled	Email	Reitz
25-57	FEBRUARY 24 COMMISSION MEETING AGENDA PACKET	02/24/2025	Closed	02/24/2025	Fulfilled	Email	Walker
25-56	Date of Loss: 1/24/2025 Description of Loss: Residential Fire Loss Location: 25402 Southwest 16th Avenue, Newberry, FL 32669. Mr. Bob S. House, P.E., IAAI-CFI, NAFI-C for S-E-A, would like to request a copy of the Fire Report and any supporting photo/video documentation from your fire district's records to this response. Any information you can provide for the below loss would be greatly appreciated.	02/24/2025	Open			Web	S-E-A Limited
25-55	Resolution adopting the Strategic Plan	02/24/2025	Closed	02/24/2025	Fulfilled	Email	Mount Dora
25-54	Jordan Marlowe's Manager Salary & Contract	02/24/2025	Closed	02/24/2025	Fulfilled	Email	Colin Baenziger & Associates
25-53	Filing documents of all candidates who are currently filed to run for the upcoming April 8th election.	02/20/2025	Closed	02/20/2025	Fulfilled	Email	Dillon Boatner
25-52	LIEN SEARCH / 340 SW 254th Street, 02257-010-000	02/18/2025	Closed	02/19/2025	Fulfilled	Mail	RealRes
25-51	110 SW 250 Street; Commercial construction plans/drawings, permit documents, site plan, and/or survey.	02/12/2025	Closed	02/20/2025	No Records: Does Not Exist	Email	Loreen Hartley
25-50	Building Permits Data for period of 12/15/2024 to 2/15/2025	02/17/2025	Closed	02/17/2025	Fulfilled	Email	Joe Balber, PropertyKey
25-49	Strategic Plan Final Report - 2022	02/12/2025	Closed	02/17/2025	Fulfilled	Email	Town of Southwest Ranches
25-48	LIEN SEARCH, 22980 NW 11th Rd, 01901-070-090.	02/12/2025	Closed	02/17/2025	Fulfilled	Email	FMLS
25-47	2/10/2025 Commission & BOA Meeting Packets.	02/11/2025	Closed	02/11/2025	Fulfilled	Email	Reitz

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-46	2/10/25 Commission Meeting PPTs, Mike New's resignation letter, Mike New & Mayor's photo.	02/11/2025	Closed	02/11/2025	Fulfilled	Email	Walker
25-45	Robert Dale Francis v. Young Bull Trucking, LLC, et al. FHP Report No. FHP24ON0518373 Vehicle accident on October 14, 2024, at approximately 9:35 a.m on SR 26. Any and all materials this matter, maintained by Newberry Fire Department for: run reports, CAD, dash camera footage, body camera footage and any other information in the Newberry Fire Department's possession related to this accident.	02/07/2025	Closed	04/15/2025	Fulfilled	Email	Carr Allison
25-44	2/10 Meeting Packets	02/07/2025	Closed	02/10/2025	Fulfilled	Email	Walker
25-43	2/10 Meeting Packets	02/08/2025	Closed	02/10/2025	Fulfilled	Web	
25-42	ALL issued building permits for Residential & Commercial properties from 1/1/2025 - 1/31/2025. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.	02/06/2025	Closed	02/10/2025	Fulfilled	Web	Construction Monitor
25-41	The report for Fire Rescue case 2824-0001157. 11/25/24 at 29022 NW 32nd Ave Newberry, FL	02/05/2025	Closed	04/15/2025	Fulfilled	Web	Vermeer.com
25-40	All Code Violations for 24807 NW 13th Boulevard.	02/03/2025	Closed	02/03/2025	No Records: Does Not Exist	Web	Camson Crown
25-39	Is your Municipal Public Service Tax still @ 10% for gas & electric? Does your City have a remittance form for this tax that you can please send me? Do you expect any changes? Wolters Kluwer, Corporate Tax and Accounting	01/28/2025	Closed	02/03/2025	Fulfilled	Email	
25-38	January COs.	02/03/2025	Closed	02/03/2025	Fulfilled	Email	Alachua County EPD
25-37	Intersection near 25718 NW 4TH AVE: Total Project Cost. Separately what is the cost to place a stop sign?	01/30/2025	Closed	03/25/2025	Request Withdrawn	In person	
25-36	ACTFOR (Alachua County Task Force on Recreation) Bylaws / Town of Bronson	01/28/2025	Closed	01/28/2025	Fulfilled	Web	
25-35	City Manager's Resignation Letter. Reitz.	01/28/2025	Closed	01/28/2025	Fulfilled	Email	
25-34	Employee of the Year photo, nomination, Department, title, and length of employment. Walker	01/28/2025	Closed	01/28/2025	Fulfilled	Phone	
25-33	Mike New Resignation Letter. Walker.	01/28/2025	Closed	01/28/2025	Fulfilled	Phone	
25-32	Happy Homes invitation to Commissioners. Walker.	01/28/2025	Closed	01/28/2025	Fulfilled	Phone	
25-31	Request 1/27/2025 Commission Meeting Packet and PPTs. Walker.	01/28/2025	Closed	01/28/2025	Fulfilled	Phone	
25-30	1/27/2025 Commission Meeting Packet. Reitz.	01/27/2025	Closed	01/27/2025	Fulfilled	Email	
25-29	LIEN SEARCH / 25728 NW 3rd Ave, 02384-005-000 / Real Res	01/23/2025	Closed	01/28/2025	Fulfilled	Web	
25-28	Annexation and Rezoning/Land Use of Parcel 01896-000-000. Perez internal.	01/23/2025	Closed	04/15/2025	Fulfilled	Email	
25-27	Florida City Manager Salary Survey with 39 data fields. Klein, Colin Baenziger & Associates	01/22/2025	Closed	03/13/2025	Fulfilled	Email	
25-26	602 Fire &/or Police Report for 602 SW 142nd Way, Newberry, FL 32669. The incident occurred on or about 11-29-24. Truvolt Brands.	01/21/2025	Closed	01/22/2025	No Records: Other Agency	Web	
25-25	05-07-1973 Minutes and Ordinance 17-73 / Lee and other staff.	01/16/2025	Closed	01/16/2025	Fulfilled	Email	
25-24	11/15/2024 to 01/15/2025 Building Permit records for Newberry / PropertyKey	01/15/2025	Closed	01/29/2025	Fulfilled	Email	
25-23	Champions Fencing Quote from All Florida. RADSports.	01/15/2025	Closed	01/15/2025	Fulfilled	In person	
25-22	25934 Southwest 2nd Avenue utilities account balance. Camson Crown.	01/14/2025	Closed	01/15/2025	Fulfilled	Email	
25-21	Record of initial complaint regarding boat in front yard. Anonymous.	01/15/2025	Closed	01/15/2025	No Records: Does Not Exist	Phone	
25-20	Any open code cases at the address 25934 Southwest 2nd Avenue? info@camsoncrown.com	01/14/2025	Closed	01/15/2025	No Records: Does Not Exist	Web	
25-19	ALL City Developer Agreements that have been recorded with County Clerk of Courts. Jones/Util PW	01/15/2025	Closed	01/15/2025	Fulfilled	Phone	
25-18	LIEN SEARCH / 24293 NW 12TH PL, 01874-400-479 / Proplogix	01/14/2025	Closed	01/16/2025	Fulfilled	Mail	
25-17	LIEN SEARCH / 24403 NW 11TH PL, 01874-400-440 / Proplogix	01/14/2025	Closed	01/16/2025	Fulfilled	Mail	
25-16	LIEN SEARCH / 1944 NW 246TH TER, 01874-201-255 / Proplogix	01/14/2025	Closed	01/16/2025	Fulfilled	Mail	
25-15	LIEN SEARCH / 2035 NW 246TH TER, 01874-201-157 / Proplogix	01/14/2025	Closed	01/16/2025	Fulfilled	Mail	
25-14	LIEN SEARCH / 25392 NW 10TH AVE, 01894-101-036 / Lien Library	01/14/2025	Closed	01/14/2025	Fulfilled	Email	
25-13	LIEN SEARCH / 934 Northwest 251st Drive, 01894-020-046 / Lien Library	01/14/2025	Closed	01/14/2025	Fulfilled	Email	
25-12	Packet & slides for 1/13/2025 Commission Meeting. Walker.	01/13/2025	Closed	01/14/2025	Fulfilled	Email	
25-11	LIEN SEARCH. 25115 SW 7TH LN, 01990-020-039 / FMLS	01/13/2025	Closed	01/16/2025	Fulfilled	Email	
25-10	Lien Search Request. 24469 NW 11TH PLACE, 01874-400-436.	01/08/2025	Closed	01/13/2025	Fulfilled	Email	
25-9	City Commissioners individual written evaluations of City Manager submitted September 2024-January 2025.	01/13/2025	Closed	01/13/2025	Fulfilled	In person	
25-8	Current salary for the City Manager and Utility Director.	01/06/2025	Closed	01/08/2025	Fulfilled	Web	City of Starke
25-7	Florida City Manager Salary Information. Live, collaborative Google document. Florida City Manager Salary Information	01/02/2025	Closed	01/08/2025	Fulfilled	Email	Florida City Manager Salary Information Initiative
25-6	December 2025 COs.	01/08/2025	Closed	01/14/2025	Fulfilled	Email	Alachua County EPD

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
25-5	Fire Report on Date of incident: 12/29/2024, Address: 23765 NW 183rd Rd, High Springs, FL, 32643 , Type of incident: Concrete Block Structure. BFAEI Case Number: 24-3866. Non-redacted per F.S. 633.112.	01/08/2025	Closed	01/09/2025	Fulfilled	Email	Bureau of Fire, Arson & Explosives Investigations
25-4	Copies of or a report of ALL issued building permits for Residential & Commercial properties from 12/1/2024 - 12/31/2024. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information.	01/08/2025	Closed	01/09/2025	Fulfilled	Web	Construction Monitor
25-3	Plat, house drawings, any other records for 1831 NW 282nd St, Newberry, FL 32669. Bradley Hughes .	01/07/2025	Closed	01/07/2025	No Records: Does Not Exist	Web	
25-2	Lien Search Request: 912 NW 256th Ter, 01894-103-113, Florida Municipal Lien Search	01/06/2025	Closed	01/13/2025	Fulfilled	Email	
25-1	Any and all purchasing records from 10/14/2024 to 1/2/2025. The request is limited to readily available records without physically copying, scanning, or printing paper documents. Any editable electronic document is acceptable. The specific information requested from your record-keeping system is: 1. Purchase order number. If purchase orders are not used a comparable substitute is acceptable, i.e., invoice, encumbrance, or check number 2. Purchase date 3. Line item details (Detailed description of the purchase) 4. Line item quantity 5. Line item price 6. Vendor ID number, name, address, contact person and their email address SmartProcure	01/02/2025	Closed	01/06/2025	Fulfilled		
24-50	10/15/2024 to 12/15/2024 Building Permit records for Newberry / PropertyKey	12/16/2024	Closed	12/16/2024	Fulfilled	Email	
24-49	Roofing Permit for 190 NW 266th Street / Salyer FFBIC	12/13/2024	Closed	12/16/2024	Fulfilled	Phone	
24-48	November new and final building permits / Alachua County Property Appraiser	12/13/2024	Closed	12/16/2024	Fulfilled	Email	
24-47	Firefighters Collective Bargaining Agreement / Stephanie Mann, City of Starke	12/10/2024	Closed	12/16/2024	Fulfilled	Web	
24-46	All Code Violation Notices during the last 30 days (11/11/- 12/11/2024). Linville.	12/12/2024	Closed	12/12/2024	Fulfilled	Phone	
24-45	Open Building and Code Violations 25104 SW 19th Ave, Newberry / J. Vent, CamsonCrown	12/09/2024	Closed	12/12/2024	No Records: Does Not Exist	Web	
24-44	12/8/2024 Commission & CRA Meeting Packets. Reitz.	12/09/2024	Closed	12/10/2024	Fulfilled	Email	
24-43	Lien Search 01933-010-087, 649 SW 242nd Ter, Newberry, FL 32669. Florida Municipal Lien Search.	12/09/2024	Closed	12/11/2024	Fulfilled	Email	
24-42	12/9/2024 Meeting Packets, Carol Walker.	12/09/2024	Closed	12/09/2024	Fulfilled	Email	
24-41	For the month of NOVEMBER. Total number of single family building permits for New Homes issued Townhomes & condo (for-sale) permits, we are collecting permits of buildings that have 12-units or less. Details per each permit issued for single family units. MarketGraphics Research Group, Inc.	12/04/2024	Closed	12/05/2024	Fulfilled	Email	
24-40	Building permits issued in the month of November 2024. I need Residential and Commercial building permits as well as new in-ground swimming pools. David Taylor hbwfloridapermits@gmail.com	12/04/2024	Closed	12/05/2024	Fulfilled	Email	
24-39	November COs. Bardi/Alachua County EPD	12/04/2024	Closed	12/12/2024	Fulfilled	Email	
24-38	Copies of or a report of ALL issued building permits for Residential & Commercial properties from 11/1/2024 - 11/30/2024. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information. Camp.	12/04/2024	Closed	12/04/2024	Fulfilled	Email	
24-37	Bid Threshold. New Smyrna Beach Utilities.	12/02/2024	Closed	12/02/2024	Fulfilled	Email	
24-36	Municipal logo and uniform policy. Harmon.	12/02/2024	Closed	12/02/2024	No Records: Does Not Exist	Email	
24-35	GIS files or drawings indicating utilities depth in the area of 1832 SW 247th St, Newberry, FL 32669, USA, 29.636006345472047, -82.60427404090866, and 24694 SW 17th Pl, Newberry, FL 32669, USA, 29.637575370828216, -82.60294653590552. Draftech.	12/02/2024	Closed	12/02/2024	Fulfilled	Email	
24-34	Copy of the budget submitted with the Newberry Community School's application to the Florida Charter School Review Commission. Reitz.	12/02/2024	Closed	12/02/2024	Fulfilled	Email	
24-33	Easton-Newberry Sports Complex SRWMD Land Acquisition graphics. Alachua Today Editor	11/26/2024	Closed	11/27/2024	Fulfilled	Email	
24-32	Copies of or a report of ALL issued building permits for Residential & Commercial properties from 3/1/2024 - 10/31/2024. Report to include (if available): Permit #, Issued and applied dates, Site Addresses, Valuation of project, Description of Work, Contractor & Owner Information. Camp.	11/27/2024	Closed	12/02/2024	Fulfilled	Email	
24-31	Current employment contract(s) for each city official, appointed official, and/or department heads. Ford.	11/26/2024	Closed	12/11/2024	Fulfilled	Email	
24-30	Electronic file that includes a roster or listing of every current city employee as of Friday, November 1, 2024. The file would include information such as the following fields for each employee: First Name Last Name Hire Date Gender Race Ethnicity Department Job Title Base Salary Amount Gross Annual Wages Bonus Amount Car Allowance (Annual) Cell Phone Allowance (Annual) Certification Pay (Annual) Ford.	11/26/2024	Closed	12/11/2024	Fulfilled	Email	

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
24-29	Lease Agreements between City of Newberry and Chamber of Commerce. Mauldin.	11/26/2024	Closed	11/26/2024	No Records: Does Not Exist	Web	
24-28	Cemetery Geospacing. Robison.	11/26/2024	Closed	12/05/2024	Fulfilled	Email	
24-27	Commission packets from 08/26/2024 to present Folds and Walker invoices from 08/26/2024 to present Clarification of the duties of the charter officers of Newberry. In our charter, it states that the charter officers are appointed by the City Commission, serve at the pleasure of the City Commission, and are subject to the direction of the City Commission. Per the charter, the Mayor "shall preside at all meetings of the City Commission and perform such other duties consistent with his/her office as may be imposed by it. The Mayor shall have a voice in the proceedings of the Commission, but no vote." Under whose direction were issues regarding the NES charter and other charter related items being delegated to the charter/executive officers? Which meetings were those items voted on? Baker	11/25/2024	Closed	08/21/2025	Fulfilled	Email	
24-26	11/25/2024 Meeting Packets. Reitz.	11/25/2024	Closed	11/25/2024	Fulfilled	Email	
24-25	11/25/2024 Packets. Walker	11/25/2024	Closed	11/25/2024	Fulfilled	Email	
24-24	All records for 1828 SW 266th Street, 02524-001-000.	11/25/2024	Closed	12/05/2024	Fulfilled	Email	
24-23	City's Custodial Contract and Bid Documents. Anonymous.	11/06/2024	Closed	11/20/2024	Fulfilled	In person	
24-22	Newberry Community School Budget used for loan request. Panaghi.	11/18/2024	Closed	11/19/2024	Fulfilled	In person	
24-21	The entire public record related to Parcel #04375-002-000. Rodriguez, LLW Law. Counsel for Joseph Hoffman.	11/19/2024	Closed	12/30/2024	Fulfilled	Email	
24-20	A copy of the budget and any financial records that the Newberry School Board provided to the city that was discussed in the special commission meeting that took place on 11/18/2024. I am also requesting copies of any correspondence (ie. email, letters, etc.) that accompanied the sending of the budget and any financial records. Travis Adair.	11/19/2024	Closed	07/21/2025	Fulfilled	Email	
24-19	Slides from 11/18/2024 meeting, send via email. Carol Walker	11/19/2024	Closed	11/19/2024	Fulfilled	Email	
24-18	Meeting packet for tonight's (11/18/2024) Special City Commission meeting. Jeff Holcomb.	11/18/2024	Closed	11/18/2024	Fulfilled	Email	
24-17	Building Permits Data for period of 9/15/2024 to 11/15/2024 / Joe Balber, PropertyKey	11/18/2024	Closed	12/05/2024	Fulfilled	Email	
24-16	Letter of Financial Support for the Newberry Charter School. Dixon	11/18/2024	Closed	11/18/2024	Fulfilled	Web	
24-15	Letter of Financial Support for the Newberry Charter School. Oldman	11/18/2024	Closed	11/18/2024	Fulfilled	Email	
24-14	Elections data for city election in Newberry-- last ten years. Leyden	11/14/2024	Closed	11/18/2024	Fulfilled	Email	
24-13	Copier Lease Agreement and/or Purchase Order / Hickman	10/30/2024	Closed	11/06/2024	Fulfilled	Web	
24-12	Stephanie Wigley. Public Records Request requesting from Planning, Zoning & Building Departments, a copy of any applications, inquiries/proposals, and site plan drawings associated with the installation of a NEW Telecommunication Tower in the City of Newberry FL specifically located on Parcel ID: 02647-001-000 Prop ID: 10586 or in the one (1) mile vicinity of this referenced parcel, received or processed in your jurisdiction from June 1, 2024 through the current date. This excludes modifications to existing towers.	10/21/2024	Closed	10/23/2024	No Records: Does Not Exist	Email	
24-11	Gaston's; Ron Noble, Buchanan Ingersoll & Rooney PC Mr. Nobles letter states "This firm represents William and Margaret Gaston and Gaston Gardens ("Respondents") in connection with the City of Newberry Code Enforcement Case and Special Magistrate Hearing referenced above." It then states "In addition, please accept this correspondence as a Public Records Request pursuant to the provisions of Chapter 119, Florida Statutes. Respondents and my office are requesting copies of all documentation, correspondence, e-mails, electronic communications and any other document, material, report or complaint received, created or in possession of the City of Newberry. This includes not only the City of Newberry, Code Enforcement Office, but also all other records referenced above in the possession of the City of Newberry, including the Planning, Zoning and Development Services Department."(Emphasis added.) They do not limit their request to only the Gaston Gardens parcels. I limited the Outlook search to "communications since 12/1/2022." The Gaston's purchase was recorded 12/28/2022.	09/18/2024	Closed	11/06/2024	Fulfilled	Email	
24-10	sbigham@mariannafl.city, FY25 employee pay grades and pay scales.	10/14/2024	Closed	10/16/2024	Fulfilled	Web	

Id	Request Text	Request Date	Status	Closed Date	Closure Reasons	Format Received	Requester Company
24-9	jbalber@propertykey.com, Building Permit information, 8/15/2024 to 10/15/2024 •The folio or PID if used in the data created by the city for creating the permit record. •The full street address of the property, or parcel. If it just a vacant parcel for some reason, without an address, the folio/PID will suffice. •The date the permit was issued. •The name, address, and email address/phone number of the applicant, if available. •If the permit is open or closed •The category of the permit •Any fee issued to the property owner as part of the permit. Additionally, as part of this, we request: •The name and contact and contact information of the software and/or technology vendor, used by the city to create the records and store the data, if an outside 3rd party vendor is used. •The full names and titles of the individuals (the employee's name, title, email, and direct phone) that are responsible for the departments that are collecting the data or implementing the software/technology used to retrieve the data in this request.	10/15/2024	Closed	10/16/2024	Fulfilled	Email	
24-8	Verbal request to "see the October 1, 2024 letter from Attorney Edinger to the City of Newberry." The requester said they would respond to "how do you want the response delivered" when we can tell them whether we received the letter as a hard copy or electronic delivery.	10/07/2024	Closed	10/08/2024	Fulfilled	Phone	
24-7	Baker: dates in 2023 and 2024 when the Mayor used the Mentholee Norfleet municipal building or any other municipal owned property to hold meetings, discussion, forum, conversations, or other business associated with the charter.	10/03/2024	Closed	11/18/2024	Fulfilled	Email	
24-6	Final ordinances for the Large-scale Comprehensive Plan Amendment and Rezoning for NC Ranch Cameron Heaton Paralegal Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. 401 East Jackson Street, Suite 2100 Tampa, FL 33602 Direct Phone: 813-222-5044 Main Phone: 813-223-4800 Mobile: 407-744-5980 Email: cnheaton@stearnsweaver.com www.stearnsweaver.com	10/03/2024	Closed	10/03/2024	Fulfilled	Email	Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
24-5	Jennifer Johnson, open code violations for 2606 Northwest 247 Terrace, Newberry, FL. Phone Number 8136504875 Email info@camsoncrown.com	10/02/2024	Closed	10/03/2024	No Records: Does Not Exist	Web	
24-4	Brandy Oldman I hope this email finds you well I would like to submit a public records request for the advertisement for the charter board and what date did this advertisement run? Also I would like to submit a public records request for any and all money spent on the charter school initiative to date.	09/24/2024	Closed	10/03/2024	Fulfilled	Email	
24-3	Jessica M. Baker I would like a copy of the 07/30/2024 invoice paying The Osmanthus group. I would like a copy of the task order/purchase order to the City Attorney for covering the charter application expenses that was discussed at the May and June 2024 meetings as well as copies of the invoices from the legal counsel and charter school finance professionals mentioned in the Main Street Daily News article on 09/18/2024. I would also like all correspondence between Mayor Marlowe and Adam Emerson or anyone at the FLDOE regarding the charter from 01/01/2023 to 12/31/2024. Please note, I am aware there is correspondence because a PRR to a separate agency uncovered correspondence. I would also like the invoice copies from Femme from Design LLC.	09/24/2024	Closed	07/17/2025	Fulfilled	Email	
24-2	The KPMG National Unclaimed Property Practice is requesting the City of Newberry outstanding check report to assist our clients with asset recovery. We will use the information to identify property that belongs to our clients based on the payee's name and address. Then, we will let the clients know about the outstanding item and help to reunite them with their property if it is determined that it does belong to them. We would like to request a copy of the listing in electronic format for items over $500 and over 3 months old. If possible, please limit the listing to businesses only. If the period needs to be exact, please send it for the period of 1/1/2000-5/31/2024. Please provide the payee name/amount/check date. If available, please also provide the address. We appreciate your assistance with this process.	08/30/2024	Closed	09/17/2024	Fulfilled		
24-1	I am creating a statewide archive of historical election results from incorporation to the present for each municipality and county in Florida, to the extent possible. I would like to request all election results, with vote totals and any information you have on registered voters at the time of each election, from the incorporation of the City of Newberry in 1895 up to 2022. I am not looking for lists of registered voters, only election results and total numbers of registered voters eligible to vote in each election, if these numbers are available. Please feel free to call me or email me with any questions. Thank you!	07/02/2024	Closed	07/31/2024	Fulfilled	Email	

File Attachments for Item:

5. American Pharmacist Month Proclamation

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	American Pharmacist Month Proclamation
Agenda Section:	Consent Agenda
Department:	Mayor & Commissioners
Strategic Goal/Objective:	GOAL E.4: A diverse and vibrant community Obj. E.4.2 Promote inclusive engagement of city residents in the work of the City through outreach, education, reporting, and advocacy
Presented By:	Mayor Timothy R. Marden
Recommended Action:	Proclaim October 2025 as American Pharmacist Month.

Summary:
Today, pharmacists are the most accessible health care providers delivering critical services to patients and contributing to the health and well-being of all people. There are over 300,000 licensed pharmacists, over 400,000 pharmacy technicians, and 44,000 student pharmacists, providing care and serving as patient advocates for ensuring access to the best and safest therapy to the patients they serve.

Attachments:
1. American Pharmacist Month Proclamation

PROCLAMATION OF THE CITY OF NEWBERRY, FLORIDA

AMERICAN PHARMACIST MONTH, OCTOBER 2025

Whereas, pharmacists are the most accessible health care providers delivering critical services to patients and contributing to the health and well-being of all people; and

Whereas, pharmacists are best positioned to be the health care provider that ensures optimal medication therapy outcomes, and helps to ensure patients are adherent to their medications; and serve as providers during public health emergencies; and

Whereas, with a community pharmacy located within five miles of nearly all Americans, pharmacists and pharmacy personnel are best suited to work collaboratively with other health care providers and are making an impact in helping patients overcome illness and live healthier lives through chronic disease management and the fully effective use of their medicines; and

Whereas, today, there are over 300,000 licensed pharmacists, over 400,000 pharmacy technicians, and 44,000 student pharmacists, providing care and serving as patient advocates for ensuring access to the best and safest therapy to the patients they serve; and

Now Therefore, be it resolved that, by virtue of the authority vested in me as Mayor of the City of Newberry, I do hereby proclaim October 2025 as American Pharmacists Month and urge all our citizens to acknowledge the valuable services of pharmacists to provide safe, accessible, affordable, and beneficial patient care services and products to all residents and protect the public health of our communities.

In Witness Whereof, I have hereto set my hand and caused the Great Seal of the City of Newberry, Florida to be affixed unto, this 22nd day of September in the year two thousand and twenty-five.

_____

Honorable Timothy R. Marden, Mayor

Attest:

_____

Randa K. Paul, City Clerk

File Attachments for Item:

6. Public Power Week

Commission Agenda Item

Meeting Date: September 22, 2025

Title: Public Power Week

Agenda Section: Consent

Department: Utilities Department

Presented By: Rance Green - Director of Utilities and Public Works

Strategic Goal/Objective: Safe, reliable, and affordable electrical services

Recommended Action: Proclaim October 5-11, 2025 Public Power Week in Newberry, Florida

---

Summary: Public Power Week is celebrated each October in conjunction with the American Public Power Association (APPA) in Washington, D.C. APPA is the service organization for community-owned and state-owned electric utilities. The Public Power Week program is just one of the many APPA promotions used to increase public education and awareness of the dedicated individuals that work in our public sector for the betterment of our general public.

Public power has played an important role in Florida's electric industry for more than 115 years. Today, FMEA represents the interests of 33 public power communities across the state. FMEA members, collectively, provide the state's third largest source of electricity.

Public power's distinct characteristics help Newberry's utility customers' lives become more powerful every day while they are working, playing or enjoying the comforts of home. The City of Newberry is driven by public service, not profit. We exist to serve our fellow citizens by saving them time and money, and by protecting their homes and environment so all community members can enjoy life with family and friends.

The City of Newberry's electric system consists of staff and infrastructure necessary to provide power to more than 3,000 customers. This work group is staffed by 6 full-time field professionals committed to ensuring that our electric system infrastructure serves our residents most cost effectively. These "heroes" must have a broad knowledge of our City's electric system. This staff always mobilizes during natural disasters and safeguards our community during these events. They are first to arrive and last to leave. The residents of the City of Newberry are fortunate to have a staff of committed individuals maintaining our electric

service.

Attached is a proclamation recognizing our electric system staff for their dedication and hard work.

Attachments:

1. Proclamation

PROCLAMATION OF THE CITY OF NEWBERRY, FLORIDA

PUBLIC POWER WEEK

WHEREAS we, the citizens of Newberry, place a high value on local choice over community services and therefore have chosen to operate a community-owned, not-for-profit electric utility and, as customers and owners of our electric utility, have a direct say in utility operations and policies;

WHEREAS the City of Newberry provides us with reliable, efficient, and safe electricity employing sound business practices designed to ensure the best possible service at not-for-profit rates;

WHEREAS our electric employees are a valuable community asset that contribute to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, and safety awareness;

WHEREAS the City is a dependable and trustworthy institution whose local operation provides many consumer protections and continues to make our community a better place to live and work, and contributes to protecting the global environment;

NOW, THEREFORE, I, Timothy R. Marde, Mayor of the City of Newberry, do hereby declare that the week of October 5-11, 2025, be designated **Public Power Week** to recognize the people behind public power at the City of Newberry for their contributions to the community and to educate customer-owners, policy makers, and employees on the benefits of public power.

DATED this 22nd of September 2025.

BY THE MAYOR OF THE CITY OF NEWBERRY, FLORIDA:

_____

Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA:

_____

Randa Paul, City Clerk

File Attachments for Item:

7. Compensation and Salary Schedules

Resolution 2025-47 A Resolution Of The City Of Newberry, Florida, Amending The Prior Adoption Of A Compensation Program And Salary Schedules For City Of Newberry Employees, City Clerk, And Elected Officials; Providing For Cost Of Living Adjustments, Repealing All Resolutions In Conflict, And Establishing An Effective Date.

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	Resolution 2025-47 Adjustment to Compensation Plan
Agenda Section:	Consent
Department:	Human Resources
Strategic Goal:	Obj. E.2.2. – Create a learning environment for the growth and development of emerging leaders within the organization Obj. E.4.1 – Promote and sustain employee personnel management practices to strategically generate and support greater diversity, equity, and inclusivity
Presented By:	Dallas Lee SHRM-CP, Asst. City Manager
Recommended Action:	Approve Resolution 2025-47

Summary: The City Commission adjusted last year's pay classification and compensation schedules to comport with the market. The Commission adopted a resolution establishing the pay ranges for each job classification. The plan's base was amended to the State of Florida's minimum wage of $14.00 per hour. This resolution also implements a two (2) percent cost of living adjustment for all non-bargaining unit employees. This adjustment is less than the rate established by the State of Florida as the increase in Florida's household income for the current year (4.5%). It may affect the starting pay of a future employee or the top-out pay of an employee when merit raises are assessed. Existing employees will be evaluated for merit increases this year based on performance.

Fire employees covered under a collective bargaining unit agreement (CBA) were removed from the adopted pay plan as the CBA established a separate pay plan. Additionally, several changes were made to align positions within the city for internal equity appropriately.

This resolution also continues the City's adopted minimum wage step-in plan as a guide for the next few years to meet the constitutional amendment to increase the State's minimum wage.

Attachments:

1. Resolution 2025-47
2. Proposed Compensation Plan

PROPOSED
COMPENSATION PLAN
Fiscal Year 2026

Title	FLSA Status	Pay Grade	Hourly Pay Rate			Annual Pay		
			Min	Mid	Max	Min	Mid	Max
Assistant City Manager	Exempt	35	$ 47.41	$ 59.26	$ 71.12	$ 98,612.80	$ 123,266.00	$ 147,919.20
Asst. Director of Capital Projects & Facilities	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
Asst. Director of Community Development	Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Asst. Director of Finance & Administration	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
Asst. Director of Parks & Recreation	Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Asst. Director of Utilities & Public Works	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
Building Inspector	Non-Exempt	25	$ 29.10	$ 36.38	$ 43.65	$ 60,528.00	$ 75,660.00	$ 90,792.00
Building Official	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
City Commissioner	Exempt					$ 14,756.10		
Code Enforcement Officer	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Community Engagement Coordinator	Non-Exempt	16	$ 18.76	$ 23.45	$ 28.14	$ 39,020.80	$ 48,776.00	$ 58,531.20
Community Redevelopment Agency Coordinator	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Community Planner	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Custodian	Non-Exempt	11	$ 14.70	$ 18.38	$ 22.05	$ 30,576.00	$ 38,220.00	$ 45,864.00
Customer Service Lead	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Customer Service Manager	Non-Exempt	26	$ 30.56	$ 38.20	$ 45.84	$ 63,564.80	$ 79,456.00	$ 95,347.20
Customer Service Representative	Non-Exempt	15	$ 17.87	$ 22.34	$ 26.81	$ 37,169.60	$ 46,462.00	$ 55,754.40
Deputy Fire Chief	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
~~***Director of Capital Projects & Facilities***~~	~~Exempt~~	~~33~~	~~$ 43.00~~	~~$ 53.75~~	~~$ 64.50~~	~~$ 89,440.00~~	~~$ 111,800.00~~	~~$ 134,160.00~~
Director of Community Development	Exempt	33	$ 43.00	$ 53.75	$ 64.50	$ 89,440.00	$ 111,800.00	$ 134,160.00
Director of Finance & Administration	Exempt	34	$ 45.15	$ 56.44	$ 67.73	$ 93,912.00	$ 117,390.00	$ 140,868.00
Director of Parks & Recreation	Exempt	32	$ 40.95	$ 51.19	$ 61.43	$ 85,176.00	$ 106,470.00	$ 127,764.00
Director of Utilities & Public Works	Exempt	34	$ 45.15	$ 56.44	$ 67.73	$ 93,912.00	$ 117,390.00	$ 140,868.00
~~***Economic Development & CRA Manager***~~	~~Exempt~~	~~29~~	~~$ 35.38~~	~~$ 44.23~~	~~$ 53.07~~	~~$ 73,590.40~~	~~$ 91,988.00~~	~~$ 110,385.60~~

PROPOSED
COMPENSATION PLAN
Fiscal Year 2026

Title	FLSA Status	Pay Grade	Hourly Pay Rate			Annual Pay		
			Min	Mid	Max	Min	Mid	Max
Electric Apprentice	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Electric Line Worker 1	Non-Exempt	25	$ 29.10	$ 36.38	$ 43.65	$ 60,528.00	$ 75,660.00	$ 90,792.00
Electric Line Worker 2	Non-Exempt	28	$ 33.69	$ 42.11	$ 50.54	$ 70,075.20	$ 87,594.00	$ 105,112.80
Electric Line Worker 3	Non-Exempt	29	$ 35.38	$ 44.23	$ 53.07	$ 73,590.40	$ 91,988.00	$ 110,385.60
Electric System Supervisor	Non-Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Electric Trainee	Non-Exempt	14	$ 17.02	$ 21.28	$ 25.53	$ 35,401.60	$ 44,252.00	$ 53,102.40
Executive Assistant	Non-Exempt	21	$ 23.94	$ 29.93	$ 35.91	$ 49,795.20	$ 62,244.00	$ 74,692.80
Facilities & Grounds Manager	Non-Exempt	26	$ 30.56	$ 38.20	$ 45.84	$ 63,564.80	$ 79,456.00	$ 95,347.20
Facilities & Grounds Supervisor	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Facilities Technician 1	Non-Exempt	15	$ 17.87	$ 22.34	$ 26.81	$ 37,169.60	$ 46,462.00	$ 55,754.40
Facilities Technician 2	Non-Exempt	17	$ 19.70	$ 24.63	$ 29.55	$ 40,976.00	$ 51,220.00	$ 61,464.00
Fire Chief	Exempt	34	$ 45.15	$ 56.44	$ 67.73	$ 93,912.00	$ 117,390.00	$ 140,868.00
GIS Analyst	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
Grants & Funding Manager	Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Human Resources Generalist	Non-Exempt	21	$ 23.94	$ 29.93	$ 35.91	$ 49,795.20	$ 62,244.00	$ 74,692.80
Human Resources Manager	Exempt	26	$ 30.56	$ 38.20	$ 45.84	$ 63,564.80	$ 79,456.00	$ 95,347.20
Human Resources Technician	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Inmate Supervisor	Non-Exempt	14	$ 17.02	$ 21.28	$ 25.53	$ 35,401.60	$ 44,252.00	$ 53,102.40
Mayor	Exempt			$ -	$ -	$ 15,849.14		
Meter Technician	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Office Assistant	Non-Exempt	10	$ 14.00	$ 17.50	$ 21.00	$ 29,120.00	$ 36,400.00	$ 43,680.00
Permit Technician 1	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Permit Technician 2	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Plans Examiner	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00

PROPOSED
COMPENSATION PLAN
Fiscal Year 2026

Title	FLSA Status	Pay Grade	Hourly Pay Rate			Annual Pay		
			Min	Mid	Max	Min	Mid	Max
Principal Planner	Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Public Works Crew Leader	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Public Works Supervisor	Non-Exempt	25	$ 29.10	$ 36.38	$ 43.65	$ 60,528.00	$ 75,660.00	$ 90,792.00
Public Works Technician 1	Non-Exempt	16	$ 18.76	$ 23.45	$ 28.14	$ 39,020.80	$ 48,776.00	$ 58,531.20
Public Works Technician 2	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Public Works Technician 3	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Purchasing Specialist	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
~~***Records & Administrative Coordinator***~~	~~Non-Exempt~~	~~21~~	~~$ 23.94~~	~~$ 29.93~~	~~$ 35.91~~	~~$ 49,795.20~~	~~$ 62,244.00~~	~~$ 74,692.80~~
Recreation Program Assistant	Non-Exempt	10	$ 14.00	$ 17.50	$ 21.00	$ 29,120.00	$ 36,400.00	$ 43,680.00
Recreation Program Coordinator	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Recreation Programs Supervisor	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
Senior Planner	Exempt	26	$ 30.56	$ 38.20	$ 45.84	$ 63,564.80	$ 79,456.00	$ 95,347.20
~~***Special Events Coordinator***~~	~~Non-Exempt~~	~~16~~	~~$ 18.76~~	~~$ 23.45~~	~~$ 28.14~~	~~$ 39,020.80~~	~~$ 48,776.00~~	~~$ 58,531.20~~
Staff Accountant 1	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Staff Accountant 2	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
Staff Assistant	Non-Exempt	16	$ 18.76	$ 23.45	$ 28.14	$ 39,020.80	$ 48,776.00	$ 58,531.20
Staff Specialist	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Utility Billing Specialist	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Utility Line Locator	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Utility Systems Technician	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Warehouse Specialist	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
Water/Wastewater Apprentice	Non-Exempt	14	$ 17.02	$ 21.28	$ 25.53	$ 35,401.60	$ 44,252.00	$ 53,102.40
Water/Wastewater Operator 1	Non-Exempt	21	$ 23.94	$ 29.93	$ 35.91	$ 49,795.20	$ 62,244.00	$ 74,692.80
Water/Wastewater Operator 2	Non-Exempt	23	$ 26.40	$ 33.00	$ 39.60	$ 54,912.00	$ 68,640.00	$ 82,368.00

PROPOSED
COMPENSATION PLAN
Fiscal Year 2026

Title	FLSA Status	Pay Grade	Hourly Pay Rate			Annual Pay		
			Min	Mid	Max	Min	Mid	Max
Water/Wastewater Supervisor	Non-Exempt	27	$ 32.09	$ 40.11	$ 48.14	$ 66,747.20	$ 83,434.00	$ 100,120.80
Water/Wastewater Technician 1	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Water/Wastewater Technician 2	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00

CITY OF NEWBERRY

RESOLUTION NO 2025-47

A Resolution Of The City Of Newberry, Florida, Amending The Prior Adoption Of A Compensation Program And Salary Schedules For City Of Newberry Employees, City Clerk, And Elected Officials; Providing For Cost Of Living Adjustments, Repealing All Resolutions In Conflict, And Establishing An Effective Date.

WHEREAS, an equitable pay structure with competitive salaries is essential in attracting and retaining a skilled, motivated work force, thereby increasing the level of service to our community, and effectively promoting the city's mission of excellence; and

WHEREAS, while merit-based salary increases can have a beneficial effect on employee productivity and satisfaction when properly applied, all employees are affected by the increased cost of living; and

WHEREAS, an adjustment of the entire salary matrix, applied as a percentage increase to every pay grade, and subsequently adjusting each employee's annual salary by the same percentage would avoid further compression issues, and provide assistance in offsetting some of the cumulative increases in the cost of living that all employees are experiencing; and

WHEREAS, rewarding staff employees with an appropriate combination of merit, experience, and cost-of-living based pay increases would have the greatest overall effect in retaining and attracting a skilled, experienced, quality-driven, and productive work force; and

WHEREAS, in November 2020, the voters of Florida did approve a constitutional amendment increasing the minimum wage of the State of Florida; and

WHEREAS, the City of Newberry Personnel Policy provides for the creation of a pay classification plan; and

WHEREAS, the Personnel Officer will review the salary grade/pay classification annually and make recommendations to the City Commission; and

WHEREAS, the City's compensation system in conjunction with this Resolution is intended to attract, motivate and retain qualified personnel necessary to effectively meet public service demands;

WHEREAS, the City of Newberry Charter, provides the compensation of the City Clerk and City Manager shall be set by resolution;

WHEREAS, the City Commission has determined it is in the City's best interest to amend the compensation program and salary schedule, a copy of which is attached hereto as **Exhibit A**; and

NOW, THEREFORE, BE IT RESOLVED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA AS FOLLOWS:

SECTION ONE: The City of Newberry Personnel Officer shall develop policies and guidelines for administering the pay plans. The City Manager is authorized to change employees' title, classification, grade, or compensation.

SECTION TWO: The City Commission adopts the new compensation plan and salary schedules referred to as the Compensation Plan, attached hereto as **Exhibit A**. Said compensation plan and salary schedule includes a two percent (2%) cost of living adjustment for all city employees effective October 1st, 2025.

SECTION THREE: To the degree that funds permit, employees shall be paid compensation that:

a. Is commensurate with the skill and abilities required of the position;

b. Achieves equal pay for equal work;

c. Is both comparable and competitive with the compensation paid by other public and/or private employers with whom the City compares/competes for personnel recruitment and retention.

SECTION FOUR: When applicable, compensation surveys used to determine comparability shall include a cross-section of comparable benchmark positions in organizations with whom the City competes for personnel recruitment and retention.

a. Compensation surveys shall measure total compensation including salaries and wages, paid leave, group insurance plans, retirement, and all other benefits.

b. The compensation plan may provide salary range widths that reflect the normal growth and productivity potential of employees within a job classification.

SECTION FIVE: All Employees (except for those designated as "Appointed Officials") shall be paid base wages or salaries according to the Compensation Plan attached hereto and incorporated as **Exhibit A**. Wage and salaries shall not be less than the established range minimum or higher than the range maximum, unless otherwise approved by the City Manager or City Manager's designee in accordance with City policy.

SECTION SIX: The City has appropriated funds intended to advance covered employees through their respective salary ranges. These funds will be allocated to each Department to distribute in accordance with a specific compensation structure, plan, strategy and/or set of criteria, which shall be reviewed by the Human Resource Department and approved by the City Manager or City Manager's designee.

SECTION SEVEN: If any word, phrase, clause, paragraph, section or provision of this Resolution or the application thereof to any person or circumstances is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of the resolution which can be given without the valid or unconstitutional provisions or application, and to this end the provisions of this Resolution are declared severable.

SECTION EIGHT: All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION NINE: This Resolution shall become effective October 1st , 2025.

ADOPTED, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22 day of September 2025.

BY THE MAYOR OF THE CITY OF NEWBERRY, FLORIDA:

_____
Honorable Timothy R Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Randa Paul, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney

ADOPTED
COMPENSATION PLAN
Fiscal Year 2026

Title	FLSA Status	Pay Grade	Hourly Pay Rate			Annual Pay		
			Min	Mid	Max	Min	Mid	Max
Assistant City Manager	Exempt	35	$ 47.41	$ 59.26	$ 71.12	$ 98,612.80	$ 123,266.00	$ 147,919.20
Asst. Director of Capital Projects & Facilities	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
Asst. Director of Community Development	Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Asst. Director of Finance & Administration	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
Asst. Director of Parks & Recreation	Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Asst. Director of Utilities & Public Works	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
Building Inspector	Non-Exempt	25	$ 29.10	$ 36.38	$ 43.65	$ 60,528.00	$ 75,660.00	$ 90,792.00
Building Official	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
City Commissioner	Exempt					$ 14,756.10		
Code Enforcement Officer	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Community Engagement Coordinator	Non-Exempt	16	$ 18.76	$ 23.45	$ 28.14	$ 39,020.80	$ 48,776.00	$ 58,531.20
Community Redevelopment Agency Coordinator	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Community Planner	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Custodian	Non-Exempt	11	$ 14.70	$ 18.38	$ 22.05	$ 30,576.00	$ 38,220.00	$ 45,864.00
Customer Service Lead	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Customer Service Manager	Non-Exempt	26	$ 30.56	$ 38.20	$ 45.84	$ 63,564.80	$ 79,456.00	$ 95,347.20
Customer Service Representative	Non-Exempt	15	$ 17.87	$ 22.34	$ 26.81	$ 37,169.60	$ 46,462.00	$ 55,754.40
Deputy Fire Chief	Exempt	31	$ 39.00	$ 48.75	$ 58.50	$ 81,120.00	$ 101,400.00	$ 121,680.00
Director of Community Development	Exempt	33	$ 43.00	$ 53.75	$ 64.50	$ 89,440.00	$ 111,800.00	$ 134,160.00
Director of Finance & Administration	Exempt	34	$ 45.15	$ 56.44	$ 67.73	$ 93,912.00	$ 117,390.00	$ 140,868.00
Director of Parks & Recreation	Exempt	32	$ 40.95	$ 51.19	$ 61.43	$ 85,176.00	$ 106,470.00	$ 127,764.00
Director of Utilities & Public Works	Exempt	34	$ 45.15	$ 56.44	$ 67.73	$ 93,912.00	$ 117,390.00	$ 140,868.00
Electric Apprentice	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Electric Line Worker 1	Non-Exempt	25	$ 29.10	$ 36.38	$ 43.65	$ 60,528.00	$ 75,660.00	$ 90,792.00

ADOPTED
COMPENSATION PLAN
Fiscal Year 2026

Title	FLSA Status	Pay Grade	Hourly Pay Rate			Annual Pay		
			Min	Mid	Max	Min	Mid	Max
Electric Line Worker 2	Non-Exempt	28	$ 33.69	$ 42.11	$ 50.54	$ 70,075.20	$ 87,594.00	$ 105,112.80
Electric Line Worker 3	Non-Exempt	29	$ 35.38	$ 44.23	$ 53.07	$ 73,590.40	$ 91,988.00	$ 110,385.60
Electric System Supervisor	Non-Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Electric Trainee	Non-Exempt	14	$ 17.02	$ 21.28	$ 25.53	$ 35,401.60	$ 44,252.00	$ 53,102.40
Executive Assistant	Non-Exempt	21	$ 23.94	$ 29.93	$ 35.91	$ 49,795.20	$ 62,244.00	$ 74,692.80
Facilities & Grounds Manager	Non-Exempt	26	$ 30.56	$ 38.20	$ 45.84	$ 63,564.80	$ 79,456.00	$ 95,347.20
Facilities & Grounds Supervisor	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Facilities Technician 1	Non-Exempt	15	$ 17.87	$ 22.34	$ 26.81	$ 37,169.60	$ 46,462.00	$ 55,754.40
Facilities Technician 2	Non-Exempt	17	$ 19.70	$ 24.63	$ 29.55	$ 40,976.00	$ 51,220.00	$ 61,464.00
Fire Chief	Exempt	34	$ 45.15	$ 56.44	$ 67.73	$ 93,912.00	$ 117,390.00	$ 140,868.00
GIS Analyst	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
Grants & Funding Manager	Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Human Resources Generalist	Non-Exempt	21	$ 23.94	$ 29.93	$ 35.91	$ 49,795.20	$ 62,244.00	$ 74,692.80
Human Resources Manager	Exempt	26	$ 30.56	$ 38.20	$ 45.84	$ 63,564.80	$ 79,456.00	$ 95,347.20
Human Resources Technician	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Inmate Supervisor	Non-Exempt	14	$ 17.02	$ 21.28	$ 25.53	$ 35,401.60	$ 44,252.00	$ 53,102.40
Mayor	Exempt			$ -	$ -	$ 15,849.14		
Meter Technician	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Office Assistant	Non-Exempt	10	$ 14.00	$ 17.50	$ 21.00	$ 29,120.00	$ 36,400.00	$ 43,680.00
Permit Technician 1	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Permit Technician 2	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Plans Examiner	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Principal Planner	Exempt	30	$ 37.15	$ 46.44	$ 55.73	$ 77,272.00	$ 96,590.00	$ 115,908.00
Public Works Crew Leader	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60

ADOPTED
COMPENSATION PLAN
Fiscal Year 2026

Title	FLSA Status	Pay Grade	Hourly Pay Rate			Annual Pay		
			Min	Mid	Max	Min	Mid	Max
Public Works Supervisor	Non-Exempt	25	$ 29.10	$ 36.38	$ 43.65	$ 60,528.00	$ 75,660.00	$ 90,792.00
Public Works Technician 1	Non-Exempt	16	$ 18.76	$ 23.45	$ 28.14	$ 39,020.80	$ 48,776.00	$ 58,531.20
Public Works Technician 2	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Public Works Technician 3	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Purchasing Specialist	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
Recreation Program Assistant	Non-Exempt	10	$ 14.00	$ 17.50	$ 21.00	$ 29,120.00	$ 36,400.00	$ 43,680.00
Recreation Program Coordinator	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Recreation Programs Supervisor	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
Senior Planner	Exempt	26	$ 30.56	$ 38.20	$ 45.84	$ 63,564.80	$ 79,456.00	$ 95,347.20
Staff Accountant 1	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Staff Accountant 2	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
Staff Assistant	Non-Exempt	16	$ 18.76	$ 23.45	$ 28.14	$ 39,020.80	$ 48,776.00	$ 58,531.20
Staff Specialist	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Utility Billing Specialist	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Utility Line Locator	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00
Utility Systems Technician	Non-Exempt	24	$ 27.72	$ 34.65	$ 41.58	$ 57,657.60	$ 72,072.00	$ 86,486.40
Warehouse Specialist	Non-Exempt	22	$ 25.14	$ 31.43	$ 37.71	$ 52,291.20	$ 65,364.00	$ 78,436.80
Water/Wastewater Apprentice	Non-Exempt	14	$ 17.02	$ 21.28	$ 25.53	$ 35,401.60	$ 44,252.00	$ 53,102.40
Water/Wastewater Operator 1	Non-Exempt	21	$ 23.94	$ 29.93	$ 35.91	$ 49,795.20	$ 62,244.00	$ 74,692.80
Water/Wastewater Operator 2	Non-Exempt	23	$ 26.40	$ 33.00	$ 39.60	$ 54,912.00	$ 68,640.00	$ 82,368.00
Water/Wastewater Supervisor	Non-Exempt	27	$ 32.09	$ 40.11	$ 48.14	$ 66,747.20	$ 83,434.00	$ 100,120.80
Water/Wastewater Technician 1	Non-Exempt	18	$ 20.68	$ 25.85	$ 31.02	$ 43,014.40	$ 53,768.00	$ 64,521.60
Water/Wastewater Technician 2	Non-Exempt	20	$ 22.80	$ 28.50	$ 34.20	$ 47,424.00	$ 59,280.00	$ 71,136.00

File Attachments for Item:

8. Fees and Fines

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.

Commission Agenda Item

Meeting Date:	September 223 2025
Title:	Resolution 2025-46 Schedule of Fees, Charges, and Rates
Agenda Section:	Agenda Items
Department:	Finance & Administration
Presented By:	Dallas Lee
Recommended Action:	1) Adopt Resolution 2025-46

Summary: The Schedule of Fees, Charges, and Rates details fees for services that are provided to our residents and customers.

While the primary mission of government is to satisfy community needs, many City services solely benefit specific individuals or businesses. The City's policy is that the public should not subsidize activities of private interest through general tax revenues. The City has, therefore, established user fees to ensure that those who use proprietary services pay for those services in proportion to the benefit received. Fees that do not recover the full cost of providing the service result in a General Fund subsidy, which shifts funds away from other critical and high-priority programs that may not have similar cost recovery options.

Each year, in conjunction with the annual budget, the City reviews its current fee schedule. The process starts with each department head evaluating their department's related fees to make sure the fees cover current costs. They also consider any potential increases in costs as part of this evaluation.

Attachments:

1- Resolution 2025-46

CITY OF NEWBERRY

RESOLUTION 2025-46

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.

WHEREAS, the City of Newberry regulates various activities related to health, safety and welfare, resulting in the provision of services by county departments; and

WHEREAS, the City imposes fees for the provision of these services, generally setting rates at levels sufficient to fund the full cost of providing the services funded from such fees; and

WHEREAS, the City desires to approve rates for certain of these fees that will become effective on October 1, 2025; and

WHEREAS, the City will review and update the fees for future fiscal years through the annual budget process; and

WHEREAS, the City Manager, by and through the Charter of the City of Newberry is responsible for the daily operations of the City and its various departments.

NOW, THEREFORE, BE IT RESOLVED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, as follows:

SECTION 1. The attached Schedule of Fees, Rates and Charges, **Exhibit A,** is hereby adopted.

SECTION 2. The City Manager shall have authority to impose new fees, and to amend the current fees as the City Manager deems appropriate or necessary. The City Manager or Designee shall have the authority to waive, reduce or refund a fee in the interest of fairness and equity.

SECTION 3. The Schedule of Fees, Rates and Charges may be amended at the discretion of the City Manager from time to time.

SECTION 4: All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This Resolution shall take effect on October 1, 2025.

SECTION 6. If any section, paragraph, or part of this Resolution shall be declared unconstitutional or invalid, then the remainder of the Resolution shall not be affected thereby and shall remain in full force and effect.

ADOPTED, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a special meeting, this 22nd day of September 2025.

BY THE MAYOR OF THE CITY OF NEWBERRY, FLORIDA:

_____
Honorable Timothy R Marden, Mayor

ATTEST, BY THE CLERK OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA:

_____
Randa Paul, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Major Program	Sub-Program	Description		Amount	Requested/New Amount	UOM	Authorization
Youth Sports	**Youth Baseball**	Participant Fee	$	105.00		Per Participant	Sec. 62-32
	Youth Softball	Participant Fee	$	105.00		Per Participant	Sec. 62-32
	Tackle Football	Participant Fee	$	150.00		Per Participant	Sec. 62-32
	Youth Flag Football	Participant Fee	$	100.00		Per Participant	Sec. 62-32
	Youth Soccer	Participant Fee	$	100.00		Per Participant	Sec. 62-32
	Youth Volleyball	Participant Fee	$	100.00		Per Participant	Sec. 62-32
	Youth Basketball	Participant Fee	$	110.00		Per Participant	Sec. 62-32
	Tackle Cheerleading	Participant Fee	$	140.00		Per Participant	Sec. 62-32
	T-Ball / 6U Softball	Participant Fee	$	75.00		Per Participant	Sec. 62-32
	Summer Sports Camp	Cheerleading	$	75.00		Per Participant	Sec. 62-32
		Basketball	$	75.00		Per Participant	Sec. 62-32
		Football	$	75.00		Per Participant	Sec. 62-32
		Volleyball	$	75.00		Per Participant	Sec. 62-32
Adult Sports	**Adult Basketball**	Participant Fee	$	35.00		Individual	Sec. 62-32
	Adult Softball	Team Fee	$	350.00		Per Team	Sec. 62-32
	Adult Kickball	Team Fee	$	300.00		Per Team	Sec. 62-32
	Adult Volleyball	Participant Fee	$	35.00		Individual	Sec. 62-32
	Adult Pickleball	Participant Fee	$	35.00		Individual	Sec. 62-32
Rentals	**Baseball/Softball Field Rental**	Daily Single Field Reservation	$	250.00		Per Day (8 Hours)	Sec. 62-32
		Hourly Single Field Reservation	$	75.00		Per Hour	Sec. 62-32
	Soccer/Football Field Rental	Daily Single Field Reservation	$	250.00		Per Field (8 Hours)	Sec. 62-32
		Hourly Single Field Reservation	$	75.00		Per Hour	Sec. 62-32
	Lights	Field Light Rental	$	25.00		Per Hour	Sec. 62-32
	Field Setup Costs	Field Preparation Prior to Tournament (Lining/Painting)	$	50.00		Per Field	Sec. 62-32
		Field Tournament Maintenance (Lining/Dragging)	$	25.00		Per Occurrence	Sec. 62-32
	Classroom Rental	Half Day (< 4 Hrs)	$	100.00		<4 hours	Sec. 62-32
		Full Day (> 4 Hrs)	$	200.00		>4 hours	Sec. 62-32
	Staffing Fee	On-Site Staff Person	$	25.00		Per Hour/Per Person	Sec. 62-32
		Custodial Staff	$	25.00		Per Hour/Per Person	Sec. 62-32
		Event Staff	$	25.00		Per Hour/Per Person	Sec. 62-32
		Maintenance Staff	$	25.00		Per Hour/Per Person	Sec. 62-32
	Gym Rental	Half Day (< 4 Hrs)	$	250.00		Daily	Sec. 62-32
		Full Day (> 4 Hrs)	$	500.00		Daily	Sec. 62-32
		Cleaning Fee	$	75.00		Per Event	Sec. 62-32
	Freddie Warmack Park	Full Day	$	300.00		Per Occurrence	Sec. 62-32
		Security Deposit	$	250.00		Per Occurrence	Sec. 62-32
		Additional Days	$	150.00		Per Occurrence	Sec. 62-32
		Alcohol Deposit	$	300.00		Per Occurrence	Sec. 62-32
	Martin Luther King Jr. Center	Full Day	$	300.00		Per Occurrence	Sec. 62-32
		Security Deposit	$	200.00		Per Occurrence	Sec. 62-32
		Additional Days	$	150.00		Per Occurrence	Sec. 62-32
		Alcohol Deposit	$	300.00		Per Occurrence	Sec. 62-32
	Municipal Building	Full Day (> 4 Hrs)	$	600.00		Per Occurrence	Sec. 62-32
		Security Deposit	$	300.00		Per Occurrence	Sec. 62-32
		Hourly Rental	$	150.00		Hourly	Sec. 62-32
		Alcohol Fee	$	150.00		Per Occurrence	Sec. 62-32
		Alcohol Deposit	$	300.00		Per Occurrence	Sec. 62-32
	Special Events	Single Field Reservation	$	300.00		Per Event	Sec. 62-32

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
	Complex and Host Sites	Reservation & Preparation	$ 1,500.00		Per Event	Sec. 62-32
City Clerk	**Election Fees**	Candidate Filing Fee	No Charge			
	Lien Search Fees	Lien Search Fees	$ 50.00		Per Account	
Finance & Administration	**Notary**	Notary Fee - First two Pages	$ 10.00		Page	
		Each additional Page	$ 2.00		Ea page	
		City Documents	No Charge			
	Bid Protest Fee	Fee for filing bid protest (Must be certified funds)	1%		of contract amount	
	Returned Checks Service Charge	Set according to the allowable service charge per Florida Statute, Section 832.07				F.S. 832.07
	Rental	City Hall Meeting Room	$ 100.00		Per Hour	
	Credit Card Convenience Fee	Convivence fee for use of credit cards- charged by processing company	Fee structure to be determined by the electronic processing company			
	Late Fee	A late fee shall be charged to all invoices not received by their due date	1.50%		Per Month	
	General Overhead	Applied to contract/materials costs and fully-weighted personnel costs, for services billed/passed through the City	10%		of Invoice	
	Duplicate Payroll Fee	Fee for reprocessing payroll due to lost check	$ 15.00		LS	
	Check Reissuance Fee	Fee includes bank stop-payment charges	$ 35.00		LS	
	Copies (8.5x11 or 8.5x14 Page)	First ten (10) sheets	Free			
		Additional sheets	15 cents per one-sided copy, but no more than an additional 5 cents for each two-sided copy			
	Certified copies of a public record		$1 per copy			
	All other copies		Actual cost of duplication			
Public Records	**Special Service Charge**	Special Service Charges as authorized by section 119.07(1)(b), Florida Statutes, when the nature or volume of public records requested to be inspected, examined or copied requires extensive use of information technology resources or extensive clerical or supervisory assistance by County personnel, including the requirement to safeguard records during their inspection	Actual cost of employee(s) providing service.			
Electric Service Fees	**New Electric Service**	2S or equivalent	$ 150.00	$ 225.00	per meter	
		4S or equivalent	$ 200.00	$ 275.00	per meter	
		9S or equivalent	$ 275.00	$ 325.00	per meter	
		12S or equivalent	$ 325.00	$ 375.00	per meter	
		16S or equivalent	$ 375.00	$ 425.00	per meter	
	Deposits	Electric Service Deposit - Residential (Due to Credit Require	$ 300.00		Unit	Ord 04-15
		Electric Service Deposit - Non-Residential	2-Month Average		Unit	Ord 04-15
	New Svc Connect Fee	Electric Service Connect Fee - Residential (Non-AMI)	$ 75.00		Unit	
		Electric Service Connect Fee - Non-Residential (Non-AMI)	Actual cost		Unit	
		Electric Service Connect Same Day Request Fee (Non-AMI)	$ 25.00		Unit	
		Electric Service Connect After Hrs Request Fee (Non-AMI)	$ 75.00		Unit	
	Misc Electric Charges	Electric Tampering Fee	$ 100.00		Occurrence	

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
		Meter Re-reads (after one free/yr)	$ 75.00		Unit	
		Temp Cleaning 3-day Hook up	$ 90.00		Each	
		Temp Cleaning- Additional Days	$ 25.00		per day	
		Non-Meter Access (read meter due to lock gate, bad dog, etc	$ 25.00		Occurrence	
		Test Meter	$ 45.00		Occurrence	
		Delinquent Late Fee	$ 10.00		Unit/Event	
		Application Fee	$ 15.00			
		Account Activation Fee	$ 45.00			
		Meter Installation Fee	$ 150.00			
		Trip Fee for non-AMI Meter Connection	$ 75.00			
		New Service Processing Fee	.			
		AMI Opt Out	$ 10.00		per month	
		Meter Test Charge	$ 60.00			
		Energy Audit	Free in a 12 month cycle, additional $45			
		House moving, property damage, meter damage, relocate meter, tampering, diversion, temporary service not usable as permanent, etc.	Actual cost + 10%			
		Underground Primary Extensions (Residential - to a single family unattached house w/max. average lot size 1/5 acre & max. of 12 units	Actual cost + 10%			
		Underground Primary Extensions (Residential - to multifamily developments w/one service installed to a ganged meter center, w/ a density of 6 units/acre & w/ a min. of 12 units	Actual cost + 10%			
	Svc Reconnect Fees	Service Reconnect Regular Hours (non-ami)	$ 100.00		Occurrence	
		Service Reconnect After Hours (non-ami)			Occurrence	
		Non-pay Reconnect for an AMI Meter after business hour				
		Disconnection (non-ami)	$ 200.00			
		Disconnection - failure to provide access	$ 200.00			
	Electric Rates					
		All KWH's	$ 0.1092		KWH	
		Electric Monthly Service Fee	$ 10.13		Meter	
	Non-Residential (Non-Demand)					
		All KWH's	$ 0.1199		KWH	
		Electric Monthly Service Fee	$ 11.68		Meter	
		Electric Monthly Service Fee - Single 3 Phase	$ 12.74		Meter	
	Non-Residential Large Power (Demand)					
		All KWH's	$ 0.0754		KWH	
		Electric Monthly Service Fee	$ 47.75		Meter	
		All KW Demand	$ 10.87		KW	
	Industrial (Large Demand)					
		All KWH-s	$ 0.0754		KWH	
		All KW Demand	$ 10.87/KW		KW	
		Electric Monthly Service Fee	$ 47.75		Meter	
		Private Area / Flood Lighting - Installation Fee	Actual Cost + 10%	To be set by Ordinance		
	Roadway Street Lighting					

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
	* Equivalent	40 watt LED *	$ 9.55		Month	
		110 watt LED *	$ 12.20		Month	
		400 watt LED *	$ 15.39		Month	
		100 watt HPS	$ 9.55		Month	
		** 150 watt HPS	$ 12.20		Month	
		** 175 watt HPS	$ 13.00		Month	
		250 watt HPS	$ 13.80		Month	
		400 watt HPS	$ 15.39		Month	
	Private Area / Flood Lighting					
		40 watt LED *	$ 9.55		Month	
		110 watt LED *	$ 12.20		Month	
		250 watt Flood	$ 13.80		Month	
		400 watt Flood	$ 16.98		Month	
		Security Light - cutoff, semi-enclosed, 100 w	Actual Cost + 10%			
		Security Light - cutoff, enclosed, 100 w	Actual Cost + 10%			
		Security Light - cutoff, enclosed, 250 w	Actual Cost + 10%			
		Security Light - cutoff, enclosed, 400 w	Actual Cost + 10%			
		Security Light - Wood pole, up to 35 ft.	Actual Cost + 10%			
		Security Light - Concrete pole, up to 35 ft.	Actual Cost + 10%			
		Outdoor Light Pole (standard wooden pole)	Actual Cost + 10%			
		Outdoor Light Pole (Lexington - Lantern Fixture, Fiberglass Pole)	Actual Cost + 10%			
		Traditional (glass globe, fixture, concrete pole)	Actual Cost + 10%			
		Roadway Lighting & Light Poles	Actual Cost + 10%			
		Outdoor Light Relocation	Actual Cost + 10%			
		Outdoor Light Repositioning on existing pole	Actual Cost + 10%			
		Security Deposit for New Construction	$ 150.00			
		Pole attachment	$26.90/pole as of 2022 (price/pole according to Handy-Whitman Index), + $500 for without approval			
	Net Metering	Net Metering Application Process Fee: Tier 1	$ 100.00			
		Net Metering Application Process Fee: Tier 2	$ 320.00			
		Net Metering Application Process Fee: Tier 3	$ 470.00			
		Net Metering Application Study Fee: Tier 3	$2,500 deposit & actual cost + 10%			
Water Service Fees						
	New Service Fees	New service Processing Fee	$ 75.00			
		New customer Deposit for Residential account	$ 0 - $440.00			
		New customer Deposit for Commercial account	6 Month Avg of UT Bills			
	Other Fees	Delinquent fee Business Hours	$ 75.00			
		Delinquent fee After Hours	$ 120.00			
		Residential Connection Fee	$ 590.00			
		Commercial Connection Fee	$590 + Actual Cost			
		Account activation fee	$ 75.00			
		Same day service requested	$ 75.00			
		After 4:00 pm service requested	$ 120.00			
	Meter Installs	Water Meter increasing size to 1" Meter	Actual Cost + 10%			

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
		Water Meter increasing size to 1 1/2" Meter	Actual Cost + 10%			
		Water Meter increasing size to 2" Meter	Actual Cost + 10%			
		Water Meter reducing size	Actual Cost + 10%			
		* Meter size 5/8 or 3/4 - in - City Install box & Yoke	$ 590.00			
		* Meter size 1 in - City Install Box & Yoke	Actual Cost + 10%			
		* Meter size 1 1/2 in - City Install Box & Yoke	Actual Cost + 10%			
		* Meter size 2 in - City Install Box & Yoke	Actual Cost + 10%			
		* Meter size 3 in - City Install Box & Yoke	Actual Cost + 10%			
		* Meter size 4 in - City Install Box & Yoke	Actual Cost + 10%			
		Hydrant Nonrefundable install & removal	$ 130.00			
		Hydrant Meter Deposit	$ 100.00			
	Misc. Fees	Meter Service Check Fee	$ 75.00			
		Meter Tampering Fee	$ 100.00			
		Failure to provide access	$ 75.00			
		Truck filling charge (1,000 gal or less)	$ 50.00			
		Transfer account	$ 45.00			
		Reread meter where reading is found to be correct	$ 75.00			
		Temporarily disconnect or reconnect meter During Business hours	$ 75.00			
		Temporarily disconnect or reconnect meter afterhours	$ 120.00			
		Temporarily (3 DAY) turn-on/off for landlord cleaning purposes	$ 85.00			
		Temporarily (1 WEEK) turn-on/off for landlord cleaning purposes	$ 160.00			
		Field visit at customer request to provide conservation service where customer failed to appear as scheduled	$ 75.00			
		Field visits for billing related purposes	$ 75.00			
		Commercial collection visit	$ 75.00			
		Commercial/Residential reconnect trip (including for non-sufficient fund checks) during business hours	$ 75.00			
		Commercial/Residential reconnection outside of normal business hours	$ 120.00			
		Commercial/Residential disconnection due to non-payment (including for non-sufficient fund checks)	$ 75.00			
		Field visit to investigate possible meter tampering where tampering is found to be evident	$ 100.00			
		Meter Testing (5/8"- 8")	Actual Cost + 10%			
		Temporary Water Account (for cleaning or construction)	$75 - $150			
Wastewater						
	Misc.	New service Processing Fee	$ 75.00			
		Residential Connection Fee	$ 1,500.00			
		Commercial Connection Fee	Actual Cost +10%			
		Field visit at customer request to provide conservation service where customer failed to appear as scheduled	$ 75.00			
	Development Fees					
		Wastewater Development Fee	$ 4,158.00		Meter Size Related	
		Water Development Fee	$ 886.50		Meter Size Related	
	Plan Review Fees					
		Water	$ 200.00			
		Wastewater	$ 200.00			

Major Program	Sub-Program	Description		Amount	Requested/New Amount	UOM	Authorization
	Inspection Fees						
		Water Inspection Fee	$	75.00		per visit	
		Wastewater Inspection Fee	$	75.00		per visit	
Cemetery	**Site Purchase***	1 Site	$	600.00		Each	Ord 2020-15
		4 Sites	$	2,100.00		Each	Ord 2020-15
		8 Sites	$	3,600.00		Each	Ord 2020-15
	Recording Fee		$	30.00		Each	Ord 2020-15
	Site Mark Off		$	75.00		Each	Ord 2020-15
	Perpetual Maintenance Fee		$	300.00		Each	Ord 2020-15
	Cremation Vault*		$	75.00		Each	Ord 2020-15
	Transfer of Certificate of Burial Right		$	50.00		Each	Ord 2020-15
	Relinquishing a Burial Right	include site inspection	$	100.00		Each	Ord 2020-15
	Affidavit Agreement		$	50.00		Each	Ord 2020-15
	Request for Disinterment	include witness & site inspection	$	500.00		Each	Ord 2020-15
	Cremation Disinterment	include witness & site inspection	$	125.00		Each	Ord 2020-15
	Refund Processing Fee for Site Purchase & Burial Cancelation		$	100.00		Each	
Streets & Roads	**Right-of-Way Use Permit**		$	100.00		Each	
	Speed Study		$	100.00		Each	
Mosquito Control	**Mosquito Control Spray Fee**		$	1.00		Per month	
Fire & Life Safety Fees	**Inspection Fees**	0-25,000 Sq.Ft. (1st Inspection & 1 Re-Inspection)	$	100.00		Each	
		25,001-75,000 Sq.Ft. (1st Inspection & 1 Re-Inspection)	$	125.00		Each	
		75,001-125,000 Sq.Ft. (1st Inspection & 1 Re-Inspection)	$	150.00		Each	
		Over 125,000 Sq.Ft. (1st Inspection & 1 Re-Inspection)	$	175.00		Each	
		2nd Re-Inspection and beyond, will be charged at 1.5 times the original inspection fee as outlined above					
		Request for inspections after hours, weekends and holidays - 2 hour minimum	$	80.00		Hour	
		Tents or Membrane Structures		$60.00		Each	Sec. 38-97
		Mobile Food Vendor/Trailer			$50.00	Each	
	Fireworks	Fireworks Sales or Storage - Permanent Facility	$	70.00	$150.00	Each	Sec. 38-97
		Fireworks Sales - Tent or Membrane Structures	$	60.00	$100.00	Each	Sec. 38-97
		Fireworks Sales - Temporary small tent (12x12)			$50.00	Each	
		Fireworks Display					
		Site Plan Review	$	50.00		Each	

Major Program	Sub-Program	Description		Amount	Requested/New Amount	UOM	Authorization
		Inspection	$	60.00		Each	
		Standby - 2 hour minimum (Upon Request)	$	100.00	$250.00	Hour	Sec. 38-97
		New Fire Sprinkler Hydro and Rough Pipe	$	75.00		Each	
		New Fire Sprinkler Final	$	50.00		Each	
		Existing Fire Sprinkler Alteration - Hydro and Rough Pipe	$	75.00		Each	
		Existing Fire Sprinkler Alteration - Final	$	50.00		Each	
		Underground Fire Main - Burial Depth, Joints and Flush	$	50.00		Each	
		Underground Fire Main - Hydro and Final	$	60.00		Each	
	Alarms	New Fire Alarm Rough Wire	$	50.00		Each	
		New Fire Alarm Final	$	50.00		Each	
		Fire Alarm Alterations - Rough Wire	$	50.00		Each	
		Fire Alarm Alterations - Final	$	50.00		Each	
		Commercial Exhaust Hoods	$	60.00		Each	Sec. 38-97
		Pre-Engineered Suppression System	$	60.00		Each	Sec. 38-97
		Pre-Engineered Suppression System Alteration	$	60.00		Each	Sec. 38-97
		Fire Pump	$	100.00		Each	
		Spray Booth	$	50.00		Each	
		Fuel Tanks (All) - Above Ground and Underground	$	50.00		Each	
		Fire Hydrant Flow Testing	$	50.00		Each	Sec. 38-97
		Alternative Water Supply	$	125.00		Each	
		Permits Charged by the Hour	$	50.00		Each	
		Inspector Overtime Rate - 2 Hour Minimum	$	80.00		Hour	
	Plan Review Fees	Assembly Occupancies	$	0.03		Square Foot	Sec. 38-97
		Assisted Living Facility	$	0.06		Square Foot	Sec. 38-97
		Business Occupancies	$	0.05		Square Foot	Sec. 38-97
		Day Care Occupancies	$	0.08		Square Foot	Sec. 38-97
		Industrial Occupancies	$	0.06		Square Foot	Sec. 38-97
		Mercantile Occupancies	$	0.06		Square Foot	Sec. 38-97
		Multifamily Occupancies	$	0.05		Square Foot	Sec. 38-97
		Commercial Alteration/Renovation	$	0.05		Square Foot	Sec. 38-97
		Commercial Addition	$	0.05		Square Foot	Sec. 38-97

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
		Commercial Exhaust Hoods	$ 50.00		Each	Sec. 38-97
		All Other Commercial	$ 0.05		Square Foot	Sec. 38-97
		Fire Alarm Systems	$50.00+$.50/Device		Each	Sec. 38-97
		Fire Sprinkler Systems	$40.00+$.25/Head		Each	Sec. 38-97
		Pre-Engineered Suppression System	$20.00+$5.00/Head		Each	Sec. 38-97
		Pre-Engineered Suppression System Alteration	$20.00+$5.00/Head		Each	Sec. 38-97
		Underground Fire Main (Fire Sprinkler/Standpipe Sys.)	$ 50.00		Each	
		Fireworks Display	$ 50.00		Each	Sec. 38-97
	Standby Fees & Misc. Fees	1 Brush Truck + 2 Personnel - 2 Hour Minimum	$ 100.00	$150.00	Hour	Sec. 38-97
		EMS Standby, 1 EMT or Paramedic	$ 45.00	$75	Hour	
		1 Engine +1 Lieutenant, +1 D/O, +1 Firefighter - 2 Hour Minimum	$ 250.00		Hour	Sec. 38-97
		1 Tanker + D/O, +1 Firefighter - 2 Hour Minimum	$ 150.00	$200.00	Hour	Sec. 38-97
		~~Swimming Pool Fill - This Fee Does Not Include the Water Consumption Fee.~~	$ 100.00	Delete	Each	Sec. 38-97
Building Department						
	Residential Fees Permits					
		Residential New Construction Permit fees to be calculated via the International Code Council's (ICC) preferred method. Valuation based on most current ICC data and using a multiplier of .008 Example: Building value of $300,000 x .008 = $2,400 permit fees Building value of $300,000 x .0095 = $2,850 permit fees	Most current ICC Valuation x .008		Each	Sec. 14-110.
		Residential Renovations & Additions: Valuation based on most current ICC data and/or contract amount, whichever is greater. Permit fees to be calculated like new construction but allows for adjustments by Building Official as required.	Greater of most current ICC value or contract amount x .008		Each	Sec. 14-110.
		Mobile/Manufactured Homes:				
		New Mobile Home	$489.00 *2 inspections		Each	Sec. 14-110.
		MH Pre-Inspection - Outside	$380.00 ($95.00 x 4 hours, includes mileage)		Each	Sec. 14-110.
		M/H Pre-Inspection – In-town	$129.00 Inside of Town		Each	Sec. 14-110.
		Roof Repairs and Replacements:				
		Re-roof	$189 *2 inspections		Each	Sec. 14-110.

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
		Roof-over	$279.00 *3 inspections (includes pre-inspection)		Each	Sec. 14-110.
		Mechanical:				
		Change-out	$129.00		Each	Sec. 14-110.
		Fuel Gas Install	$129.00		Each	Sec. 14-110.
		Misc. HVAC	$129.00		Each	Sec. 14-110.
		Electric:				
		Temporary Service	$129.00		Each	Sec. 14-110.
		Panel/Service Replacement	$129.00		Each	Sec. 14-110.
		Generator (Excludes Gas)	$159.00		Each	Sec. 14-110.
		Solar System	$249.00		Each	Sec. 14-110.
		Low Voltage	$129.00		Each	Sec. 14-110.
		Electrical Compliance	$89.00		Each	Sec. 14-110.
		New Service	$129.00		Each	Sec. 14-110.
		Misc. Electric	$129.00		Each	Sec. 14-110.
		Plumbing				
		Water Service	$129.00		Each	Sec. 14-110.
		Sewer	$129.00		Each	Sec. 14-110.
		Backflow Prevention Device	$129.00		Each	Sec. 14-110.
		Water Heater	$129.00		Each	Sec. 14-110.
		Plumbing Re-pipe	$129.00		Each	Sec. 14-110.
		Misc. Plumbing	$129.00		Each	Sec. 14-110.
		Residential Gas		$129.00		
		Agriculture Electric		$129.00		
		Miscellaneous	$129.00			
		Windows & Doors		$129.00		
		Swimming Pools				
		In-ground Pool	$429.00 *4 inspections		Each	Sec. 14-110.
		Above Ground Pool	$159.00		Each	Sec. 14-110.
		Accessory Structures				
		Concrete patios and porches	$159.00		Each	Sec. 14-110.
		Decks – Over 150sf and/or 30” above ground	$159.00		Each	Sec. 14-110.
		Covered porch or deck	$249.00 *2 inspections		Each	Sec. 14-110.
		Screen Enclosure – W/O Slab	$159.00 *1 inspection		Each	Sec. 14-110.
		Screen Enclosure – With Slab	$249.00 *2 inspections		Each	Sec. 14-110.
		Shed – (pre-manufactured)	$159.00		Each	Sec. 14-110.
		Metal Carport – No Concrete	$159.00		Each	Sec. 14-110.
		Pole Barn – Non-Ag Exempt	$249.00 *2 inspections		Each	Sec. 14-110.
		Retaining Walls – Over 4’	$159.00		Each	Sec. 14-110.
		Misc. Accessory Structure	$159.00		Each	Sec. 14-110.
		Demolition	$189.00 *2 Inspections		Each	Sec. 14-110.
	Commercial Permit Fees					
		Commercial New Construction	$500.00 (initial application fee) Most current ICC Valuation x .008		Each	Sec. 14-110.

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
		Commercial Alterations	$300.00 (Initial Application Fee) Most current ICC Valuation x .008			
					Each	Sec. 14-110.
		Commercial Pre-Application Plan Review P&Z	$800.00		Each	Sec. 14-110.
		Commerical Fire Plan Review	$400.00		Each	Sec. 14-110.
		Temporary Building				
		Jobsite office	$129.00		Each	Sec. 14-110.
		Tents and Canopies	$129.00		Each	Sec. 14-110.
		Misc. Temp. Structures	$129.00		Each	Sec. 14-110.
		Roofing				
		Re-Roof	$249.00 *2 inspections		Each	Sec. 14-110.
		Roof Repairs (Over 10x10)			Each	Sec. 14-110.
		Mechanical				
		Change out	$159.00		Each	Sec. 14-110.
		Fuel Gas Install	$249.00 *2 inspections		Each	Sec. 14-110.
		Misc. HVAC	$159.00		Each	Sec. 14-110.
		Hood System	Calculated at Renovations Rate		Each	Sec. 14-110.
		Electric				
		Temporary Service	$159.00		Each	Sec. 14-110.
		Panel/Service Replacement	$159.00		Each	Sec. 14-110.
		Generator (Excludes Gas)	$249.00 *2 inspections		Each	Sec. 14-110.
		Solar System	Calculated as new construction w/ $189.00 minimum		Each	Sec. 14-110.
		Low Voltage	$129.00		Each	Sec. 14-110.
		Electrical Compliance	$129.00		Each	Sec. 14-110.
		New Service	$159.00		Each	Sec. 14-110.
		Misc. Electric	$159.00		Each	Sec. 14-110.
		Plumbing				
		Water Service	$129.00		Each	Sec. 14-110.
		Sewer	$129.00		Each	Sec. 14-110.
		Backflow Prevention Device	$129.00		Each	Sec. 14-110.
		Water Heater	$129.00		Each	Sec. 14-110.
		Plumbing Re-pipe	$129.00		Each	Sec. 14-110.
		Misc. Plumbing	$129.00		Each	Sec. 14-110.
		Swimming Pools				
		In-ground – Concrete	Calculated at New Construction Rates		Each	Sec. 14-110.
		Accessory Structures				
		Covered porch or deck	$249.00 *2 inspections		Each	Sec. 14-110.
		Screen Enclosure – W/O Slab	$189		Each	Sec. 14-110.
		Screen Enclosure – With Slab	$249.00 *2 inspections		Each	Sec. 14-110.
		Shed – pre-manufactured	$159		Each	Sec. 14-110.
		Pole Barn – Non-Ag Exempt	$249.00 *2 inspections		Each	Sec. 14-110.
		Retaining Walls – Over 4’	$189.00		Each	Sec. 14-110.
		Misc. Accessory Structure	$159.00		Each	Sec. 14-110.
		Concrete Drive, Sidewalk, etc.	$159.00		Each	Sec. 14-110.

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
		Signs	$159.00		Each	Sec. 14-110.
		Demolition	$279 *2 Inspections		Each	Sec. 14-110.
	Other Service Fees					
		Plan Revisions				
		Residential	per page $25		Each	Sec. 14-110.
		Commercial	per page $35		Each	Sec. 14-110.
		Plan Recertification	Restamp Plans, First Page $45 Restamp Plans, Additional Pages $25			
					Each	Sec. 14-110.
		Stop Work Order	Work Without Permit-Double Permit Fee; Release of permitted jobs		Each	
			$85			Sec. 14-110.
		Reinspection Fees	Residential $75, Commercial $85,Additional $50.00 fee for each subsequent failure of same nature.		Each	
						Sec. 14-110.
		Emergency Inspections	Residential After-Hours $375 Commercial After-Hours $435 Residential Same Day $145 Commercial Same Day $145			
					Each	Sec. 14-110.
		Occupancy Inspections	$150.00		Each	Sec. 14-110.
		Documents				Sec. 14-110.
		Temp. Certificate of Occupancy	$250.00		Each	Sec. 14-110.
		Research Fee	$35.00		Each	Sec. 14-110.
		Zoning Review	$35.00		Each	Sec. 14-110.
		Refund				Sec. 14-110.
		Returned Check fee	$75 per occurance		Each	
		After issuance, before commencement	80 percent (provided the permit was issued within the 6 months immediately preceding request)			Sec. 14-110.
		After commencement, before first inspection	75 percent (provided the permit was issued within the 6 months immediately preceding request and all work included in the scope of work and already performed on the site is removed)			Sec. 14-110.

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
		Permit issued for 6 months or longer	No Refund			Sec. 14-110.
		Stock & Train		$ 75.00	Each	Sec. 14-110.
Code Enforcement						
		Inspection fee for magistrate hearing		$ 70.00	Each	
		Reinspection fee for magistrate hearing		$ 75.00	Each	
Community Development						
	Comprehensive Plan Amendments					
		Amend the text of the Comprehensive Plan	$7,000.00			Resolution 2018-24
		Amend the Future Land Use Plan Map (large scale)	$7,000.00			Resolution 2018-24
		Amend the Future Land Use Plan Map (small scale)	$2,000.00			Resolution 2018-24
		Amend the text of the Land Development Regulations	$7,000.00			Resolution 2018-24
		Amend the Official Zoning Atlas (large scale)	$7,000.00			Resolution 2018-24
		Amend the Official Zoning Atlas (small scale)	$2,000.00			Resolution 2018-24
		Minor Amendments to an existing Planned Development, Mixed Use Development, Planned Residential Development, or Planned Rural Residential Development (see Note 2 below)	$3,500.00			Resolution 2018-24
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*				Resolution 2018-24
		NOTE 2: *Minor Amendments are amendments that do not exceed a density change in any use category of more than 10%.*				
	AMENDMENTS TO THE BOARD OF ADJUSTMENT					
		Special Exception	$2,200.00			Resolution 2018-24
		Minor amendments to existing Special Exceptions (see Note 2 below)	$1,100.00			Resolution 2018-24
		Variance (administrative)	$500.00			Resolution 2018-24
		Varicance - Residential		$750.00		
		Variance - Nonresidential/Multi-Family		$1,250.00		
		Change in Non-conforming Use	$3,400.00			Resolution 2018-24
		Appeal (any)	$1,500.00			Resolution 2018-24
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*	*As charged to City and paid prior to consideration of the application*			Resolution 2018-24
		NOTE 2: *Minor amendments to Special Exceptions are those that constitute a minimal change to allowable uses or conditions as determined by the Land Development Regulation Administrator on a case by case basis.*				Resolution 2018-24

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
	PLANNED DEVELOPMENT APPLICATIONS					
		Planned Development	$6,500.00			
		Planned Development Amendment (major)	$5,000.00			
		Planned Development Amendment (minor)		$1,500.00		
	SITE AND DEVELOPMENT PLAN APPLICATIONS					
		Less than or equal to 5,000 square feet of impervious surface	$1,500.00			Resolution 2018-24
		Greater than 5,000 square feet of impervious surface	$3,000.00			Resolution 2018-24
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*	*As charged to City and paid prior to consideration of the application*			Resolution 2018-24
	APPLICATIONS FOR SUBDIVISION PLAT APPROVAL					
		Major Subdivision (4 or more lots)	$2,400.00			Resolution 2018-24
		Minor Subdivision (3 or less lots)	$1,250.00			Resolution 2018-24
		Final Plat for Planned Development or Mixed Use Development with multiple phases	$1,500.00			Resolution 2018-24
		Construction Plans	$2,000.00			Resolution 2018-24
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*	*As charged to City and paid prior to consideration of the application*			Resolution 2018-24
	APPLICATIONS FOR ADMINISTRATIVE SPECIAL PERMITS & CONCURRENCY CERTIFICATES					
		Special Temporary Use Permits Issued By LDR Administrator	$200 + inspection fees			Resolution 2018-24
		Application for Certificate of Concurrency Management	$200.00			Resolution 2018-24
		Application for non-binding concurrency review	$250.00			Resolution 2018-24
		Certificate of Land Development Regulation Compliance	$250 + hourly if applicable			Resolution 2018-24
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*	*As charged to City and paid prior to consideration of the application*			Resolution 2018-24
	APPLICATIONS FOR SPECIAL PERMITS ISSUED BY CITY COMMISSION					
		Special Use Permit for new industrial resource based uses as defined in the Land Development Regulations	$10,000.00			Resolution 2018-24
		Permit for Essential Service	$10,000.00			Resolution 2018-24
		Cottage Industry Permits	$200.00			Resolution 2018-24
		All Other Special Permits	$200.00			Resolution 2018-24
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*	*As charged to City and paid prior to consideration of the application*			Resolution 2018-24
	APPLICATIONS FOR HISTORIC SITES AND STRUCTURES					
		Certificate of Appropriateness	*Cost of public notices and public advertisements*			Resolution 2018-24

Major Program	Sub-Program	Description	Amount	Requested/New Amount	UOM	Authorization
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*	*As charged to City and paid prior to consideration of the application*			Resolution 2018-24
	APPLICATIONS FOR VESTED RIGHTS					
		Certificate of Vested Rights - Residential Use Applications of less than or equal to 20 acres	$1,000.00			Resolution 2018-24
		Certificate of Vested Rights - Non-residential uses less than or equal to 10 acres	$2,000.00			Resolution 2018-24
		Certificate of Vested Rights - Residential and Non Residential Use Applications of greater than 20 acres	$6,500.00			Resolution 2018-24
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*	*As charged to City and paid prior to consideration of the application*			Resolution 2018-24
	APPLICATIONS FOR DEVELOPMENT AGREEMENTS & PROPORTIONATE FAIR SHARE					
		Development Agreement - no inter-local required	$1,500.00			Resolution 2018-24
		Development Agreement - inter-local required	$6,500.00			Resolution 2018-24
		Proportionate Fair Share - no inter-local required	$1,500.00			Resolution 2018-24
		Proportionate Fair Share - inter-local required	$6,500.00			Resolution 2018-24
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*	*As charged to City and paid prior to consideration of the application*			Resolution 2018-24
	APPLICATIONS FOR CREATION OF CDD/Assessment Districts					
		Community Development District	$15,000.00			F.S. 190.005
		Special Assessment District	$5,000.00			Resolution 2018-24
		NOTE 1: *For all applications, the Applicant is responsible for paying all City consultant and legal fees. These costs are in addition to the standard application fee.*	*As charged to City and paid prior to consideration of the application*			Resolution 2018-24
	MISCELLANEOUS ADMINISTRATIVE FEES					
		Zoning Approval for Alcohol Beverage License	$75.00			
		Zoning Approval for Alcoholic Beverages - Temporary Permit	$50.00			
		Zoning Verification Letter			$100 hourly rate after 30 minutes applies	

This schedule is not intended to be comprehensive. Other fees, charges, and rates exist in the City's Code of Ordinances. Additionally, the City Manager may set additional fees as needed. State and local sales taxes will be charged as appropriate.

The City reserves the right to exempt itself from any and all fees it imposes.

File Attachments for Item:

9. Adoption of Final Operating Millage Rate

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 2025-2026; And Providing An Effective Date.

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	Resolution 2025-42 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 2025- 2026 and providing an effective date.
Agenda Section:	Public Hearings and Ordinances
Department:	Finance & Administration
Strategic Goals:	Equitable and sustainable sources of revenue for long-term financial stability
Presented By:	Dallas Lee, CGFO, Assistant City Manager/CFO
Recommended Action:	Approve Resolution 2025-42

Summary: Pursuant to Florida State Statute 200.065, the City Commission of the City of Newberry will conduct a public hearing to approve proposed FY2025 - 2026 millage rates and tentative budget. During this public hearing the Commission shall hear comments, and allow the public to speak and ask questions prior to adopting the millage rate and budget. The City Commission must adopt the tentative millage rate prior to adopting a tentative budget.

In accordance with the Florida State Statute 200.065, within 80 days of certification of value, but not earlier than 65 days, the City will hold a public hearing on the proposed millage rates and tentative budgets. Certification of Value was provided by the Property Appraiser on June 30, 2025. This hearing was publicized on the Truth in Millage (TRIM) Notice mailed by the Property Appraiser on or around August 21, 2025. At this hearing, the taxing authority may amend the adjusted tentative budgets.

Per Statute the Commission must publicly announce the following:

- The name of the Taxing Authority (City of Newberry)
- Tentative Millage Rate of 5.8800
- Roll Back Rate of 5.6995
- Percentage change of millage from the Roll Back Rate (3.1%)

The Commission approved a preliminary millage rate of 6.0623 on July 28th, 2025. The Commission cannot adopt a millage rate higher than this.

Attachments:

1- Resolution 2025-42

RESOLUTION NO. 2025-44

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 2025-2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after due study and consideration, the City Commission for the City of Newberry has determined that it is in the best interest of its citizens to establish the final millage rate with the City at 5.8800 mills on each dollar of valuation of the assessment roll for the City, for the Fiscal Year 2025-2026; and,

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within the City of Newberry has been certified by the County Property Appraiser to the City as $883,915,313 and,

WHEREAS, in accordance with applicable law, the City of Newberry Commission advertised its proposed millage rate and its proposed general City budget and advertised a public hearing date for the adoption of the final millage rate and the final general City budget for September 22nd, 2025; and,

WHEREAS, the said notice of proposed property taxes advised the recipients of a public hearing to be conducted by the City of Newberry Commission on this date for consideration of its proposed general City budget and the proposed millages necessary to fund the said budget; and,

WHEREAS, the public hearing has been held as specified in the advertisements in accordance with applicable law;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

SECTION 1: That the rate of taxation and the annual levying of Ad Valorem Taxes for the Fiscal Year 2025-2026 on property, both real and personal, as listed and assessed on the city assessment roll of property within the corporate limits of the City of Newberry, Florida, for the Fiscal Year 2025-2026, is hereby made and set at 5.8800 mills on each dollar of valuation of said assessment roll be, and the same, is hereby levied for the general and ordinary purposes of the city government of the City of Newberry, Florida. The tentatively adopted millage rate is 3.1% more than the rolled-back rate of 5.6995 mills.

SECTION 2. The Chief Financial Officer is hereby authorized and directed to transmit certified copies of this resolution, as well as any other forms or documents required by state law, to the Alachua County Property Appraiser, the Alachua County Tax Collector, and to the State of Florida Department of Revenue.

SECTION 3: This resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the City Commission, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Tim R Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Randa Paul, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney's Office

File Attachments for Item:

10. Establish a Final Budget.

A Resolution Of The City Of Newberry, Florida; Relating To The City's Budget For The 2025-2026 Fiscal Year; Providing For The Final Appropriation Of Funds Of The City Of Newberry For The Fiscal Year Beginning October 1, 2025, And Ending September 30, 2026; 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.

Commission Agenda Item

Meeting Date: September 22, 2025

Title: Establish a Final Budget.

A Resolution Of The City Of Newberry, Florida; Relating To The City's Budget For The 2025-2026 Fiscal Year; Providing For The Final Appropriation Of Funds Of The City Of Newberry For The Fiscal Year Beginning October 1, 2025, And Ending September 30, 2026; 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.

Agenda Section: Public Hearings and Ordinances

Department: Finance & Administration

Presented By: Dallas Lee, CGFO, Assistant City Manager

Strategic Goal/Objective:
GOAL A.1 – Protect water quality by implementing water and wastewater improvements
GOAL A.2- A safe and effective transportation network
GOAL A.4 - Safe, reliable, and affordable electrical services
GOAL B.1 - Protect our community through a professional and responsive fire department
GOAL B.2- Protect our community through a professional law enforcement department
GOAL C.1- Community-wide events for all ages within the community
GOAL C.2- Park and greenspace expansion
GOAL C.3 - Promote healthy lifestyle opportunities
GOAL D.1 - Future-focused roadmap for community planning
GOAL D.2 - Revitalization of Newberry downtown area
GOAL E.1- Equitable and sustainable sources of revenue for long-term financial stability

GOAL E.2 - Ensure operational continuity through succession planning
GOAL E.4- A diverse and vibrant community

Recommended Action: 1) Adopt Resolution 2025-45

Summary:
In accordance with the Florida State Statute 200.065, within 80 days of certification of value, but not earlier than 65 days, the City Commissioners will hold a public hearing on the proposed millage rates and tentative budgets. Certification of Value was provided by the Property Appraiser on June 30, 2025. This hearing was publicized on the Truth in Millage (TRIM) Notice mailed by the Property Appraiser on or near August 21, 2025. At this hearing, the taxing authority amends the adjusted tentative budgets; publicly announces the percent, if any, by which the proposed millage exceeds the rolled-back rate; and adopts tentative millage rates and budgets.

The proposed resolution adopts a tentative budget for the City of Newberry for the fiscal year beginning October 1, 2025 and ending September 30, 2026, to pay for personal services expenses, operating and maintenance expenses and other expenses, for capital outlay and for debt service requirements. The proposed resolution is submitted for adoption by the City Commission.

During the Budget Process, the Commission held three (3) budget workshops to publicly discuss the budget for Fiscal Year 2026. City Staff has compiled a budget with direction from the Commission given during these workshops.

Florida State Statute 200.065 requires the taxing authority to advertise its intent to adopt final millage and budgets within 15 days after the meeting adopting the tentative budget. Within 2 to 5 days after the day the advertisement is first published, the taxing authority will hold a final public hearing to adopt final millage rates and budgets. The budget hearing was properly advertised in accordance to TRIM.

Attachments:
1. Resolution 2025-45

RESOLUTION NO. 2025- 45

A RESOLUTION OF THE CITY OF NEWBERRY, FLORIDA; RELATING TO THE CITY'S BUDGET FOR THE 2025-2026 FISCAL YEAR; PROVIDING FOR THE FINAL APPROPRIATION OF FUNDS OF THE CITY OF NEWBERRY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; 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.

WHEREAS, Florida Statutes Section 166.241 establishes procedures and requirements for adopting and administering the municipal budget, and require that the governing board of the City of Newberry adopt a budget for the City each fiscal year; and,

WHEREAS, the City Manager of the City of Newberry, Florida has submitted an estimate of the expenditures necessary to carry on the City government for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, after careful consideration and study of the proposed budget for the City of Newberry, including all items that are necessary and proper as provided by law, for the fiscal year beginning on October 1, 2025**,** and ending September 30, 2026, the City Commission did, by motion and second approve, and adopt the budget for said fiscal year, by this Resolution; and,

WHEREAS, said budget contained estimates of receipts and of balances brought forward as part of the budget presentation; and,

WHEREAS, the City of Newberry Commission has complied with all conditions precedent to the adoption of a proposed general City budget; and,

WHEREAS, the City of Newberry Commission as of this date adopted a resolution approving final millage to fund the proposed general City budget; and,

WHEREAS, the City of Newberry has determined that the 2025-2026 Final Budget Summary for all funds of the City of Newberry, attached hereto as **Exhibit A**, summarizes all revenue and other financing sources available to the City in the amount of $66,709,940 and reserves brought forward in the amount of $8,414,344 for total revenue and other financing sources available to the City in the amount of $75,124,284 and appropriations in the amount of $32,436,050 with reserves appropriated in the amount of $42,688,234, for total appropriations of $75,124,284.

NOW, THEREFORE, BE IT RESOLVED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, THAT:

SECTION 1. Incorporation.

The foregoing "whereas" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof.

SECTION 2. Final Appropriations.

The 2025-2026 Final Budget for the City of Newberry attached hereto as **Exhibit A** is hereby adopted. The FY 2025-2026 Budget is adopted after full, complete and comprehensive hearings and expression of all parties concerned and is made necessary to provide required funds for capital outlays, operating expenses, expenditures for materials, labor, equipment, supplies, and contingent expenses of said City.

SECTION 3. Capital Improvement Program

The City Commission further approves and adopts the summary five (5) year Capital Improvement Program (CIP) as set forth in **Exhibit B**. The estimates for fiscal year 2025-2026 are incorporated in the budget; while the remaining four years, 2026-2027 to 2029-2030, are subject to review and amendment during the preparation of subsequent years' budgets.

SECTION 4 Notice.

The Chief Financial Officer is hereby authorized and directed to prepare and publish all necessary and required notices, and to provide copies of this resolution to all parties as may be required by applicable law.

SECTION 5 Re-appropriation.

In order to affect an orderly year-end closeout of all financial books and records for the City of Newberry, all funds unencumbered at the close of business on the 30th day of September 2025, except as otherwise provided for, are hereby declared to be lapsed. The Chief Financial Officer is authorized to automatically re-appropriate any encumbered appropriations that relate to grants and/or capital projects, or other projects and expenses that have not been spent as of the 30th day of September 2025, at his discretion. All such re-appropriations shall be designated as assigned fund balance and carried forward into the next fiscal year as additions to the respective budgets.

SECTION 6 Project Financing.

To facilitate proper accounting for approved funding of projects financed from resources originating in more than one fund, the Chief Financial Officer is hereby authorized to amend the estimated revenues and appropriations of the various funds affected to reflect the transactions pertaining to each fund involved and to make inter-fund loans as necessary.

SECTION 7 Implementation

(A) The City Manager is hereby authorized and directed to proceed with the implementation of the services, programs, and projects provided for in the approved final budget. Such implementation is to be consistent with the provisions of the City Code of Ordinances and policies established by the City Commission, and in accordance with the law.

(B) The City Manager or his designee(s) are authorized to expend or contract for expenditures of such funds as are necessary for the operation of the City government in accordance with the budget. The City Manager's purchasing authority is hereby set as $100,000.00 for all contracts, purchasing, and other commitments. The City Manager may execute contracts and expend funds for those items above $100,000.00 that have been expressly budgeted in the adopted budget and/or CIP.

(C) Under no circumstances may a departmental appropriation be over-extended. The Chief Financial Officer is hereby authorized to pay out the monies collected and provided for in the Fiscal Year 2025-2026 Budget.

SECTION 8 Budget Adjustments

In conformance with Section 166.241(4)(b), Florida Statutes, the City Manager, or designee, is authorized to make budget adjustments within a fund that do not change the total budget of a fund. Any budget adjustment within a fund which cancels a project makes significant reductions in the scope of work performed of a project, or negatively impacts customer service levels, shall be disclosed to the City Commission prior to the budget adjustment.

SECTION 9 Enforcement

The Chief Financial Officer shall proceed with the collection and enforcement of all revenue and debt entitlements of the City of Newberry, including taxes levied hereby, as shall be necessary to obtain the revenue funds provided for in this Resolution. Further, the Chief Financial Officer shall be responsible for receiving the ad valorem taxes collected by the Tax Collector for Alachua County, Florida at the millage rate certified to the Property Appraiser for Alachua County, by the action of the City Commission.

SECTION 10 Determination of a Public Purpose.

The City Commission hereby determines that all budgeted expenditures described in the Fiscal Year 2025-2026 Budgets, and those otherwise permitted and within the limits established in the Fiscal Year 2025-2026 Budgets, have and do serve a public purpose and further the purposes of the City of Newberry and applicable law.

SECTION 11 Conflicts

All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 12 Effective Date

This Resolution shall take effect immediately upon its adoption.

SECTION 13 Severability

If any section, paragraph, or part of the Resolution shall be declared unconstitutional or invalid, then the remainder of the Resolution shall not be affected thereby and shall remain in full force and effect.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the City Commission, this _22nd__day of September , 2025 .

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Randa Paul, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney's Office

Attachments (2): Exhibit A – City of Newberry 2025-2026 Final Budget Summary
Exhibit B – City of Newberry Five (5) Year Capital Improvement Program (CIP)

EXHIBIT A
2024-2025 Final Budget Summary

Exhibit inserted, total page count includes Exhibits

EXHIBIT B
Five (5) Year Capital Improvement Program (CIP)

BUDGET SUMMARY
CITY OF NEWBERRY - FISCAL YEAR 2025-2026
THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF NEWBERRY ARE 37.2% MORE THAN LAST YEAR'S

	GENERAL FUND	CAPITAL IMPROVEMENT FUND	SPECIAL REVENUE FUNDS	DEBT SERVICE FUNDS	ENTERPRISE FUNDS	INTERNAL SERVICE FUNDS	TOTAL BUDGET
RESERVES BROUGHT FORWARD	$ 1,316,117	$ 190,262	$ 1,441,356	$ -	$ 5,466,609	$ -	$ 8,414,344
ESTIMATED REVENUES							
Taxes:							
Ad valorem taxes 5.8800 mills (millage per $1,000)	4,989,525						4,989,525
Other	1,831,400		1,160,000				2,991,400
Permits, Fees, & Special Assessments	2,523,985						2,523,985
Impact Fees			808,750		1,233,000		2,041,750
Intergovernmental revenue	998,000		305,266				1,303,266
Judgements & Fines	4,750						4,750
Charges for Services	2,305,419				11,190,285	32,600	13,528,304
Miscellaneous Revenues	175,750		15,000		339,660	2,250	532,660
Other financial sources:							
Grants and Contributions	500,000		947,500		34,284,296		35,731,796
Interfund Charges	257,113					1,722,340	1,979,453
Debt Proceeds							0
Transfers In	375,135		305,266	402,650			1,083,051
Total estimated revenues and other financing sources	13,961,077	0	3,541,782	402,650	47,047,241	1,757,190	66,709,940
TOTAL ESTIMATED REVENUES AND RESERVES	$ 15,277,194	$ 190,262	$ 4,983,138	$ 402,650	$ 52,513,850	$ 1,757,190	$ 75,124,284
ESTIMATED EXPENDITURES							
General Government							
Legislative	160,958						160,958
Executive	670,945						670,945
Financial and Administrative	1,063,242						1,063,242
Legal Counsel	233,750						233,750
Comprehensive Planning	589,685						589,685
Other General Government Services	1,094,401	44,951					1,139,352
Public Safety							
Fire Control	3,136,448						3,136,448
Law Enforcement	1,137,800						1,137,800
Building & Zoning Inspection	619,243						619,243
Code Enforcement	238,257						238,257
Transportation	1,327,498		433,334				1,760,832
Culture and Recreation	1,452,688		2,438,750				3,891,438
Health and Welfare					53,841		53,841
Economic Environment	100,250		1,863,898				1,964,148
Physical Environment							
Electric Utility					6,928,739		6,928,739
Water & Wastewater Utilities					3,856,325		3,856,325
Solid Waste Control	1,465,441						1,465,441
Stormwater Control	26,500						26,500
Cemetery	84,010						84,010
Debt Service							
Principal				50,000			50,000
Interest				352,650	69,972		422,622
Other Financing Uses:							
Internal Service Fund Uses						1,779,137	1,779,137
Transfers to Other Funds	547,916		240,286		375,135		1,163,337
Total estimated expenditures	13,949,032	44,951	4,976,268	402,650	11,284,012	1,779,137	32,436,050
Reserves	$ 1,328,162	$ 145,311	$ 6,870	$ -	$ 41,229,838	$ (21,947)	$ 42,688,234
TOTAL APPROPRIATED EXPENDITURES AND RESERVES	$ 15,277,194	$ 190,262	$ 4,983,138	$ 402,650	$ 52,513,850	$ 1,757,190	$ 75,124,284

The tenative, adotped, and /or final budgets are on filed in the office of the above referenced taxing authority as public record

File Attachments for Item:

11. Legislative Hearing: Second Reading of Ordinance 2025 – 69, 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

Commission Agenda Item

Meeting Date: September 22, 2025

Title: Legislative Hearing: Second Reading of Ordinance 2025 – 69, 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

Agenda Section: Public Hearings and Ordinances

Department: Finance & Administration

Strategic Goal: Goal A.4 – Safe, reliable, and affordable electric services

Presented By: Dallas Lee, Assistant City Manager/CFO

Recommended Action: 1) Adopt Ordinance 2025 - 69 on second reading,

---

Summary:

The City of Newberry establishes electric rates to generate revenue sufficient to meet its operating expenses. Staff evaluates utility rates annually during the budget process and, if warranted, recommends rates be adjusted.

Staff utilizes models for developing its utility rates, to forecast customers, consumption, bulk power costs, and anticipated expenses to determine whether rates will produce revenues which are sufficient to meet the expenses associated with providing electric services to our residents. Many of the City's costs to provide these services are fixed or have increased (personal services, fuel, repairs, etc.). Staff proposes an increase in its utilities rates to ensure the funds operate in a self-sustaining manner.

At the City Commission's Budget workshop City Staff presented proposed rate changes and the Commission gave consensus to include those rates in the tentative budget.

Residential electric rates were adjusted by approx.. 4.5% on the customer charge, for an average residential impact of $5.31 per month. Non-residential rates are proposed to be adjusted in a similar fashion.

Even after these proposed rate changes, the City will offer competitive rates when compared to other utilities.

Customers were properly notified in their August bills. The City will need to file additional reports with the Public Service Commission (PSC) to inform them of the proposed rate change.

Attachments:

1. Ordinance 2025-69

Business Impact Estimate

This form must be included in the agenda packet for the item under which a proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published. Please contact the City Clerk's office for procedural assistance.

Proposed ordinance's title/reference: *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*

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statutes.

ORDINANCE NUMBER 2025-69

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 AND SECTION 98-70 SUBSECTIONS H AND I OF THE CODE OF ORDINANCES OF THE CITY OF NEWBERRY PERTAINING TO THE ENERGY CHARGED, PROVIDING FOR CODIFICATION OF THE SAME; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Newberry provides electric utility services to residential and non-residential customers located within its service territory; and,

WHEREAS, the City desires to update Chapter 98, Article III, Section 98-63 subsections 1,2,3, and 8 of the City's Code of Ordinances pertaining to rates of service; and,

WHEREAS, the City Commission previously revised this Section via Ordinance 2024-30 in 2024; and

WHEREAS, the City Commission, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management of public assets and business affairs to revise Chapter 98, Article III, Section 98-63 of the Code of Ordinances as outlined below.

NOW THEREFORE, BE IT ORDAINED BY THE PEOPLE OF NEWBERRY, FLORIDA, as follows:

Section One: Chapter 98, Article III, Section 98-63 of the Newberry Code of Ordinance relating to electric utility service is hereby amended to read as follows (deletions are in ~~strike through~~ and additions are underlined):

Sec. 98-63. - Rates.

There are hereby established the following electric service rates to be charged for electric service supplied by the city:

(1) Residential rate. This schedule is applicable to electric service throughout the entire territory served by the city to individual (single-family) residences, apartments or farms. This rate is not applicable to business houses, licensed boarding or rooming houses, or when advertised as such, educational institutions or apartment houses, except when the latter is served by a separate meter for each apartment. Single-phase motors used may be connected only at the option of the city. All of the electrical appliances to be served under this rate are subject to approval by the city.

a. Character of service. Energy delivered under this schedule shall be alternating current, 60 cycles, single-phase, at a normal 120/240 volts. The city may, at its option, provide three-phase 120/240 volt service if and when readily available, but only where individual motors rated at 7.5 hp or larger are connected.

b. Rate.

1. Customer charge per month per meter:

Single Phase 10.59

Three Phase 12.21

2. Energy charge, per kWh: $0..1141

(2) Commercial rate. This schedule is applicable to electric service at a single metering point throughout the entire territory served by the city for all service other than residential service and security lights.

a. Character of service. Service to be furnished under this schedule shall be alternating current, 60 cycle, single-phase 120/240 volts or three-phase at nominal 120/208, 120/240 or 277/480 volts, at the option of city, depending upon the class of service available.

b. Rate.

1. Customer charge: $ per month per meter:

Single Phase $12.21

Three Phase $13.31

2. Energy charge, per kWh: $0.1253

(3) Large power service electric rate. This schedule is applicable to electric service throughout the entire territory served by the city to those customers having an average monthly billing demands of more than ten (10) kWh over the course of a twelve month period which shall be calculated during the first billing cycle of the following calendar year, when, but only when, all electric service on a given customer's premises, other than security lights, is taken and paid for under this rate schedule applied individually at one or more metering points and the currently effective general service rate schedule applied individually at each metering point. A customer requesting service under this rate schedule at a given metering point agrees to take and pay for service at the rate specified herein for at least 12 continuous months before receiving service at said metering point under any of the city's other available rate schedules.

a. Character of service. Alternating current, 60 cycles, three-phase service will be provided at readily available voltages, as determined by the city.

b. Rate.

1. Customer charge: $49.90

2. Demand charge, per kW: $11.36

3. Energy charge, per kWh: $0.0788

c. Primary service discount. For service provided and metered at 2,400 volts or greater, but less than 69,000 volts, and where the customer owns the necessary transformation equipment, subject to a discount of two percent.

d. Power factor adjustment. A charge will be made equal to one percent of the demand charge for each one percent the average power factor is below 90 percent lagging as determined by a test made by the city or as indicated by a meter installed at the option of the city to measure power factor.

(8) Electric *security* service. *Security lights* will be provided upon request for a one-time installation fee of the actual cost of materials together with a rental fee in accordance with the table below:

Roadway Street Lighting	Monthly Fee
40 watt LED	$9.98
110 watt LED	$12.75
400 watt LED	$16.08
100-watt HPS	$9.98
250-watt HPS	$14.42
400-watt HPS	$16.08
Private Area/ Flood Lighting	
40 watt LED	$9.98
110 watt LED	$12.75
250 watt Flood	$14.42
400 watt Flood	$17.74

(h)

Sec. 98-70. - Interconnection and net metering of customer-owned renewable generation systems.

(h) Application and inspection fees. Customer shall pay the following fees for the review and processing of applications for interconnection of customer-owned renewable generation systems:

Tier 1 $100.00
Tier 2 $320.00

Fees may be adjusted annually.

(i) Insurance requirements.

(1)Customers installing and operating an interconnected renewable generation system with a gross power rating of 10 kW or less shall ~~not~~ be required to provide proof of liability insurance.

SECTION 2. INCLUSION IN THE CODE

It is the intention of the City Commission of the City of Newberry, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Newberry, Florida; that the sections of this Ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intention.

SECTION 3. REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this Ordinance are, to the extent they conflict with this Ordinance, repealed.

SECTION 4. PROVIDING FOR SEVERABILITY
It is the declared intent of the Newberry City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

SECTION 5. EFFECTIVE DATE
This Ordinance shall be effective immediately upon passage for all bills rendered after October 1st, 2025.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September 2025.

DONE, THE PUBLIC NOTICE, on the website of Alachua County at alachuacounty.us pursuant to Florida Statute 50.0311(3), by the City Clerk of the City of Newberry, Florida on the _____ day of _____, 2025 through the _____ day of_____, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

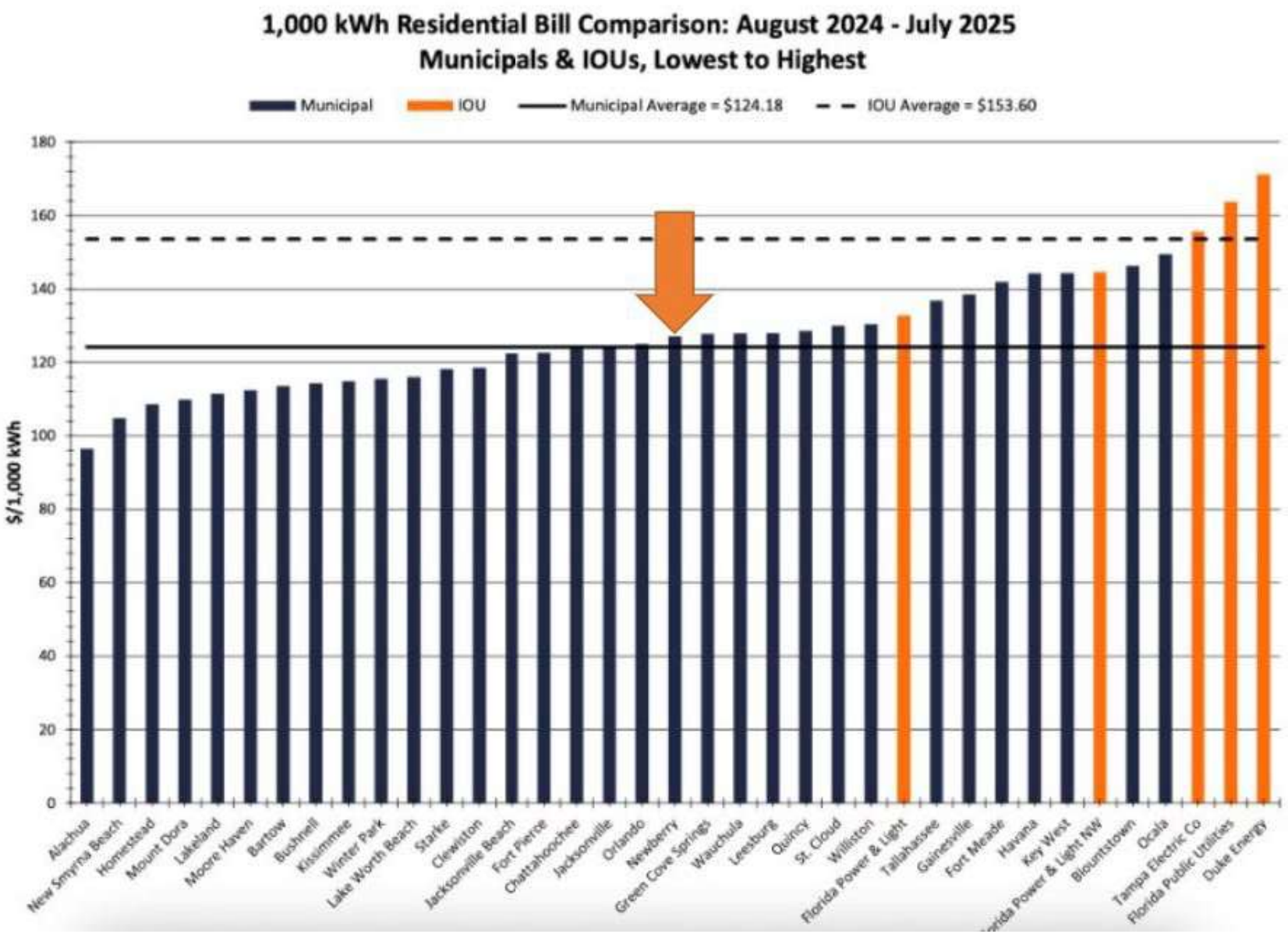
_____
Honorable Timothy R Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Randa K. Paul, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney's Office


1,000 kWh Residential Bill Comparison: August 2024 - July 2025
Municipals & IOUs, Lowest to Highest
Municipal
IOU
Municipal Average = $124.18
IOU Average = $153.60
$/1,000 kWh
0
20
40
60
80
100
120
140
160
180
Alachua
New Smyrna Beach
Homestead
Mount Dora
Lakeland
Moore Haven
Bartow
Bushnell
Kissimmee
Winter Park
Lake Worth Beach
Starke
Clewiston
Jacksonville Beach
Fort Pierce
Chattahoochee
Jacksonville
Orlando
Newberry
Green Cove Springs
Wauchula
Leesburg
Quincy
St. Cloud
Williston
Florida Power & Light
Tallahassee
Gainesville
Fort Meade
Havana
Key West
Florida Power & Light NW
Bloumstown
Ocala
Tampa Electric Co
Florida Public Utilities
Duke Energy

Select Language Powered by Google Translate (https://translate.google.com)

Home

(https://alachuacounty.us)

Home (https://alachuacounty.us)
+ 2020 Charter Review Commission
+ Alachua County Access Portal
+ Arts Council
+ Business Resources
+ Citizen Services
+ County News
+ County Offices
+ Legal Disclaimers
+ Search
+ Stay Engaged
+ Transparency
+ Video Archive
+ Videos
+ Volunteering
+ Alachua County Meetings & Events
+ Open Finance Portal (/Pages/Open-Finance-Portal_unpublished.aspx)

Want Updates In Your Inbox? SIGN UP NOW

City of Newberry - Notice of Proposed Enactment of Ordinance by City Commission, Newberry, Florida

Mon Sep 22nd 7:00pm

Newberry | Ordinance

Newberry City Hall Commission Chambers, 25440 W Newberry Rd, Newberry, FL 32669, USA map

Published September 12th, 2025

NOTICE OF PROPOSED ENACTMENT OF ORDINANCES

BY CITY COMMISSION, NEWBERRY, FLORIDA

NOTICE IS HEREBY GIVEN that the proposed Ordinance Numbers 2025-69, 2025-70, and 2025-71 which titles hereinafter appear, will be considered for final enactment on Monday, the 22nd day of September 2025 at the City Commission meeting starting at 7:00 p.m., in the City Hall at 25440 Newberry Road, Newberry, Florida. A copy of said Ordinances may be inspected by any member of the public at the office of the Clerk of the Commission in the City Hall, Newberry, Florida. On the date first above mentioned, all interested parties may appear and be heard with respect to the proposed ordinances.

ORDINANCE NUMBER 2025-69

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 AND SECTION 98-

70 SUBSECTIONS H AND I OF THE CODE OF ORDINANCES OF THE CITY OF NEWBERRY PERTAINING TO THE ENERGY CHARGED, PROVIDING FOR CODIFICATION OF [Item #11.] EPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NUMBER 2025-70

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

ORDINANCE NUMBER 2025-71

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

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published.

All persons are advised that, if they decided to appeal any decision made at the public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, inc. at (352) 375-2784, no later than 72 hours prior to the proceeding. If hearing impaired, call the Florida Relay System at (800) 955-8770.

If Required Business Impact Attached

Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices, email legalnotices@alachuacounty.us and put "Subscribe" in the subject line.

Contact Us

For any questions or concerns please contact the Legal Notices Coordinator at legalnotices@alachuacounty.us

Click Here to View Current Emergency Orders (https://info.alachuacounty.us/emergency-orders/?_gl=1*1819lz6*_ga*MTI4MDQzMzk4NS4xNzIyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5LjI0LjAuMA..)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

View Alachua County's Website Accessibility Policy And Procedures (/Depts/EO/Pages/Website-Accessibility.aspx)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or publicrecordsrequest@alachuacounty.us. Please visit the Public Records Request (/Depts/attorney/Pages/PublicRecordsRequest.aspx) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence PlatformTM to help identify and prioritize accessibility issues on our website.

Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL

File Attachments for Item:

12. Legislative Public Hearing and First Reading of Ordinance 2025 – 70 Water Rates

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	Legislative Public Hearing and First Reading of Ordinance 2025 – 70 Water Rates
Agenda Section:	Public Hearings and Ordinances
Department:	Finance Department
Strategic Goal:	Obj A1.2 Review and modify the rates and/or development fees to ensure funding is available for infrastructure renewal, replacement and expansion projects.
Presented By:	Dallas Lee, Assistant City Manager/ CFO
Recommended Action:	Enact Ordinance 2025-70 upon second reading

Summary: The City of Newberry establishes water and wastewater rates to generate revenue sufficient to meet its operating expenses. At the direction of the City Commission, staff evaluates utility rates annually during the budget process and, if warranted, recommends rate adjustments. The City Commission requests that staff evaluate the Florida Public Services Commission's Annual Price Index for Water and Wastewater Service as part of its rate evaluation and supports using the price index as a basis for rate increases. The FPSC Water and Wastewater Price Index for 2025 is 2.23% (copy attached).

Staff utilizes models for developing its water and wastewater rates, to forecast customers, water consumption, wastewater generation (which is a function of water consumption) and anticipated expenses to determine whether rates will produce revenues which are sufficient to meet the expenses associated with providing water and wastewater services to our residents. Many of the City's costs to provide these services are fixed or have increased (personal services, fuel, repairs, etc.). Staff proposes an increase in its water and wastewater rates to ensure the funds operate in a self-sustaining manner.

At the City Commission's Budget workshop staff presented proposed water and wastewater rate changes and the City Commission gave consensus to include those rates in the tentative

budget. The water rate changes represent a 7.5% increase in the consumption charge and customer charge, as well as increasing the higher tiers. After these rates increases, the City of Newberry will continue to offer the competitive residential water rates in our area.

Customers were properly notified, pursuant to Florida Statutes, in the August bills.

Attachments:

1. Ordinance 2025-70
2. Florida Public Service Commission Water & Wastewater Price Index

Business Impact Estimate

This form must be included in the agenda packet for the item under which a proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published. Please contact the City Clerk's office for procedural assistance.

Proposed ordinance's title/reference: *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*

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statutes.

ORDINANCE NUMBER 2025-70

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

WHEREAS, the City of Newberry provides water services to residential and non-residential customers located within its water service territory; and,

WHEREAS, the current residential customer and non-residential charges for water services are not adequate to cover the cost of providing such services, and,

WHEREAS, the City Commission, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management of public assets and business, affairs to increase the current residential customer and non-residential charges for water in order to equitably and adequately fund the cost of such essential services.

NOW THEREFORE BE IT ORDINAED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA:

SECTION 1. AMENDMENT OF CODE OF ORDINANCES

The text of Article VI of the City of Newberry Code of Ordinances entitled "Water and Sewer Rates and Charges", Section 98-154 "Water Rates" is hereby amended to provide water rates as reflected below. The water rates shall be as follows (deletions are in ~~strike through~~ and additions are underlined):

Section 98-154-Water Rates

Residential and commercial user rates shall be as follows:

WATER CONSUMPTION

Customer charge. Each customer must pay a customer charge for each metered point of connection to the City's water system.

Residential Customer Charge	$ 11.76 per month
Non-Residential Customer Charge	$ 17.04 per month

Water consumption charge(s). Each customer must pay for water consumed through each connection point based upon water service type:

Residential Service	
Tier 1 (0—4,000 gallons)	$ 2.89 per thousand gallons
Tier 2 (4,001—8,000 gallons)	$ 4.34 per thousand gallons
Tier 3 (8,001 gallons and above)	$ 6.51 per thousand gallons

Nonresidential (Commercial, Industrial, Hydrant, and Fire Line) Service	
Tier 1 (all consumption)	$ 4.34 per thousand gallons
Irrigation (Residential and Nonresidential) Service	
Tier 1 (all consumption)	$ 6.51 per thousand gallons

SECTION 2. INCLUSION IN THE CODE
It is the intention of the City Commission of the City of Newberry, Florida, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Newberry, Florida; that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intention.

SECTION 3. REPEALING CLAUSE
All ordinances or parts of ordinances in conflict with this Ordinance are, to the extent they conflict with this ordinance, repealed.

SECTION 4. PROVIDING FOR SEVERABILITY
It is the declared intent of the Newberry City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

SECTION 5. EFFECTIVE DATE
This Ordinance shall be effective immediately upon passage.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September 2025.

DONE, THE PUBLIC NOTICE, on the website of Alachua County at alachuacounty.us pursuant to Florida Statute 50.0311(3), by the City Clerk of the City of Newberry, Florida on the _____ day of _____, 2025 through the _____ day of_____, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Randa K. Paul, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney's Office

FILED 12/17/2024
DOCUMENT NO. 10260-2024
FPSC - COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Annual reestablishment of price increase or decrease index of major categories of operating costs incurred by water and wastewater utilities pursuant to Section 367.081(4)(a), F.S.	DOCKET NO. 20240005-WS ORDER NO. PSC-2024-0502-PAA-WS ISSUED: December 17, 2024

The following Commissioners participated in the disposition of this matter:

MIKE LA ROSA, Chairman
ART GRAHAM
GARY F. CLARK
ANDREW GILES FAY
GABRIELLA PASSIDOMO SMITH

NOTICE OF PROPOSED AGENCY ACTION ORDER ESTABLISHING 2025 PRICE INDEX FOR WATER AND WASTEWATER UTILITIES

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

Background

Since March 31, 1981, pursuant to the guidelines established by Section 367.081(4)(a), Florida Statutes (F.S.), and Rule 25-30.420, F.A.C., we have established a price increase or decrease index for major categories of operating costs on or before March 31 of each year. This process allows water and wastewater utilities to adjust rates based on current specific expenses without applying for a rate case.

We calculated the 2025 price index by comparing the Gross Domestic Product Implicit Price Deflator Index for the fiscal year ended September 30, 2024. This same procedure has been used each year since 1995 to calculate the price index. The U.S. Department of Commerce, Bureau of Economic Analysis, released its most recent third quarter figures on October 30, 2024.

Since March 31, 1981, we have received and processed approximately 4,073 index and pass through applications. We have jurisdiction over this matter pursuant to Section 367.081, F.S.

Decision

I. Price Level Adjustment Index

In 1993, the Gross Domestic Product Implicit Price Deflator Index (GDPDEF) was established as the appropriate measure for determining the water and wastewater price index. At the same time, the convention of using a four quarter fiscal year comparison was also established and this practice has been used every year since then.[1] The GDPDEF is prepared by the U.S. Department of Commerce. Prior to that time, the Gross National Product Implicit Price Deflator Index (GNPDEF) was used as the indexing factor for water and wastewater utilities. The Department of Commerce switched its emphasis from the GNPDEF to the GDPDEF as the primary measure of U.S. production.

Pursuant to Section 367.081(4)(a), F.S., we, by order, shall establish a price increase or decrease index for major categories of operating costs incurred by utilities subject to our jurisdiction reflecting the percentage of increase or decrease in such costs from the most recent 12-month historical data available. Since 1995, the price index adjustment has been determined by comparing the change in the average GDPDEF for the year ending September 30, instead of the original December 31, in order to more easily meet the statutory deadline.

By Order No. PSC-2023-0383-PAA-WS, issued December 21, 2023, in Docket No. 20230005-WS, we, in keeping with the practice started in 1993, reiterated the alternatives which could be used to calculate the indexing of utility revenues. Past concerns expressed by utilities, as summarized from utility input in previous hearings, are:

1) Inflation should be a major factor in determining the index;

2) Nationally published indices should be vital to this determination;

3) Major categories of expenses are labor, chemicals, materials and supplies, maintenance, transportation, and treatment expense;

4) An area wage survey, Dodge Building Cost Index, Consumer Price Index, and the GDP should be considered;

5) A broad measure index should be used; and

6) The index procedure should be easy to administer.

[1]Order No. PSC-1993-0195-FOF-WS, issued February 9, 1993, in Docket No. 19930005-WS, *In re: Annual reestablishment of price increase or decrease index of major categories of operating costs incurred by water and wastewater utilities pursuant to Section 367.081(4)(a), F.S.*

Based upon these concerns, we have previously explored the following alternatives:

1) Survey of Regulated Water and Wastewater Utilities;

2) Consumer Price Index;

3) Florida Price Level Index;

4) Producer Price Index – previously the Wholesale Price Index; and

5) GDPDEF (replacing the GNPDEF).

Over the years, we rejected using the Survey of Regulated Water and Wastewater Utilities because using the results of a survey would allow utilities to pass on to customers all cost increases, thereby reducing the incentives of promoting efficiency and productivity. We have also rejected using the Consumer Price Index and the Florida Price Level Index because of their limited degree of applicability to the water and wastewater industry. Both of these price indices are based upon comparing the advance in prices of a limited number of general goods and, therefore, appear to have limited application to water and wastewater utilities.

The Producer Price Index (PPI) is a family of indices that measure the average change over time in selling prices received by domestic producers of goods and services. We rejected using PPI because it measures price change from the perspective of the seller, not the purchaser. The bases for these indices have not changed, and the conclusions reached in Order No. PSC-2023-0383-PAA-WS continue to apply in this case. Since 1993, we have found that the GDPDEF has a greater degree of applicability to the water and wastewater industry. Therefore, we will continue to use the GDPDEF to calculate water and wastewater price level adjustments. We will calculate the 2025 Price Index by using a fiscal year, four quarter comparison of the GDPDEF ending with the third quarter of 2024.

The following information provides a historical perspective of the annual price index.

Table 1
Historical Analysis of the Annual Price Index for Water and Wastewater Utilities

Year	Commission Approved Index	Year	Commission Approved Index
2014	1.41%	2020	1.79%
2015	1.57%	2021	1.17%
2016	1.29%	2022	4.53%
2017	1.51%	2023	7.07%
2018	1.79%	2024	3.24%
2019	2.36%	2025	2.23%

The table below shows the historical participation in the index and/or pass-through programs:

Table 2
Percentage of Jurisdictional Water and Wastewater Utilities Filing for Indexes and Pass-Throughs

Year	Percentage	Year	Percentage
2013	41%	2019	60%
2014	39%	2020	43%
2015	49%	2021	52%
2016	38%	2022	57%
2017	37%	2023	53%
2018	42%	2024	36%

II. Rate for the 2025 Price Index

The U.S. Department of Commerce, Bureau of Economic Analysis, released the most recent third quarter 2024 figures on October 30, 2024. Consistent with our establishment of the 2024 Price Index last year, we are using the third quarter amounts to calculate the 2025 Price Index. Using the third quarter amounts allows time for us to establish the 2025 Price Index by March 2025, in accordance with Section 367.081(4)(a), F.S. The percentage change in the GDPDEF using the fiscal year comparison ending with the third quarter is 2.23 percent. This number was calculated as follows.

GDPDEF Index for the fiscal year ended 10/30/24	125.501
GDPDEF Index for the fiscal year ended 10/30/23	122.768
Difference	2.733
Divided by 10/30/2023 GDPDEF Index	122.768
2025 Price Index	2.23%

III. Noticing of Indexing Requirement

The package in Attachment 1, attached hereto, shall be sent to every regulated water and wastewater utility after the expiration of the proposed agency action (PAA) protest period, along with a copy of the PAA Order once final. The entire package shall also be made available on our website.

In an effort to increase the number of water and wastewater utilities taking advantage of the annual price index and pass-through programs, Attachment 2 from the Director of the Division of Accounting and Finance shall be included with the PAA Order in order to explain the purpose of the index and pass-through applications and to communicate that Commission staff is available to assist them.

Based on the foregoing, it is

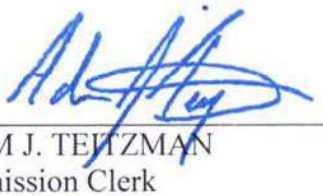
ORDERED by the Florida Public Service Commission that the Gross Domestic Product Implicit Price Deflator Index shall be used in calculating price level adjustments. We calculate the 2025 Price Index by using a fiscal year, four quarter comparison of the Implicit Price Deflator Index ending with the third quarter of 2024. It is further

ORDERED that the 2025 Price Index for water and wastewater utilities shall be 2.23 percent. It is further

ORDERED that after the expiration of the Proposed Agency Action protest period established under Rule 25-22.029(1), F.A.C., the Division of Accounting and Finance shall send each regulated water and wastewater utility a copy of the PAA order establishing index containing the information presented in Attachment 1 along with a cover letter from the Director of the Division of Accounting and Finance. The entire package shall also be available on our website. It is further

ORDERED that, upon expiration of the 14-day protest period, if a timely protest is not received, the decision shall become final and effective upon the issuance of a Consummating Order. Any party filing a protest shall be required to prefile testimony with the protest. However, this docket shall remain open through the end of the year and be closed upon the establishment of the new docket in January 2025.

By ORDER of the Florida Public Service Commission this 17th day of December, 2024.



ADAM J. TEITZMAN
Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399
(850) 413-6770
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.

DD

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing that is available under Section 120.57, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing will be granted or result in the relief sought.

Mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing.

The action proposed herein is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on January 2, 2025.

In the absence of such a petition, this order shall become final and effective upon the issuance of a Consummating Order.

Any objection or protest filed in this/these docket(s) before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

FLORIDA PUBLIC SERVICE COMMISSION
PRICE INDEX APPLICATION
APPLICABLE TEST YEAR _____

Department of Environmental Protection Public Water System ID NO. _____
Department of Environmental Protection Wastewater Treatment Plant ID NO. _____

	WATER	WASTEWATER
Operation & Maintenance Expenses[1]	$_____	$_____
LESS:		
(a) Pass-through Items:		
(1) Purchased Power	_____	_____
(2) Purchased Water	_____	_____
(3) Purchased Wastewater Treatment	_____	_____
(4) Sludge Removal	_____	_____
(5) Other[2]	_____	_____
(b) Rate Case Expense Included in Expenses	_____	_____
(c) Adjustments to Operation & Maintenance Expenses from last rate case, if applicable:[3]		
(1)_____	_____	_____
(2)_____	_____	_____
Costs to be Indexed	$_____	$_____ _
Multiply by Annual Commission-Approved Price Index	**2.23**%	**2.23**%
Total Indexed Costs	$_____	$_____
Add Change in Pass-Through Items:[4]		
(1)_____	_____	_____
(2)_____	_____	_____
Divide Index and Pass-Through Sum by Expansion Factor for Regulatory Assessment Fees	**.955**	**.955**
Increase in Revenue	_____	_____
Divide by Applicable Test Year Revenue[5]	$_____	$_____
Percentage Increase in Rates	%	%

FOOTNOTES APPEAR ON THE FOLLOWING PAGE

PAGE 1 FOOTNOTES

[1]This amount must match last year's annual report.

[2]Other expense items may include increases in required Department of Environmental Protection testing, ad valorem taxes, permit fees charged by the Department of Environmental Protection or a local government authority, National Pollutant Discharge Elimination System fees, and regulatory assessment fees. These items should not be currently embedded in the utility's rates.

[3]This may include adjustments that follow a methodology referenced in the Order from a utility's last rate case (i.e. averaged bad debt expense or excessive unaccounted for water percentage applied to chemicals expense).

[4]This may include an increase in purchased power, purchased water, purchased wastewater treatment, sludge hauling, required Department of Environmental Protection testing, ad valorem taxes, and permit fees charged by the Department of Environmental Protection or a local government authority providing that those increases have been incurred within the 12-month period prior to the submission of the pass-through application. Pass-through National Pollutant Discharge Elimination System fees and increases in regulatory assessment fees are eligible as pass-through costs but not subject to the twelve month rule. All pass-through items require invoices. See Rule 25-30.425, F.A.C. for more information.

[5]If rates changed after January 1 of the applicable test year, the book revenues must be adjusted to show the changes and an explanation of the calculation should be attached to this form. See Annualized Revenue Worksheet for instructions and a sample format.

ANNUALIZED REVENUE WORKSHEET

Have the rates charged for customer services changed since January 1, of the applicable test year?

( ) If no, the utility should use actual revenues. This form may be disregarded.

( ) If yes, the utility must annualize its revenues. Read the remainder of this form.

Annualizing calculates the revenues the utility would have earned based upon the previous year's customer consumption at the most current rates in effect. To complete this calculation, the utility will need consumption data for the previous year to apply to the existing rate schedule. Below is a sample format which may be used.

CALCULATION OF ANNUALIZED REVENUES*
Consumption Data for Applicable Test Year

	Number of Bill/Gal. Sold	X	Current Rates	Annualized Revenues
Residential Service:				
Bills:				
5/8"x3/4" meters	_____		_____	_____
1" meters	_____		_____	_____
1 2" meters	_____		_____	_____
2" meters	_____		_____	_____
Gallons Sold	_____		_____	_____
General Service:				
Bills:				
5/8"x3/4" meters	_____		_____	_____
1" meters	_____		_____	_____
1 2" meters	_____		_____	_____
2" meters	_____		_____	_____
3" meters	_____		_____	_____
4" meters	_____		_____	_____
6" meters	_____		_____	_____
Gallons Sold	_____		_____	_____

Total Annualized Revenues for the Applicable Test Year $ _____

*Annualized revenues must be calculated separately if the utility consists of both a water system and a wastewater system. This form is designed specifically for utilities using a base facility charge rate structure. If annualized revenues must be calculated and further assistance is needed, contact the Commission Staff at (850) 413-6900.

AFFIRMATION

I, _____, hereby affirm that the figures and calculations upon which the change in rates is based are accurate and that the change will not cause _____ to exceed the range of its last authorized rate of return on
(name of utility)
equity, which is _____.

I, the undersigned/officer of the above-named utility, have read the foregoing and declare that, to the best of my knowledge and belief, the information contained in this application is true and correct.

This affirmation is made pursuant to my request for a price index and/or pass-through rate increase, in conformance with Section 367.081(4), Florida Statutes.

Further, I am aware that pursuant to Section 837.06, Florida Statutes, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree.

Signature: _____
Title: _____
Telephone Number: _____
Fax Number: _____

Sworn to and subscribed before me this _____ day of _____, 20__.

My Commission expires:

(SEAL)

_____
Notary Public
State of Florida

STATEMENT OF QUALITY OF SERVICE

Pursuant to paragraphs 25-30.420(2)(h) and (i), Florida Administrative Code,

_____
(name of utility)

[ ] does not have any active written complaints, corrective orders, consent orders, or outstanding citations with the Department of Environmental Protection (DEP) or the County Health Departments.

[ ] does have the attached active written complaint(s), corrective order(s), consent order(s), or outstanding citation(s) with the DEP or the County Health Department(s). The attachment(s) includes the specific system(s) involved with DEP permit number and the nature of the active complaint, corrective order, consent order, or outstanding citation.

This statement is intended such that the Florida Public Service Commission can make a determination of quality of service pursuant to Section 367.081(4)(a), Florida Statutes, and Rule 25-30.420(4)(a), Florida Administrative Code.

Name: _____
Title: _____
Telephone Number: _____
Fax Number: _____
Date: _____

Exception

_____ hereby waives the right to implement
(name of utility)

a pass-through rate increase within 45 days of filing, as provided by Section 367.081(4)(b), Florida Statutes, in order that the pass-through and index rate increase may both be implemented together 60 days after the official filing date of this notice of intention.

Signature: _____

Title: _____

(To be used if an index and pass-through rate increase are requested jointly.)

NOTICE TO CUSTOMERS

Pursuant to Section 367.081(4)(a), Florida Statutes, water and wastewater utilities are permitted to adjust the rates and charges to its customers without those customers bearing the additional expense of a public hearing. These adjustments in rates would depend on increases or decreases in non-controllable expenses subject to inflationary pressures such as chemicals, and other general operation and maintenance costs.

On _____, _____filed its notice of
(date) (name of utility)
intention with the Florida Public Service Commission to increase water and wastewater rates in _____ County pursuant to this Statute. The filing is subject to review by the Commission Staff for accuracy and completeness. Water rates will increase by approximately _____% and wastewater rates by _____%. These rates should be reflected for service rendered on or after _____.

NOTICE TO CUSTOMERS

Pursuant to Section 367.081(4)(b), Florida Statutes, water and wastewater utilities are permitted to pass through, without a public hearing, a change in rates resulting from: an increase or decrease in rates charged for utility services received from a governmental agency or another regulated utility and which services were redistributed by the utility to its customers; an increase or decrease in the rates that it is charged for electric power, the amount of ad valorem taxes assessed against its used and useful property, the fees charged by the Department of Environmental Protection in connection with the National Pollutant Discharge Elimination System Program, or the regulatory assessment fees imposed upon it by the Commission; costs incurred for water quality or wastewater quality testing required by the Department of Environmental Protection; the fees charged for wastewater bio solids disposal; costs incurred for any tank inspection required by the Department of Environmental Protection or a local governmental authority; treatment plant and water distribution system operator license fees required by the Department of Environmental Protection or a local governmental authority; water or wastewater operating permit fees charged by the Department of Environmental Protection or a local governmental authority; and consumptive or water use permit fees charged by a water management district.

On _____, _____ filed its notice of
(date) (name of utility)
intention with the Florida Public Service Commission to increase water and wastewater rates in _____ County pursuant to this Statute. The filing is subject to review by the Commission Staff for accuracy and completeness. Water rates will increase by approximately _____% and wastewater rates by _____%. These rates should be reflected on your bill for service rendered on or after _____.
(date)

If you should have any questions, please contact your local utility office. Be sure to have account number handy for quick reference.

STATE OF FLORIDA

COMMISSIONERS:
MIKE LA ROSA, CHAIRMAN
ART GRAHAM
GARY F. CLARK
ANDREW GILES FAY
GABRIELLA PASSIDOMO



DIVISION OF
ACCOUNTING AND FINANCE
ANDREW L. MAUREY
DIRECTOR
(850) 413-6900

Public Service Commission

Month Day, 2025

All Florida Public Service Commission
Regulated Water & Wastewater Utilities

Re: Docket No. 20240005-WS - 2025 Price Index

Dear Utility Owner:

Since March 31, 1981, pursuant to the guidelines established by Section 367.081(4)(a), Florida Statutes (F.S.), and Rule 25-30.420, Florida Administrative Code (F.A.C.), the Commission has established a price increase or decrease index for major categories of operating costs. This process allows water and wastewater utilities to adjust rates based on current specific expenses without applying for a rate case. The intent of this rule is to ensure that inflationary pressures are not detrimental to utility owners, and that any possible deflationary pressures are not adverse to customers. By keeping up with index and pass-through adjustments, utility operations can be maintained at a level sufficient to ensure quality of service for the customers.

Pursuant to Rule 25-30.420(1)(a), F.A.C., all operation and maintenance expenses shall be indexed with the exception of:

a) Pass-through items pursuant to Section 367.081(4)(b), F.S.;

b) Any amortization of rate case expense; and

c) Disallowances or adjustments made in an applicant's most recent rate proceeding.

Please note that all sludge removal expense should now be removed from operation and maintenance expenses for the purpose of indexing. Incremental increases in this category of expense may now be recovered using a pass-through request.

All Florida Public Service Commission
Regulated Water & Wastewater Utilities
Page 2
Month Day, 2025

Upon the filing of a request for an index and/or pass-through increase, staff will review the application and modify existing rates accordingly. If for no other reason than to keep up with escalating costs, utilities throughout Florida should file for this rate relief on an annual basis. Utilities may apply for a 2025 Price Index anytime between April 1, 2025, through March 31, 2026 by mail or by emailing Applications@psc.state.fl.us. The attached package will answer questions regarding what the index and pass-through rate adjustments are, how to apply for an adjustment, and what needs to be filed in order to meet the filing requirements. For your convenience, the Commission-approved Price Index is reflected on Form PSC 1022, attached. While the increase for any given year may be minor, (see chart below), the long-run effect of keeping current with rising costs can be substantial.

Year	Annual Commission Approved Index	Year	Annual Commission Approved Index
2000	1.36%	2013	1.63%
2001	2.50%	2014	1.41%
2002	2.33%	2015	1.57%
2003	1.31%	2016	1.29%
2004	1.60%	2017	1.51%
2005	2.17%	2018	1.76%
2006	2.74%	2019	2.36%
2007	3.09%	2020	1.79%
2008	2.39%	2021	1.17%
2009	2.55%	2022	4.53%
2010	0.56%	2023	7.07%
2011	1.18%	2024	3.24%
2012	2.41%	2025	2.23%

Please be aware that pursuant to Section 837.06, F.S., whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree. Our staff is available at (850) 413-6900 should you need assistance with your filing. If you have any questions, please do not hesitate to call.

Moreover, additional rate relief mechanisms are available to water and wastewater utilities as alternatives to full rate cases. Water and wastewater utilities whose total gross annual operating revenues are $335,000 or less for water service or $335,000 or less for wastewater service, or $670,000 or less on a combined basis, may petition the Commission for staff assistance in alternative rate setting. Please refer to Rule 25-30.456, F.A.C., for additional details.

All Florida Public Service Commission
Regulated Water & Wastewater Utilities
Page 3
Month Day, 2025

Furthermore, water utilities whose total gross annual operating revenues are $335,000 or less and wastewater utilities whose total gross annual operating revenues are $335,000 or less may file an application for a limited alternative rate increase of up to 20 percent applied to metered or flat recurring rates of all classes of service. Please refer to Rule 25-30.457, F.A.C., for additional details.

Finally, the Commission reminds water and wastewater utilities that the Utility Reserve Fund exists to help address concerns over deferred maintenance of critical infrastructure and delays in necessary repairs. The availability of the reserve funds may allow a utility to avoid or defer the need for a future rate case, the expenses of which are ultimately borne by customers. Please refer to Rule 25-30.444, F.A.C., for additional details.

Sincerely,

Andrew L. Maurey
Director

Enclosures

Select Language Powered by Google Translate (https://translate.google.com)

Home

(https://alachuacounty.us)

Home (https://alachuacounty.us)
+ 2020 Charter Review Commission
+ Alachua County Access Portal
+ Arts Council
+ Business Resources
+ Citizen Services
+ County News
+ County Offices
+ Legal Disclaimers
+ Search
+ Stay Engaged
+ Transparency
+ Video Archive
+ Videos
+ Volunteering
+ Alachua County Meetings & Events
+ Open Finance Portal (/Pages/Open-Finance-Portal_unpublished.aspx)

Want Updates In Your Inbox? SIGN UP NOW

City of Newberry - Notice of Proposed Enactment of Ordinance by City Commission, Newberry, Florida

Mon Sep 22nd 7:00pm

Newberry | Ordinance

Newberry City Hall Commission Chambers, 25440 W Newberry Rd, Newberry, FL 32669, USA map

Published September 12th, 2025

NOTICE OF PROPOSED ENACTMENT OF ORDINANCES

BY CITY COMMISSION, NEWBERRY, FLORIDA

NOTICE IS HEREBY GIVEN that the proposed Ordinance Numbers 2025-69, 2025-70, and 2025-71 which titles hereinafter appear, will be considered for final enactment on Monday, the 22nd day of September 2025 at the City Commission meeting starting at 7:00 p.m., in the City Hall at 25440 Newberry Road, Newberry, Florida. A copy of said Ordinances may be inspected by any member of the public at the office of the Clerk of the Commission in the City Hall, Newberry, Florida. On the date first above mentioned, all interested parties may appear and be heard with respect to the proposed ordinances.

ORDINANCE NUMBER 2025-69

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 AND SECTION 98-

70 SUBSECTIONS H AND I OF THE CODE OF ORDINANCES OF THE CITY OF NEWBERRY PERTAINING TO THE ENERGY CHARGED, PROVIDING FOR CODIFICATION OF [Item #12.] EPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NUMBER 2025-70

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

ORDINANCE NUMBER 2025-71

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

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published.

All persons are advised that, if they decided to appeal any decision made at the public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, inc. at (352) 375-2784, no later than 72 hours prior to the proceeding. If hearing impaired, call the Florida Relay System at (800) 955-8770.

If Required Business Impact Attached

Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices, email legalnotices@alachuacounty.us and put "Subscribe" in the subject line.

Contact Us

For any questions or concerns please contact the Legal Notices Coordinator at legalnotices@alachuacounty.us

Click Here to View Current Emergency Orders (https://info.alachuacounty.us/emergency-orders/?_gl=1*1819lz6*_ga*MTI4MDQzMzk4NS4xNzIyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5LjI0LjAuMA..)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

View Alachua County's Website Accessibility Policy And Procedures (/Depts/EO/Pages/Website-Accessibility.aspx)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or publicrecordsrequest@alachuacounty.us. Please visit the Public Records Request (/Depts/attorney/Pages/PublicRecordsRequest.aspx) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence PlatformTM to help identify and prioritize accessibility issues on our website.

Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL

File Attachments for Item:

13. Amending Wastewater Rates

Legislative and Second 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

Commission Agenda Item

Meeting Date:	September 8, 2025
Title:	Legislative Public Hearing and Second Reading of Ordinance 2025 – 71 Wastewater Rates
Agenda Section:	Public Hearings and Ordinances
Department:	Finance Department
Presented By:	Dallas Lee, CGFO, Assistant City Manager/ CFO
Recommended Action:	Enact Ordinance 2025-71 upon secondtreading

Summary: The City of Newberry establishes water and wastewater rates to generate revenue sufficient to meet its operating expenses. At the direction of the City Commission, staff evaluates utility rates annually during the budget process and, if warranted, recommends rate adjustments. The City Commission requests that staff evaluate the Florida Public Services Commission's Annual Price Index for Water and Wastewater Service as part of its rate evaluation and supports using the price index as a basis for rate increases. The FPSC Water and Wastewater Price Index for 2025 is 2.23% (copy attached).

Staff utilizes models for developing its water and wastewater rates, to forecast customers, water consumption, wastewater generation (which is a function of water consumption) and anticipated expenses to determine whether rates will produce revenues which are sufficient to meet the expenses associated with providing water and wastewater services to our residents. Many of the City's costs to provide these services are fixed or have increased (personal services, fuel, repairs, etc.). Staff proposes an increase in its water and wastewater rates to ensure the funds operate in a self-sustaining manner.

At the City Commission's Budget workshop on staff presented proposed water and wastewater rate changes and the City Commission gave consensus to include those rates in the tentative budget. These changes represent a 8.5% increase in the consumption charge, there is no proposed change in the customer charge. After these rates increases, the City of Newberry will offer the competitive residential water rates in our area.

Additional permit requirements placed on the City by the Florida Department of Enviromental Protection are a primary driver of the increases in the wastewater system.

Customers were properly notified, pursuant to Florida Statutes, in the August bills.

Attachments:

1. Ordinance 2025-71
2. PSC CPI

Business Impact Estimate

This form must be included in the agenda packet for the item under which a proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published. Please contact the City Clerk's office for procedural assistance.

Proposed ordinance's title/reference: *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*

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statutes.

ORDINANCE NUMBER 2025-71

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

WHEREAS, the City of Newberry provides wastewater services to residential and non-residential customers located within its water service territory; and,

WHEREAS, the current residential customer and non-residential charges for wastewater services are not adequate to cover the cost of providing such services; and,

WHEREAS, the City Commission, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management of public assets and business affairs to increase the current residential customer and non-residential charges for wastewater in order to equitably and adequately fund the cost of such essential services.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF NEWBERRY, FLORIDA, as follows:

Section One: Section 98-155 of the Newberry Code of Ordinance relating to wastewater service is hereby amended to read as follows (deletions are in ~~strike through~~ and additions are underlined):

Wastewater rates and charges are hereby amended as set forth below.

(a) Rates. There is hereby established a schedule of monthly rates and charges for the use of or availability for the use of wastewater collection, treatment, and disposal service which in part is based on the amount of water used from the City water system as measured by the customer water meter. Wastewater service charges shall be billed to and be the responsibility of the customer responsible for paying the water bill at any specific location. These rates will apply to all locations within the corporate City limits.

Wastewater system usage charges.

(1) Wastewater customer charge. Each customer must pay a wastewater customer charge for each metered (water meter) point of connection to the City water system.

Residential Customer Charge	$ 12.01 per month
Non-Residential Customer Charge	$ 18.02 per month

(2) Wastewater usage charge(s). Each customer must pay for wastewater discharged into the City's wastewater collection system based upon customer class:

Residential Service	
Tier 1 (all consumption)	$7.83 per thousand gallons (capped at 15,000 gallons)

Nonresidential (Commercial and Industrial) Service	
Tier 1 (all consumption)	$9.43 per thousand gallons

(b) Any users of the sewer system may at their option, request that the City make a determination of whether they qualify to have installed a separate water meter to meter wastewater used that they believe is not discharged into the sewer system. If the City determines that certain water uses (such as uses of water for irrigation, swimming pools, lawn watering and the like) do not discharge into the sewer system, then the City will approve the request of the user for the installation of the separate water meter and such water uses would thereby be excluded from the charge for the sewer services. The initial cost of any and all meter installations shall be paid by the user and no additional deposit will be required.

SECTION 2. INCLUSION IN THE CODE
It is the intention of the City Commission of the City of Newberry, Florida, and it is hereby provided that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Newberry, Florida; that the sections of this Ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section", "article" or other appropriate designation to accomplish such intention.

SECTION 3. REPEALING CLAUSE
All ordinances or parts of ordinances in conflict with this Ordinance are, to the extent they conflict with this Ordinance, repealed.

SECTION 4. PROVIDING FOR SEVERABILITY
It is the declared intent of the Newberry City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance and the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

SECTION 5. EFFECTIVE DATE
This Ordinance shall be effective immediately upon passage.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September 2025.

DONE, THE PUBLIC NOTICE, on the website of Alachua County at alachuacounty.us pursuant to Florida Statute 50.0311(3), by the City Clerk of the City of Newberry, Florida on the _____ day of _____, 2025 through the _____ day of_____, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Randa K. Paul, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney's Office

Select Language Powered by Google Translate (https://translate.google.com)

Want Updates In Your Inbox? SIGN UP NOW

City of Newberry - Notice of Proposed Enactment of Ordinance by City Commission, Newberry, Florida

Mon Sep 22nd 7:00pm

Newberry | Ordinance

Newberry City Hall Commission Chambers, 25440 W Newberry Rd, Newberry, FL 32669, USA map

Published September 12th, 2025

NOTICE OF PROPOSED ENACTMENT OF ORDINANCES

BY CITY COMMISSION, NEWBERRY, FLORIDA

NOTICE IS HEREBY GIVEN that the proposed Ordinance Numbers 2025-69, 2025-70, and 2025-71 which titles hereinafter appear, will be considered for final enactment on Monday, the 22nd day of September 2025 at the City Commission meeting starting at 7:00 p.m., in the City Hall at 25440 Newberry Road, Newberry, Florida. A copy of said Ordinances may be inspected by any member of the public at the office of the Clerk of the Commission in the City Hall, Newberry, Florida. On the date first above mentioned, all interested parties may appear and be heard with respect to the proposed ordinances.

ORDINANCE NUMBER 2025-69

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 AND SECTION 98-

70 SUBSECTIONS H AND I OF THE CODE OF ORDINANCES OF THE CITY OF NEWBERRY PERTAINING TO THE ENERGY CHARGED, PROVIDING FOR CODIFICATION OF [Item #13.] EPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NUMBER 2025-70

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

ORDINANCE NUMBER 2025-71

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

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published.

All persons are advised that, if they decided to appeal any decision made at the public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, inc. at (352) 375-2784, no later than 72 hours prior to the proceeding. If hearing impaired, call the Florida Relay System at (800) 955-8770.

If Required Business Impact Attached

Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices, email legalnotices@alachuacounty.us and put "Subscribe" in the subject line.

Contact Us

For any questions or concerns please contact the Legal Notices Coordinator at legalnotices@alachuacounty.us

Click Here to View Current Emergency Orders (https://info.alachuacounty.us/emergency-orders/?_gl=1*1819lz6*_ga*MTI4MDQzMzk4NS4xNzIyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5LjI0LjAuMA..)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

View Alachua County's Website Accessibility Policy And Procedures (/Depts/EO/Pages/Website-Accessibility.aspx)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or publicrecordsrequest@alachuacounty.us. Please visit the Public Records Request (/Depts/attorney/Pages/PublicRecordsRequest.aspx) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence PlatformTM to help identify and prioritize accessibility issues on our website.

Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL

File Attachments for Item:

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

Legislative second 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.

Commission Agenda Item

Meeting Date: September 22, 2025

Title: Future Land Use Map Amendment from Alachua County Rural/Agriculture to Material Oriented Industrial

Legislative second 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.

Agenda Section: Public Hearings and Ordinances

Department: Community Development Department

Presented By: Jean-Paul W. Perez, Principal Planner

Strategic Goal/Objective: GOAL D.3/OBJECTIVE D.3.1: A strong, diverse local economy

Recommended Action: Adopt Ordinance 2025-35 granting a future land use map amendment from Alachua County Rural/Agriculture to Material Oriented Industrial for certain lands more particularly described in Exhibit A.

Summary:
The Community Development Department has received an application from Civil on Demand, agent, on behalf of Laura J. Pries, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial for a property located at 710 Northwest County Road 235, consisting of 9.6 acres and identified as Alachua County Tax Parcel No. 01897-004-000. The property was recently annexed, effective on August 11, 2025. Findings and analysis are provided in Attachment 3.

Prior Action
At the August 18, 2025 special meeting of the Planning and Zoning Board, a public hearing was held to consider the request. After receiving a presentation, public comments, and deliberating on the matter, the Board passed a motion by a 3-1 vote recommending adoption of the Ordinance. Minutes of the meeting are available upon request.

At the September 8, 2025 regular meeting of the City Commission, a public hearing was held to consider

the request. After receiving a presentation, public comments, and deliberating on the matter, the Board unanimously passed a motion to approve the Ordinance on first reading. Minutes of the meeting are available upon request.

Attachments:

1. Business Impact Estimate
2. Draft Ordinance 2025-35
3. Application
4. Data Analysis Report
5. Public Notice

1. Business Impact Estimate

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-35
CPA 25-06

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

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
    a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
    b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

2. Draft Ordinance 2025-35

ORDINANCE NO. 2025-35
CPA 25-06

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

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **CPA 25-06**, for an amendment, as described below, to the Future Land Use Plan Map of the City of Newberry Comprehensive Plan, hereinafter referred to as the City's Comprehensive Plan has been filed with the City;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in future land use of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, and Ordinance No. 9-92, as amended, entitled City of Newberry Land Development Regulations, hereinafter referred to as the City's Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, to the Future Land Use Plan Map of the City's Comprehensive Plan and at said public hearing, the Planning and Zoning Board, serving also as the

Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, to the Future Land Use Plan Map of the City's Comprehensive Plan and recommended to the City Commission approval of said application for amendment, as described below, to the Future Land Use Plan Map of the City's Comprehensive Plan;

WHEREAS, the City Commission, found said application for an amendment, as described below, to the Future Land Use Plan Map of the City's Comprehensive Plan to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the City's Comprehensive Plan; and

WHEREAS, the City Commission, has determined and found that approval of an application for amendment to the Future Land Use Plan Map of the City's Comprehensive Plan, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Future Land Use Map Amended. Pursuant to an application, **File No. CPA 25-06**, an application by Civil on Demand, Inc., agent, on behalf of Laura J. Pries, owner, to amend the Future Land Use Map of the City of Newberry Comprehensive Plan by changing the future land use classification of certain lands within the City, the **future land use classification is hereby changed from ALACHUA COUNTY RURAL/AGRICULTURE to CITY OF NEWBERRY MATERIAL ORIENTED INDUSTRIAL** on property more particularly described in Exhibit A.

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021 and Sections 163.3161 through 163.3215, Florida Statutes.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this ____ day of_____ ____, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the ____ day of _____, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this _____ day of _____, 2025.

BY THE MAYOR OF THE CITY OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney's Office

EXHIBIT A
LEGAL DESCRIPTION

Tax Parcel Id: 01897-004-000

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA; AND LYING WEST OF THE A.C.L. RAILROAD RIGHT OF WAY, A 100 FOOT RIGHT OF WAY, BEING CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY OF STATE ROAD NO. 235, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT A REBAR AND CAP (P.L.S. #2228) MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND RUN NORTH 89°39'23" EAST (NORTH 88°39'23" EAST PER PREVIOUS DEED) ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 830.74 FEET TO A CONCRETE MONUMENT (P.L.S. #2228) AND THE WESTERLY RIGHT OF WAY LINE OF SAID A.C.L. RAILROAD; THENCE RUN SOUTH 32°01'57" WEST, ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 813.93 FEET TO A CONCRETE MONUMENT (P.L.S. #2228);THENCE RUN NORTH 84°35'37" WEST, A DISTANCE OF 377.49 FEET TO A REBAR AND CAP (P.L.S. #2228) AND THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE RUN NORTH 02°04'26" WEST, ALONG THE SAID WEST LINE A DISTANCE OF 635.39 FEET TO THE POINT OF BEGINNING.

3. Application

CITY OF NEWBERRY
COMPREIIENSIVE PLAN AMENDMENT APPLICATION

Name of Applicant (Property Owner)(s): Laura J. Piles

Address: 710 NW CR 235

City, State, Zip Code: Newberry, FL 32669

Telephone: (352) 246-0077

Name of Applicant's Agent (if applicable): _____
(*Note that a letter of authorization is required from Title Holder/Property Owner)

Address: _____

City, State, Zip Code: _____

Telephone: _____

Please complete Part I for proposed amendments to the Future Land Use Plan Map.
For amendments to the text of the Comprehensive Plan, which do not require a Future Land Use Plan Map amendment, please omit responses to Part I and only complete Part II of this Application.

PART I

Legal Description:

Total Acreage of land to be considered under amendment: 9.19-Acres

Future Land Use Plan Map Category: Present: Agricultural

Requested: Materials Oriented Industrial

Electronically Signed using eSignOnline™ [Session ID : def32dba-oe41-49be-a532-d72415438616]

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

PART II

For amendments to the text of the Comprehensive Plan, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

Electronically Signed using eSignOnline™ [Session ID : def32dba-oe41-49be-a532-d72415438616]

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

A previous application for amendment to the Comprehensive Plan:

_____ was made with respect to these premises, Application No.

__X__ was not made with respect to these premises.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and correct to the best of my knowledge and belief.

If title holder(s)/ property owner(s) is (are) represented by an agent, the required property ownership affidavit must include such designation.

Laura J. Piles
Applicant/Agent Name (Type or Print Name)

Laura Pries
Applicant/Agent Signature

06/12/2025 12:23 PM
Date

FOR OFFICE USE ONLY

Date Filed: _____
Application No: _____
Fee Amount: _____
Receipt No. _____
Date of Planning and Zoning Board Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date of Local Planning Agency Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date(s) of City Commission Public Hearing: (1)_____(2)_____
Date notice published: (1)_____(2)_____
Newspaper: _____
Date Notice of Enactment of an Ordinance published: _____
Newspaper: _____
City Commission decision: _____
(Granted/Denied)

Electronically Signed using eSignOnline™ [Session ID : def32dba-0e41-49be-a532-d72415438616]

CITY OF NEWBERRY

Community Development Department

In the Little Red Schoolhouse, 25815 S.W. 2nd Avenue (352) 472-5440
Mailing Address: 25440 W. Newberry Road, Newberry, Florida 32669

For Office Use Only
Date Received: _____
Staff Initials: _____

PROPERTY OWNERSHIP AFFIDAVIT
(Includes Authorization of Agent, if Applicant is not Owner)

Laura J Pries
Property Owner

Application No.

Additional Property Owners

Authorized Agent(s)

01897-004-000
Parcel Number(s)

Type of Application

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description.
2. That this property constitutes the property for which the above noted land use request is being made to the City of Newberry.
3. That I (we), the undersigned, have authorized, and do authorize, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request.
4. That this affidavit has been executed to allow the City of Newberry to consider and act on the subject request; and
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner 1 (signature) | Owner 2 (signature) | Owner 3 (signature)

Laura J. Pries
Printed name, Owner 1 | Printed name, Owner 2 | Printed name, Owner 3

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to (or affirmed) before me by means of ☑ physical presence or ☐ online notarization, this 4th day of June 20 25, by Laura Pries.
(Day) (Month) (Year) (Name of Person Making Statement)

Notary Public State of Florida
Hillary Santos
My Commission HH 154040
Expires 07/24/2025

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced: _____

Rev 05-22-2025

Legal Description

Parcel ID: 01897-004-000

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA; AND LYING WEST OF THE A.C.L. RAILROAD RIGHT OF WAY, A 100 FOOT RIGHT OF WAY, BEING CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY OF STATE ROAD NO. 235, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT A REBAR AND CAP (P.L.S. #2228) MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND RUN NORTH 89°39'23" EAST (NORTH 88°39'23" EAST PER PREVIOUS DEED) ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 830.74 FEET TO A CONCRETE MONUMENT (P.L.S. #2228) AND THE WESTERLY RIGHT OF WAY LINE OF SAID A.C.L. RAILROAD; THENCE RUN SOUTH 32°01'57" WEST, ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 813.93 FEET TO A CONCRETE MONUMENT (P.L.S. #2228);THENCE RUN NORTH 84°35'37" WEST, A DISTANCE OF 377.49 FEET TO A REBAR AND CAP (P.L.S. #2228) AND THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE RUN NORTH 02°04'26" WEST, ALONG THE SAID WEST LINE A DISTANCE OF 635.39 FEET TO THE POINT OF BEGINNING.

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	01897-004-000
Prop ID	7853
Location Address	710 NW COUNTY RD 235 NEWBERRY, FL 32669
Neighborhood/Area	224100.43
Subdivision	
Legal Description	N1/2 OF N1/2 OF SE1/4 LYING W OF STATE ROAD 235 OR 1621/2811 LESS .19 ACRES TO C C MCKOY OR 3288/0463 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	MOBILE HOME (00200)
Sec/Twp/Rng	34-09-17
Tax Area	SUWANNEE (0300)
Acres	9.62
Homesteaded	True

No Image Available

View Map

Millage Rate Value

Millage Rate: 19.1904

Owner Information

PRIES LAURA J
710 NW COUNTY ROAD 235
NEWBERRY, FL 32669-2387

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
Improvement Value	$42,356	$21,506	$13,050	$13,293	$13,936
Land Value	$168,350	$96,200	$163,540	$96,200	$76,960
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$210,706**	**$117,706**	**$176,590**	**$109,493**	**$90,896**
Assessed Value	$77,042	$74,798	$72,619	$70,504	$69,531
Exempt Value	$50,000	$49,798	$47,619	$45,504	$44,531
Taxable Value	$27,042	$25,000	$25,000	$25,000	$25,000
Maximum Save Our Homes Portability	$133,664	$42,908	$103,971	$38,989	$21,365

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
9905	AC NON AG < 10	9.62	419047.2	0	0	A

Building Information

Type	MH POST 1977	**Heat**	NONE
Total Area	1,560	**HC&V**	NONE
Heated Area	1,560	**HVAC**	NONE
Exterior Walls	ALUMINUM SIDNG	**Bathrooms**	2.0-Baths
Interior Walls	DRYWALL	**Bedrooms**	3 BEDROOMS
Roofing	ASPHALT	**Total Rooms**	
Roof Type	GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1983
Floor Cover	CARPET; SHEET VINYL	**Effective Year Built**	1995

Type	SOH MISC	**Heat**	
Total Area	786	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2007

Sub Area

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	1,560	1983	1995	2	0800	MH POST 1977

Type	Description	Sq. Footage	Act Year	Eff Year	Quality	Imprv Use	Imprv Use Descr
0962	FP PF 1	1	1983	1983		R7	RES
1601	OP 1	600	2007	2007		R5	RES
2221	STG 1	64	2009	2009		R2	RES
2221	STG 1	120	1996	1996		R2	RES
2420	WELL/SEPT	1	1996	1996		R5	RES

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/1/2007	$100	WD	3688	463	Unqualified (U)	Improved	* STRUBELL HARVEY G II ///////	PRIES LAURA J	Link (Clerk)
11/7/2005	$100	FJ	3265	744	Unqualified (U)	Improved	* STRUBELL HARVEY G II ///DID	* STRUBELL HARVEY G II	Link (Clerk)
3/26/1997	$33,000	WD	2107	605	Unqualified (U)	Improved	* MCBRIDE ROBERT L	* STRUBELL HARVEY G II	Link (Clerk)
1/2/1997	$100	WD	2107	603	Unqualified (U)	Vacant	* JULIA J MALLORY	* MCBRIDE ROBERT L	Link (Clerk)
4/1/1986	$15,500	WD	1621	2811	Qualified (Q)	Vacant		* JULIA J MALLORY	Link (Clerk)
10/1/1984	$12,000	WD	1575	2872	Unqualified (U)	Vacant		* UNASSIGNED	Link (Clerk)

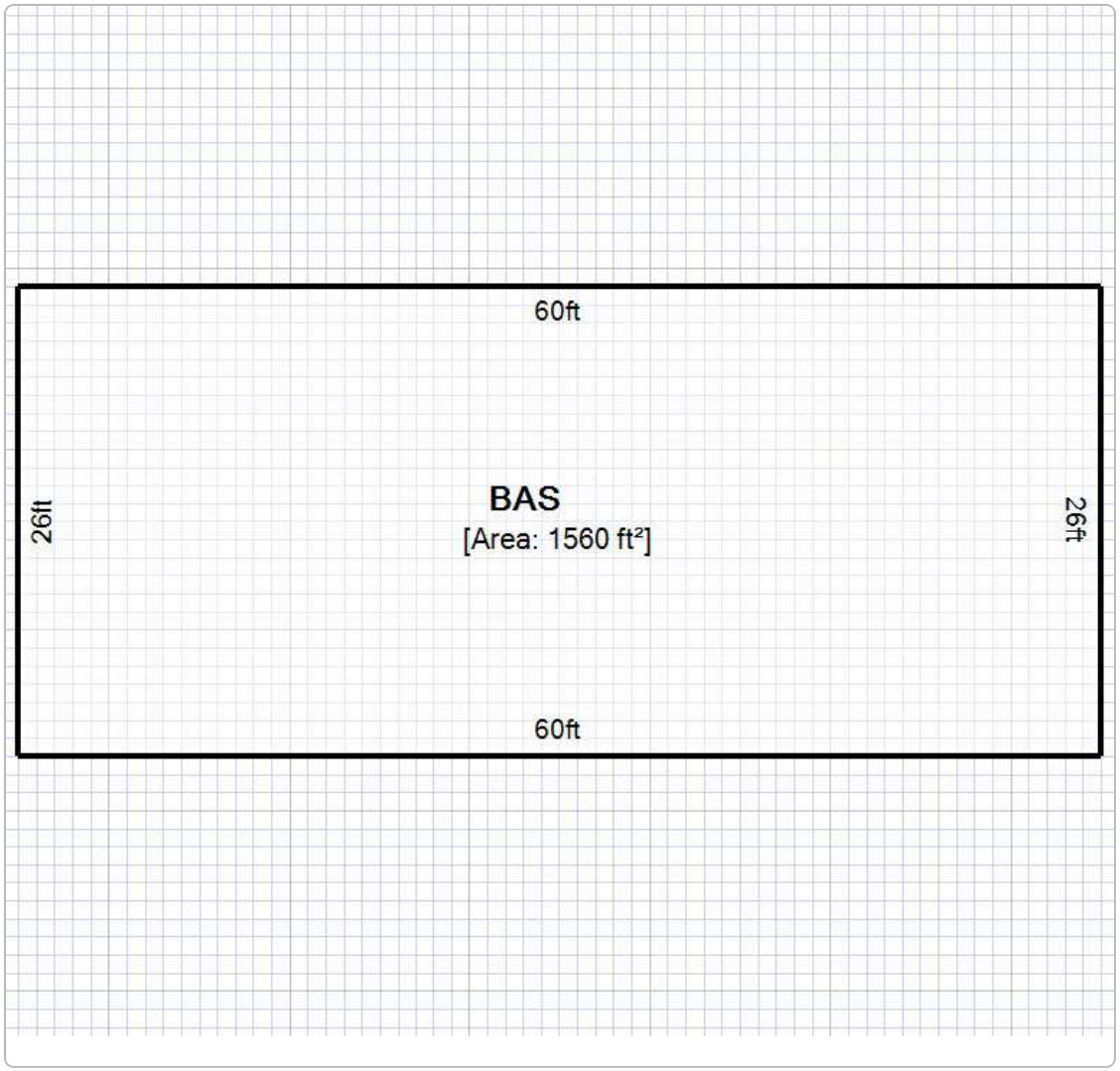
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97030254	MANUFACTURED HOUSING	Yes	No	3/25/1997	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Print Sketches

Map



No data available for the following modules: Working in Progress Parcel, Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/25/2025, 7:48:35 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Trip Generation Analysis

FOR

Smyrna Ready Mix – Newberry
710 NW CR 235
Newberry, FL

PREPARED FOR
City of Newberry

July 10, 2025

15436 N Florida Avenue, Suite 101
Tampa, FL 33613
(813) 280-9941

Daniel J. Bergin State of Florida, Professional Engineer, License No. 69860

This item has been digitally signed and sealed by Daniel Bergin, P.E., on 07/14/2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Table of Contents

Section		PG. NO.
I.	Introduction	3
II.	Hours of Operation	3
III.	Trip Generation	3 - 4
IV.	Summary	4

I. Introduction

Smyrna Ready Mix is proposing to construct and operate a concrete batch plant facility at 710 NW CR 235, Newberry, FL. The proposed operation will include a state-of-the-art concrete batching plant, aggregate storage, truck scaling, and load out. Concrete is mixed onsite and loaded into mix trucks. Once loaded, the trucks are dispatched to various locations around the plant area for concrete delivery. The trucks return to the plant periodically throughout the day for additional concrete. Once fully commissioned, the facility will operate with 12 – 14 employees, which include a plant manager, batcher, loader operator and 8-10 mixer operators commissioned. The mixer operators are transient throughout the day due to deliveries.

II. Hours of Operation

The following operational schedules are anticipated for the future concrete batch plant:

- The business office will open 7 days a week; on weekdays at 5:30 AM Monday through Friday; (on Saturdays at 5:30 AM and on Sundays at 7:00 AM).
- The business office will close at 4:30 PM Monday through Friday; (at 1:00 PM on Saturdays, 10:00 AM on Sundays).
- Truck drivers will start to arrive at 6:00 AM and leave at 7:00 PM on weekdays. Trucks will load/operate from 6:30 AM to 7:00 PM.
- Peak loadout from the plant will be once every 15 minutes or 4 load per hour.
- Peak truck departures will be between 7:00 AM and 9:30 AM Monday through Saturday.
- Supplies/Aggregates are delivered to the plant throughout the business day Monday through Friday

III. Trip Generation

Employees:

- Total Employees = 14
- 4 employees for onsite operations
- 10 mixer truck operators

Assumptions:

- All 4 operational employees arrive between 5:00 AM and 5:30 AM to start shift at 5:30 AM
- All 4 operational employees leave between 4:30 PM and 5:00 PM after completing shift at 4:30 PM
- All 10 truck drivers arrive between 6:00 AM and 6:30 AM to begin loading the mixer trucks at 6:30 AM
- Peak loading hours occur between 6:30 AM – 11:00 AM, each truck loads for 15 minutes and leaves the site after loading; therefore, first truck leaves after 6:45 AM, second truck leaves after 7:00 AM, third truck leaves after 7:15 AM, and so forth
- Trucks are assumed to take 2.5 hours between leaving the site and returning for the next load.
- Truck drivers start to leave for the day at 5:45 PM after washout and return next morning.
- The last truck driver leaves at 7:15 PM after clean-up and returns next morning.
- All 10 mixer trucks stay overnight onsite and resume operations next morning.

	Employee Cars		Trucks		Total	
Operation Hour	In	Out	In	Out	In	Out
5:00am - 6:00am	4				4	0
6:00am - 7:00am	10		**1**	**4**	11	4
7:00am - 8:00am				4	0	4
8:00am - 9:00am			**1**	**4**	1	4
9:00am - 10:00am			3	3	3	3
10:00am - 11:00am			**5**	**5**	5	5
11:00am - 12:00pm			3	3	3	3
12:00pm - 1:00pm			**4**	**4**	4	4
1:00pm - 2:00pm			4	4	4	4
2:00pm - 3:00pm			**4**	**4**	4	4
3:00pm - 4:00pm			3	3	3	3
4:00pm - 5:00pm		4	4	4	4	8
5:00pm - 6:00pm		3	3		3	3
6:00pm - 7:00pm		4	4		4	4
7:00pm - 8:00pm		3	3		3	3
TOTAL PER DAY	14	14	42	42	56	56

***Bold Font** equals 1 additional truck trip (in & out) for supply delivery.*

IV. Summary

TOTAL DAILY TRIPS = 102 trips (51 inbound + 51 outbound)
Truck Trips = 84
Employee Trips = 28

AM PEAK HOUR TRIPS = 5 trips (1 inbound + 4 outbound)
Truck Trips = 5
Employee Trips = 0

PM PEAK HOUR TRIPS = 12 trips (4 inbound + 8 outbound)
Truck Trips = 8
Employee Trips = 4

Due to the nature of the business operations, trips are distributed evenly over the course of the day. The AM & PM Peak Hour trips are relatively low and should be considered non-impactful.

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT JUSTISFICATION REPORT (Ss-CPA)

PROJECT NAME:
SRM NEWBERRY CONCRETE BATCH PLANT

PROJECT LOCATION:
710 NW CR 235
Newberry, FL

PREPARED FOR:
City of Newberry
Planning & Economic Development Department
COD No. E0325-J009

Issue Date: June 12, 2025

PREPARED BY:

15436 N Florida Ave. Suite 101
Tampa, FL 33613
(813) 280-9941

COD No. E0325-J009

TABLE OF CONTENTS

		PAGES
	COVER PAGE	1
	TABLE OF CONTENTS	2
I.	EXECUTIVE SUMMARY	
	PROJECT NARRATIVE	3
	SITE DATA	3-4
	DEVELOPMENT SUMMARY	4
II.	FORMAL STATEMENT OF CHANGE OF USE	5
III.	FLU CONSISTENCY/COMPATIBILITY ANALYSIS	6-9
IV.	CITY OF NEWBERRY LDC CONSISTENCY	10

LIST OF APPENDICES:

APPENDIX A: PROPERTY LOCATION MAP & AERIAL	A
APPENDIX B: FUTURE LAND USE MAP	B
APPENDIX C: ZONING MAP	C

I. EXECUTIVE SUMMARY

Project Narrative

The property owner, Laura J. Pries, in cooperation with Smyrna Ready Mix (SRM) is seeking approval from the City of Newberry of a Ss-CPA to allow for a concrete batch plant under the future land use classification of *Materials Orientated Industrial*. The property currently resides within unincorporated Alachua County and has an existing land use of Rural / Agriculture (See Policy 6.2 of Comp Plan) and is zoned Agricultural. Under the current land use and zoning, the project will NOT be permitted to be constructed without modifications to the FLU and zoning entitlements.

Founded in 1999, SRM is the largest ready-mix concrete supplier in the country with 8,500 team members across 23 states. The dedication and determination of SRM's team members continues to drive the company's growth while setting the industry standard for quality products and services. SRM is owned and operated by the Hollingshead family. Their focus on company culture, environmental sustainability, and local philanthropic endeavors have made SRM pillars of the community and truly an asset to the areas they operate in. The intent of the application is to receive land use and zoning entitlements that will sufficiently and viably allow SRM to operate a concrete batch plant. Additionally, through a separate but concurrent process, the owner is voluntarily petitioning to annex the property into the City of Newberry.
.

Site Data

Property Address:	710 NW County Road 235, Newberry, FL 32669
Parcel ID:	01897-004-000
Existing Use	Residential
Jurisdiction:	Alachua County
Lot Area:	9.62 Acres
Zoning District:	Agricultural (A)
Future Land Use:	Rural / Agriculture (See Policy 6.2 of Comp Plan)
Overlay:	Urban Cluster (Outside)
Ex. Land Use:	Agricultural
Prop. Use:	Concrete Batch Plant
Future Jurisdiction:	City of Newberry
Future Land Use:	Materials Orientated Industrial
Future Zoning:	Industrial (I)

Development Perameters:

Floor Area Ratio:

Existing FAR	1 DU per 5 acres (A)
Proposed FAR	0.25 (under 20-ac) or 104,761 s.f. GFA

Density/Intensity

Ex. Density 2 DU (max)

Prop. Density N/A – No residential uses will be in use. Max Intensity is based on FAR.

Development Summary

The project will have the potential to increase the intensity of the from the current and permitted land use of Agricultural. The project will not exceed the maximum allowable FAR of 104,761 s.f.. All other development standards will be adhered to as described and permitted under FLU Materials Orientated Industrial (MOI) and Industrial (I) zoning.

II. FORMAL STATEMENT OF CHANGE OF USE

The property owner, in cooperation with SRM, formally submits a Small-scale Comprehensive Plan Amendment ("Ss-CPA") application requests to change the Future Land Use ("FLU") for Alachua County Parcel ID No. 01897-004-000 ("Property") from the Alachua County FLU of Agricultural to the City of Newberry's Materials-Oriented Industrial ("MOI") FLU.

The Property address is 710 NW County Road 235, Newberry, FL 32669 and is generally located at the eastside of the 41 Commerce Park (City of Newberry). The Property currently is occupied by a single family detached residence. The site accesses US-HWY 41 through NW 9th Place and the 41 Commerce Park. No direct access is provided to CR 235. The Property is agricultural-residential in nature; however, the character of the surrounding area (41 Commerce Park) and the site access is industrial. The zoning/uses of the parcels adjacent to the property are as follows:

Adjacent Zoning / Use:	
North:	Agricultural (A) – Alachua County / Timber
South:	Agricultural (A) – City of Newberry / Mobile Home
East:	Agricultural (A) – Alachua County / NW County Road 235 ROW
West:	Industrial (I) – City of Newberry / Retention & Vacant Industrial

Future development intent includes industrial resource-based uses, and this Small-scale Comprehensive Plan Amendment ("Ss-CPA") requests the City's Materials-Oriented Industrial ("MOI") FLU. Two separate but concurrent applications are being filed in addition to the Ss-CPA which are a Rezoning application requesting the City of Newberry's Industrial (I) Zoning district and a Petition for Annexation into the City of Newberry from Unincorporated Alachua County.

The Ss-CPA and Rezoning requests are consistent with the City of Newberry's Comprehensive Plan Goals, Objectives, and Policies and Land Development Code. Approval of this Ss-CPA application will allow for the highest and best use of the Property in supporting future development and economic growth within the City of Newberry. The MOI FLU and I zoning is consistent with the character and function of the adjacent industrial uses within the City of Newberry.

III. FLU CONSISTENCY/COMPATIBILITY ANALYSIS

The Ss-CPA for the Property is required to demonstrate compatibility with the City of Newberry Comprehensive Plan Goals, Objectives, and Policies. Listed herein are specific objectives within the Comprehensive Plans for which the subject Ss-CPA demonstrates the compatibility and consistency.

Future Land Use Element

RURAL AND URBAN SERVICE AREA SUB ELEMENT
OBJECTIVE I.6.1 The City's Urban Service Area(s) are established to create compact, contiguous urban development within a 10 year planning timeframe. The urban service area map is included within the Future Land Use Map Series of this Comprehensive Plan. The lands included within the Urban Service Area are planned to be served at urban densities and intensities by the year 2026. The provisions of Section 163.3177(14) are limited to lands within the Transportation Enhancement Project Area and the subset Historic/Main Street Area designated within the Urban Service Area as identified on the above stated map. Land areas shall be developed at lower densities and intensities consistent with rural areas, until such time as centralized potable water and sanitary sewer facilities and roads are provided, or a binding development agreement is executed with the City to provide facilities to City standards on lands within the urban service area.
Policy I.6.1.1: The City's land development regulations shall limit the location of high density residential, high intensity commercial and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.

> **RE: Access to the Property is provided to US Highway 41 via NW 9th Place and NW 9th Lane through the 41 Commerce Park. All necessary infrastructure and public facilities are easily accessible to support the MOI FLU.**

OBJECTIVE I.6.3 The Urban Service Area shall discourage urban sprawl by containing urban uses at a mix of residential, commercial, industrial, public and recreational uses served by centralized public facilities and road system well integrated with a grid pattern.
Policy I.6.3.1 The City's Future Land Use Plan Map shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

> **This application supports industrial land uses necessary to meet residents' existing and future needs within the City of Newberry. Additionally, the proposed Ss-CPA locates industrial resource based uses where public facilities are easily accessible to serve urban land uses, while minimizing potential impacts to the surrounding communities. The use is consistent with other uses within the industrialized parcels of the 41 Commerce Center.**

Policy I.6.3.2 The City's Future Land Use Plan Map shall base the designation of residential, commercial and industrial lands upon acreage which can be reasonably expected to develop by the year 2026.

Pending approval of this Ss-CPA and other concurrent applications, the Property will be developed for industrial resource-based uses to support existing, on-going development and proposed future activities in the City of Newberry.

OBJECTIVE I.6.4 The City recognizes that there are uses which may be acceptable to both the Rural and Urban areas designated by this Comprehensive Plan, if located consistent the various and collective policies of this plan. The following land uses and activities within both the Rural and Urban Areas of the City as defined by this Comprehensive Plan as provided for and conditioned herein.

Policy I.6.4.1 The City's land development regulations shall be based on and be consistent with the following urban and rural area classifications and corresponding standards for densities and intensities:

Industrial resource based uses or activities shall require a special use permit, as described below, and shall also be limited to the following future land use classifications:

Materials-Oriented Industrial, Intensive Agricultural Uses, and Mining Activities.

The determination for location of any industrial resources based use or activity on the Future Land Use Plan Map shall be based in part on an evaluation of the particular industrial resource based use or activity.

The economic analysis shall evaluate, without regard to land cost, economies associated with performing the industrial resource based use or activity at or near the site of the resources or material, compared to performing the industrial resource based use or activity in a general industrially classified area. The City Commission shall also consider the following factors in making such determination:

a) The impact on the environment and public health (baseline monitoring activity to be provided by the applicant, may be placed as a condition for such determination);
b) Compatibility with surrounding land uses;
c) Cost in the provision of public services and infrastructure;
d) Effect on the economy of the area; and
e) Consistency with other objectives and policies of the comprehensive plan.

This Ss-CPA application requests the Materials-Oriented Industrial (“MOI”) FLU on the Subject Property. The purpose, or intent, of the request is to place industrial resource based uses to service growth and development of the surrounding community. The Property will be developed into a concrete batch plant which will deliver concrete to projects within the City of Newberry and throughout the surrounding area.

On-site resource based industrial uses and operations will be governed by the State of Florida. The Florida Department of Environmental Protection (FDEP) has specific regulations and requirements for concrete batch plants. The owner and SRM assure that all required State-level compliance and monitoring will be adhered to ensure that there are no adverse impacts to the environment and public health. All required setbacks and buffering will be met per the LDC as described under the Euclidean Industrial (I) zoning.

Costs for providing public services and infrastructure will be minimized due to the site's proximity to existing utilities and an arterial roadway. Proposed industrial uses will also positively contribute to increasing employment opportunities within the City and diversifying the employment base locally, while reducing the number of trucks having to travel from outside areas, based in other cities, to support future development.

Any designation of sites within one of the above stated classifications shall be accompanied by policies addressing standards for the specific type of industrial resource based use or activity, its scale and intensity and other conditions related to matters such as environmental issues, compatibility with surrounding uses, infrastructure and the specific form of subsequent development orders that will be required to proceed with development of the site. These policies may include requirements for any necessary additional special studies to be carried out by or for the City at the expense of the applicant.

SRM currently operates concrete batch plants and other industrial based resource use facilities throughout the State of Florida. Specific environmental protection efforts and best management practices are developed and incorporated into the daily operational procedures for every SRM facility. SRM will guarantee that all necessary coordination meetings between SRM and the City of Newberry, local, county, and state agencies will be scheduled and properly attended to ensure that adequate consideration is given to environmental matters, continued compatibility, availability of infrastructure and the future development orders throughout the development process.

Materials-Oriented Industrial.

Materials-Oriented Industrial shall be defined herein as development, which is dependent on natural resources found in the agriculturally classified areas of the City, or is based on raw agricultural products, materials, or activities at or proximate to the site. The applicant shall ensure that the proximity of the particular industrial resource based use or activity to natural resources or raw materials is so significant a factor that location of the use or conduction of the activity would be inappropriate at a remote location. Further, the applicant shall ensure that the location of the use or conduction of the activity outside of centralized potable water and sanitary sewer service areas is appropriate.

The applicant shall ensure that all uses for activities shall be located or conducted in a manner that minimizes adverse impact on the surface or groundwater quality and quantity of the City and region.

Further, the applicant shall ensure that the location or conduction of such use or activity will be conducted in a manner that minimizes adverse impact on the community due to noise, odors, dust, smoke, dirt, vibration and/or glare.

Materials-Oriented Industrial uses shall be limited to the following listed intensities:

.25 floor area ratio - for the first 20 acres of structural development.
.10 floor area ratio - for structural development on the next 20 acres and all subsequent acreage not to exceed 100 acres.
All sites larger than 100 acres shall be limited to the total floor area ratio of .10 for the entire site.

This Ss-CPA application requests the City of Newberry's MOI FLU for industrial resource-based use. Sand, cement, and aggregate materials from nearby area will be brought to the Property for use in the concrete batching process. Concrete will be delivered and used for construction throughout the City of Newberry and surrounding community.

Upon completion of development, the concrete batch plant will be significantly below the maximum FAR.

The site was selected based on compatibility with the adjacent industrial uses, access to US HWY 41, availability of public utilities, and proximity to future growth in the area.

Fla. Stat. §163.3187. Process for adoption of small scale comprehensive plan amendment.

(1) A small scale development amendment may be adopted under the following conditions:
(a) The proposed amendment involves a use of 50 acres or fewer and:
(b) The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity. However, text changes that relate directly to, and are adopted simultaneously with, the small-scale future land use map amendment shall be permissible under this section.

Consistent with Florida Statutes § 163.3187(1), subsections (a) and (b), this application meets the criteria for a Ss-CPA.

IV. CITY OF NEWBERRY LAND DEVELOPMENT CODE COMPATIBILITY/CONSISTENCY ANALYSIS

The following information is being provided within this section to demonstrate compliance and consistency of the Ss-CPA with respect to the for the City of Newberry's Land Development Code. Listed herein are specific sections of the LDC along with narrative justification showing compatibility and consistency.

ARTICLE 1. – GENERAL PROVISIONS

Section 1.5. - Relationship to the Comprehensive Plan.
In order to accomplish the goals, objectives and policies listed within the City's Comprehensive Plan, these Land Development Regulations and accompanying official zoning atlas are guided by, based on, related to, and a means of implementation for the Comprehensive Plan as required by the Local Government Comprehensive Planning and Land Development Regulation Act (F.S. §§ 163.3161—163.3215). All regulations, districts, and the accompanying official zoning atlas are consistent with the Comprehensive Plan and any amendments thereto shall be consistent with the Comprehensive Plan. The phrase "consistent with the Comprehensive Plan" means in a manner which the Land Development Regulations are compatible with and further the Comprehensive Plan. The term "compatible with" means that the Land Development Regulations are not in conflict with the Comprehensive Plan; and the term "furthers" means to take action in the direction of the Comprehensive Plan.

> **The Ss-CPA requests the City of Newberry's Materials-Oriented Industrial ("MOI") Future Land Use ("FLU") designation for the Property. In support of accommodating future growth in the City, proposed development includes, but is not limited to, a truss plant, batch plant, and aggregate materials storage. This intent is consistent with allowed uses for industrial resource-based land use classifications and adheres to density and intensity standards established therein. Approval of this Ss-CPA ensures consistency with the City's Comprehensive Plan and compatibility with the LDC.**

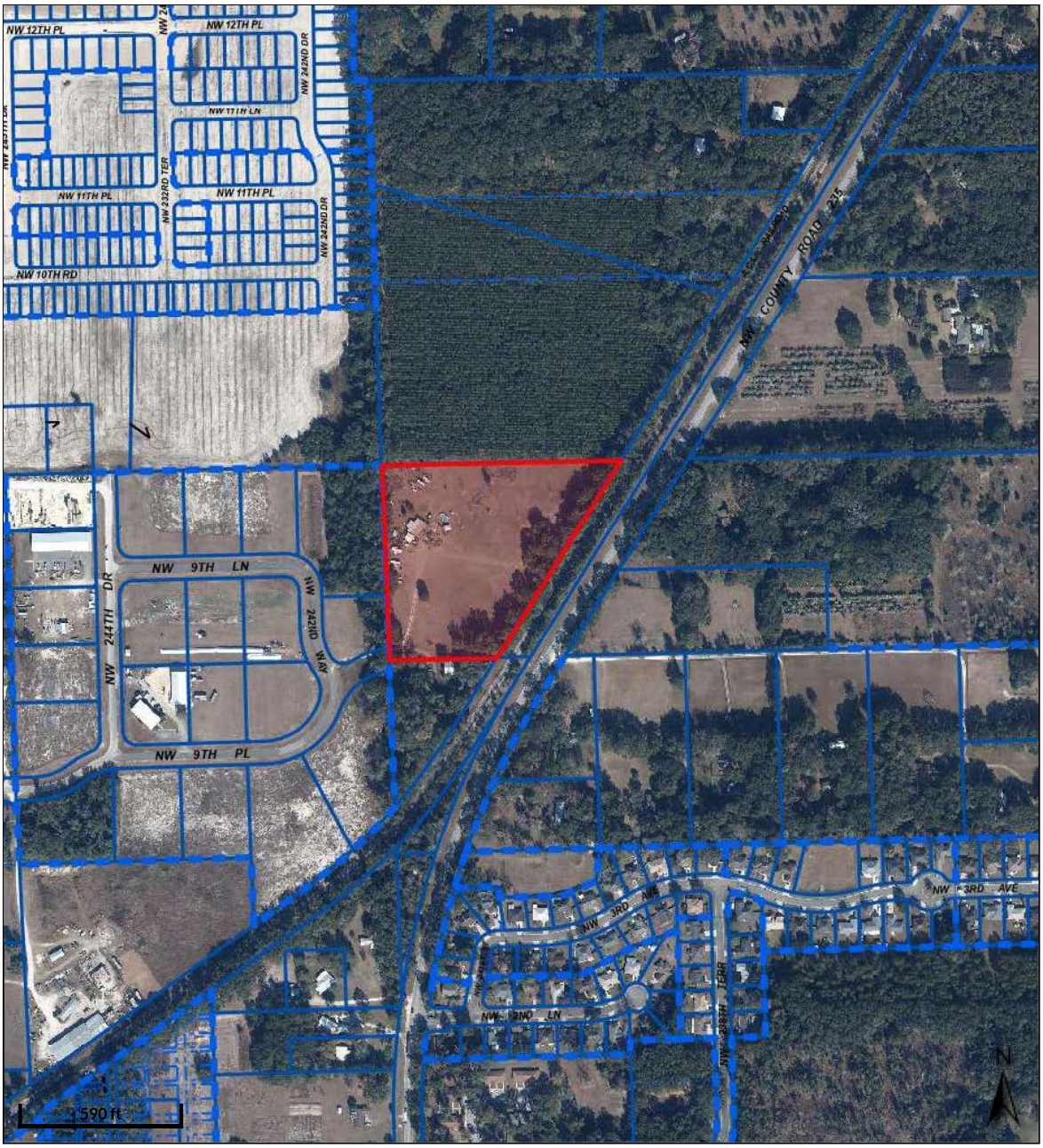
ARTICLE 16. – AMENDMENTS

Section 16.4. – Relationship of amendments to the Comprehensive Plan.
If the amendment requires the prior amendment of the City's Comprehensive Plan adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act (F.S. § 163.3161 et seq., as amended) action on an amendment to the City's Comprehensive Plan shall be taken prior to final action on such land development regulation amendment. However, this provision shall not prohibit the concurrent review and consideration of a Comprehensive Plan amendment and land development regulation amendment.

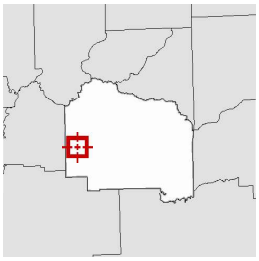
> **This proposed Ss-CPA is consistent with Article 16, Section 16.4 by seeking the concurrent review and consideration of a Comprehensive Plan amendment, the concurrent Rezoning application requesting the City's Industrial (I) zoning, and the concurrent Annexation petition to the City of Newberry.**

APPENDIX A
PROPERTY LOCATION MAP & AERIAL

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview

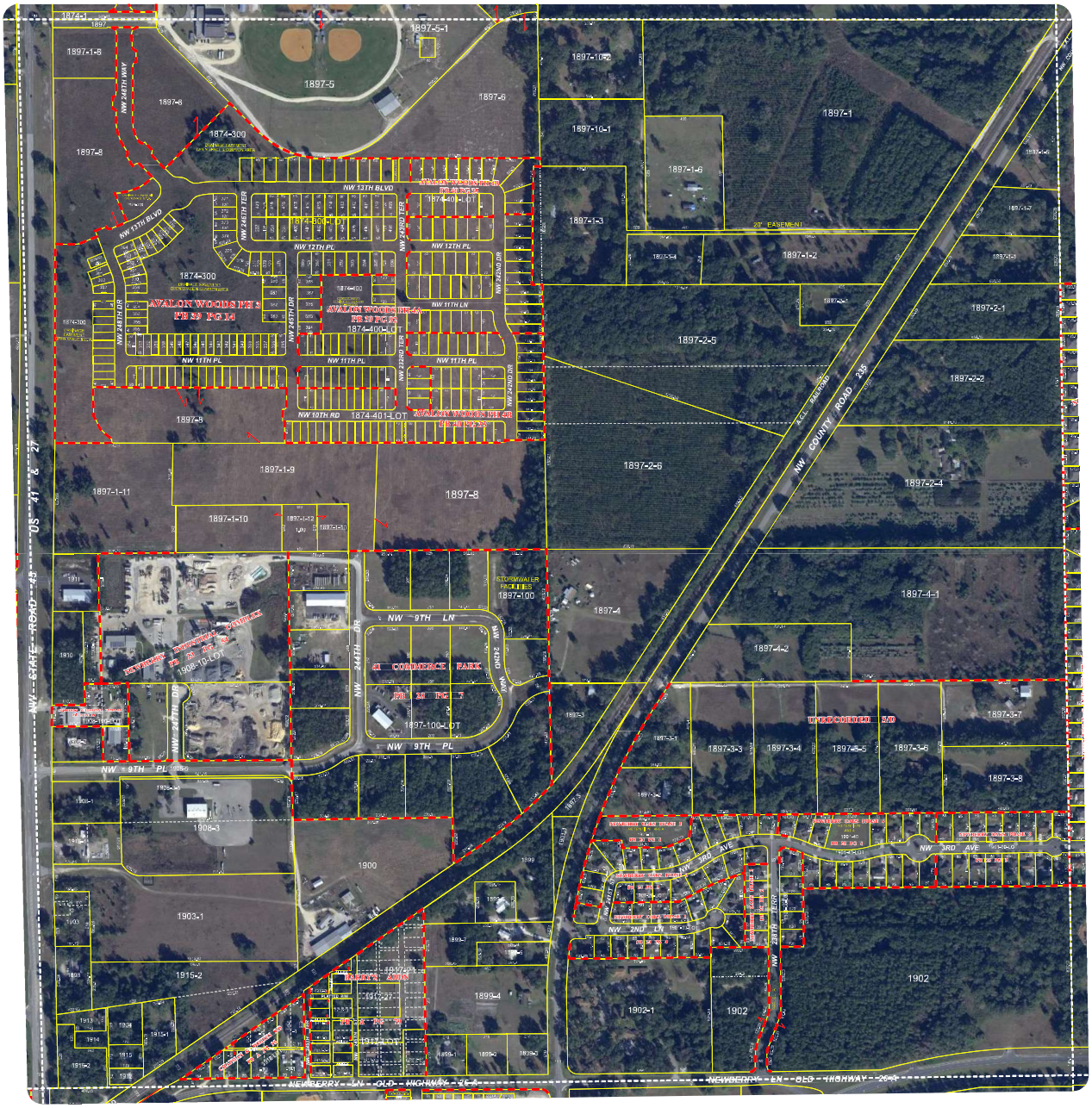


Legend

Parcels
Lakes

Date created: 6/12/2025
Last Data Uploaded: 6/12/2025 8:19:00 AM

Developed by SCHNEIDER GEOSPATIAL



ALACHUA COUNTY PROPERTY APPRAISER

AYESHA SOLOMON, CFA
PROPERTY APPRAISER

SECTION OVERLAY

Map Legend

- Parcels
- Section Lines
- Railroad Centerline
- Subdivision Boundary
- Condo Boundary
- Unrecorded S/D Boundary

SCALE: 1":300 '

N

INFORMATION MAP - NOT A SURVEY

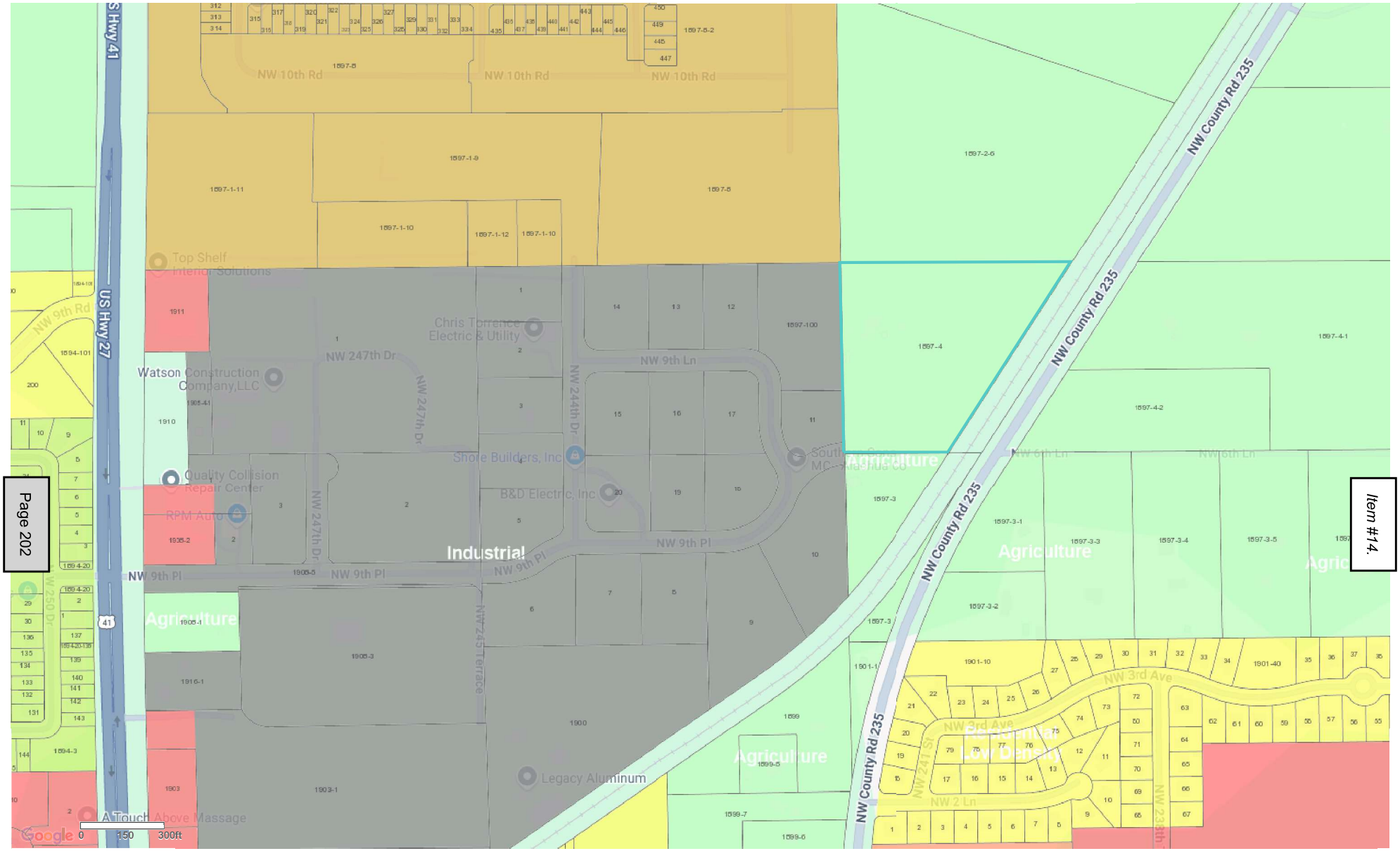
This map is a GIS map of the Property Appraiser's parcel database. The Alachua County Property Appraiser's Office is committed to providing the most accurate and current information, No warranties expressed or implied are provided for the data herein, its use or its interpretation.

This Map was created by the Alachua County Property Appraiser's GIS Services located at 515 N Main Street, Suite 200, Gainesville, FL 32601

SEC	TWP	RGE	QUAD
34	09	17	

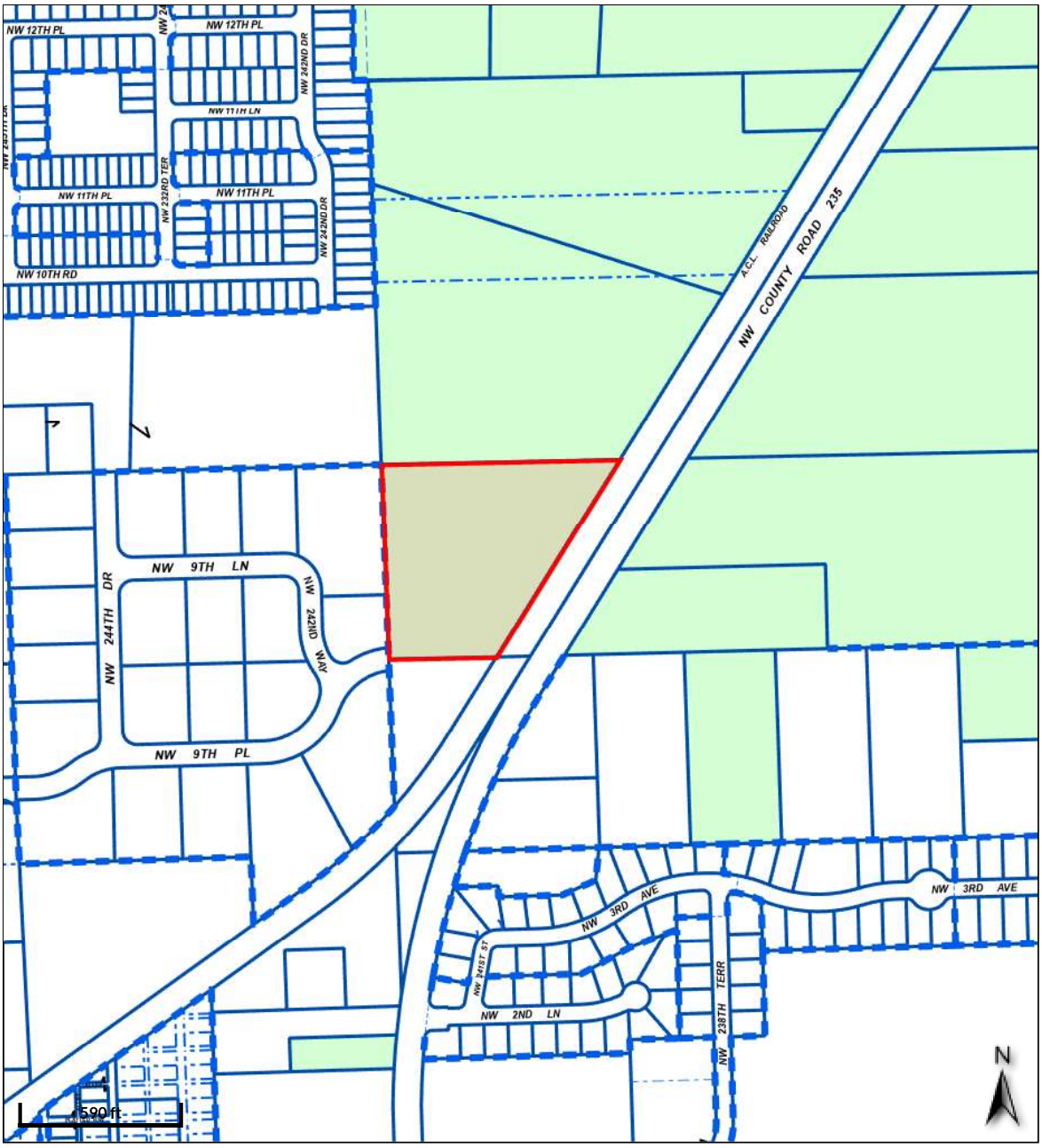
Revision Date: 3/18/2025

APPENDIX B
FUTURE LAND USE MAP

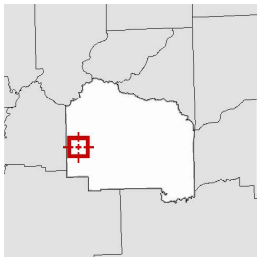

S Hwy 41
US Hwy 27
NW 10th Rd
NW 9th Rd
NW 247th Dr
NW 247th Dr
NW 244th Dr
NW 9th Ln
NW 9th Pl
NW 9th Pl
NW 9th Pl
NW 245 Terrace
NW 250 Dr
NW County Rd 235
NW County Rd 235
NW County Rd 235
NW 3rd Ave
NW 241st St
NW 2 Ln
NW 6th Ln
Top Shelf Interior Solutions
Chris Torrence Electric & Utility
Watson Construction Company,LLC
Quality Collision Repair Center
RPM Auto
Shore Builders, Inc
B&D Electric, Inc
Legacy Aluminum
A Touch Above Massage
Industrial
Agriculture
Agriculture
Agriculture
Agriculture
Residential Low Density
1897-5
1897-5-2
1897-1-9
1897-1-11
1897-1-10
1897-1-12
1897-1-10
1897-5
1897-2-5
1897-4
1897-4-1
1897-4-2
1897-100
1897-3
1897-3-1
1897-3-2
1897-3-3
1897-3-4
1897-3-5
1911
1910
1905-41
1905-2
1905-1
1905-5
1905-3
1916-1
1900
1903
1903-1
1899
1899-5
1899-7
1899-6
1901-1
1901-10
1901-40
1894-101
1894-20
1894-20-136
1894-3
0
150
300ft

APPENDIX C
ZONING MAP

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview

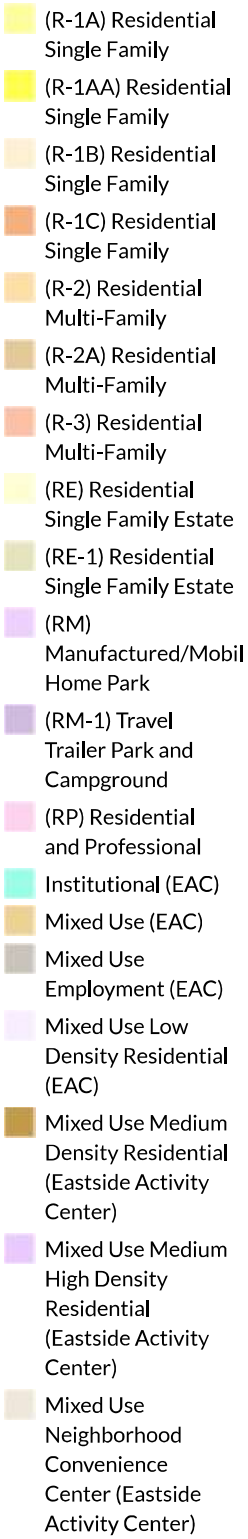


Legend

- Parcels
- Lakes

Alachua County Zoning

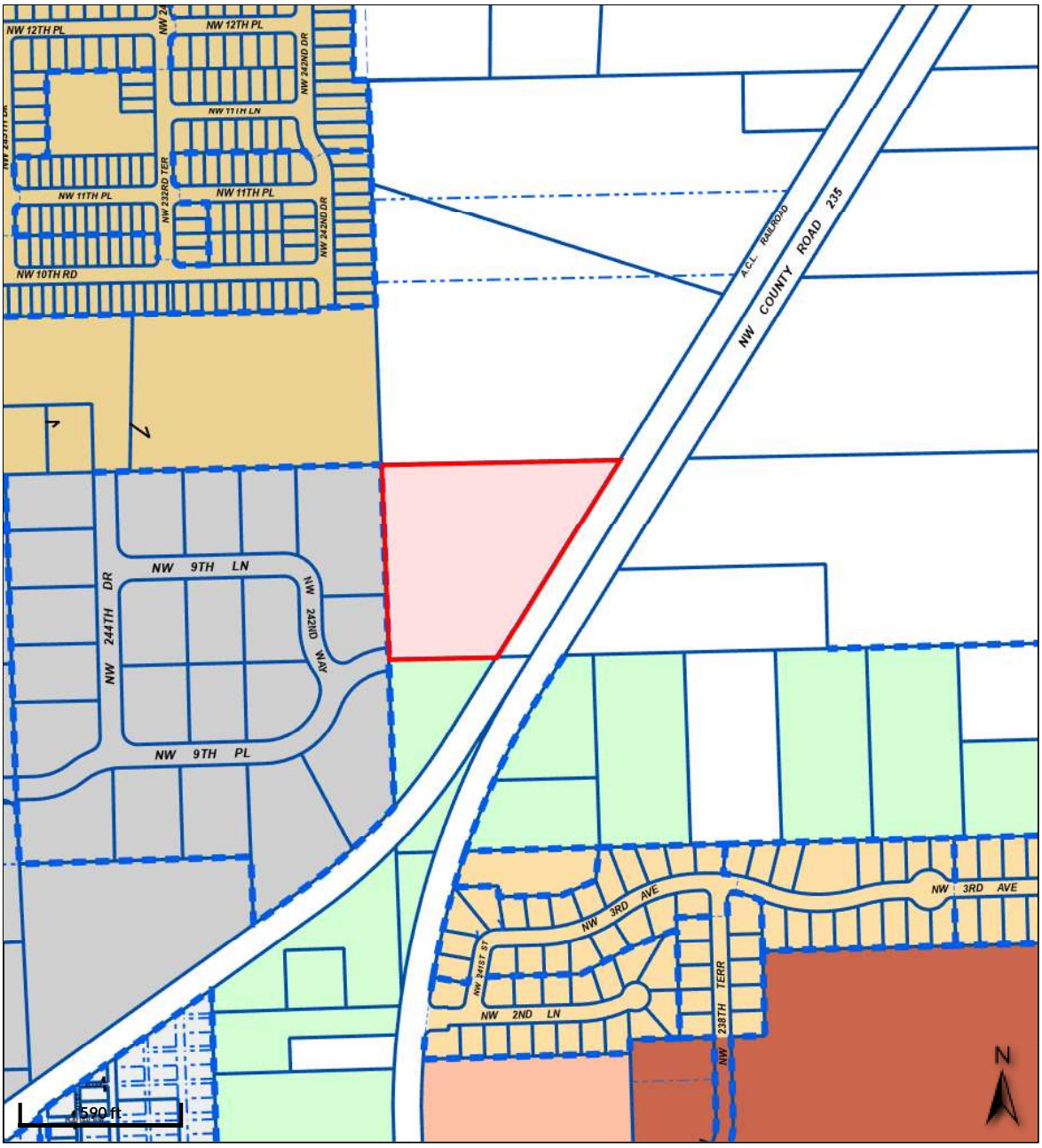
- (A) Agricultural
- (P) Preservation
- (A-RB) Agricultural-Rural Business
- (AP) Administrative and Professional
- (BA)Automotive Oriented Business
- (BA-1) Automotive Oriented Business
- (BH) Highway Oriented Business
- (BP) Business and Professional
- (BR) Business, Retail Sales, and Services
- (BR-1) Business, Tourist, and Entertainment
- (BW) Wholesale and Warehousing
- (C-1) Conservation
- (HM) Hospital and Medical
- (MB) Marine Business
- (ML) Light Industrial
- (MP) Manufacturing and Processing Industrial
- (MS)Manufacturing and Services Industrial
- (PD) Planned Development



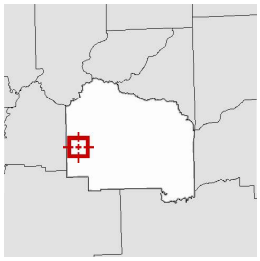
Date created: 6/12/2025
Last Data Uploaded: 6/12/2025 8:19:00 AM

Developed by SCHNEIDER GEOSPATIAL

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview

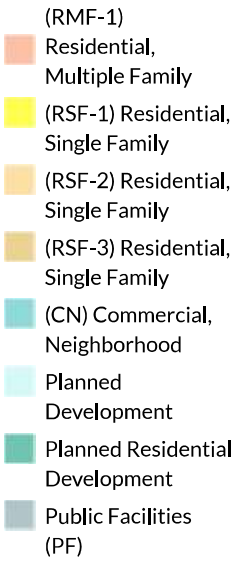


Legend

- Parcels
- Lakes

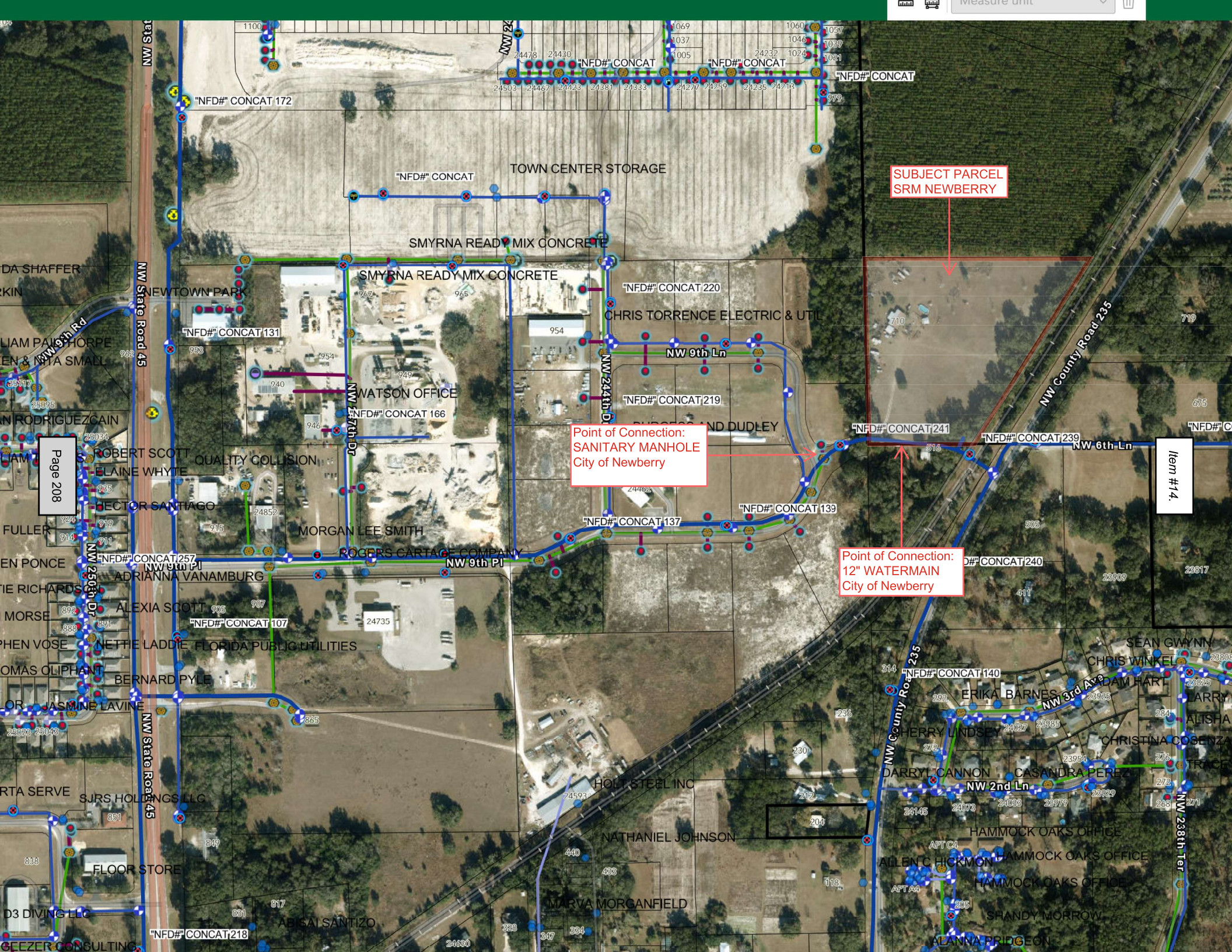
City Of Newberry Zoning

- (A) Agriculture
- (A-RB) Agricultural-Rural Business
- (BR) Business, Retail Sales, and Services
- (CA) Commercial, Automotive
- (C-CBD) Commercial, Central Business District
- (CG) Commercial, General
- (CI) Commercial, Intensive
- (CN) Commercial, Neighborhood
- (BH) Highway Oriented Business
- (I) Industrial
- (ILW) Industrial, Light and Warehousing
- (MU) Mixed Use
- (PD) Planned Development
- (PRD) Planned Residential Development
- (PRRD) Planned Rural Residential Development
- (RSF/MH-2) Residential, (Mixed) Single Family/Mobile Home



Date created: 6/12/2025
Last Data Uploaded: 6/12/2025 8:19:00 AM

Developed by SCHNEIDER GEOSPATIAL


SUBJECT PARCEL
SRM NEWBERRY
Point of Connection:
SANITARY MANHOLE
City of Newberry
Point of Connection:
12" WATERMAIN
City of Newberry
TOWN CENTER STORAGE
SMYRNA READY MIX CONCRETE
SMYRNA READY MIX CONCRETE
NEWTOWN PARK
CHRIS TORRENCE ELECTRIC & UTIL
WATSON OFFICE
QUALITY COLLISION
MORGAN LEE SMITH
ROGERS CARTAGE COMPANY
ADRIANNA VANAMBURG
ALEXIA SCOTT
NETTIE LADDIE
FLORIDA PUBLIC UTILITIES
BERNARD PYLE
JASMINE LAVINE
SJRS HOLDINGS LLC
FLOOR STORE
HOLT STEEL INC
NATHANIEL JOHNSON
MARVA MORGANFIELD
ABISAI SANTIZO
ERIKA BARNES
CHERRY LINDSEY
DARRYL CANNON
CASANDRA PEREZ
HAMMOCK OAKS OFFICE
HAMMOCK OAKS OFFICE
ALLEN C HICKMON
SHANDY MORROW
ALANNA PRIDGEON
SEAN GWYNN
CHRIS WINKEL
ADAM HART
CHRISTINA COSENZA
ROBERT SCOTT
ELAINE WHYTE
HECTOR SANTIAGO
ADAM DUDLEY
"NFD#" CONCAT 172
"NFD#" CONCAT
"NFD#" CONCAT 131
"NFD#" CONCAT 166
"NFD#" CONCAT 220
"NFD#" CONCAT 219
"NFD#" CONCAT 241
"NFD#" CONCAT 239
"NFD#" CONCAT 139
"NFD#" CONCAT 137
"NFD#" CONCAT 257
"NFD#" CONCAT 107
"NFD#" CONCAT 140
"NFD#" CONCAT 218
NW State Road 45
NW 9th Rd
NW 9th Ln
NW 9th Pl
NW 244th Dr
NW 247th Dr
NW 250th Dr
NW County Road 235
NW 6th Ln
NW 3rd Ave
NW 2nd Ln
NW 238th Ter
Page 208
Item #14.

4. Data and Analysis Report

CPA 25-06
01897-004-000

COMPREHENSIVE PLAN AMENDMENT

PROPOSED CHANGE OF FUTURE LAND USE CLASSIFICATION
FROM ALACHUA COUNTY RURAL/AGRICULTURE
TO CITY OF NEWBERRY MATERIAL ORIENTED INDUSTRIAL

City of Newberry Local Planning Agency
August 18, 2025

City of Newberry City Commission
Public Hearing
TBD

SUPPORTING DATA AND ANALYSIS
FOR CPA 25-06
FUTURE LAND USE MAP AMENDMENT

This report provides a summary of facts and findings for a proposed future land use map amendment initiated by a property owner and represents an increase in intensity and impacts on infrastructure.

APPLICANT: Civil on Demand

OWNER: Laura J. Pries

PURPOSE: Amending the Future Land Use Map from Agriculture to Material Oriented Industrial

LOCATION: 710 NW County Road 235, Newberry, FL 32669

EXISTING USES Residential (Mobile Home)



Figure 1. Aerial imagery of the subject property, Alachua County Map Genius.

The Applicant has submitted a request to amend the future land use map of the City of Newberry Comprehensive Plan. The property was recently annexed into the city, effective August 11, 2025. The current land use of the property is Alachua County Rural/Agriculture. The proposed land use is Material Oriented Industrial which is not defined in the Future Land Use Element of the Comprehensive Plan ("FLUE"). Appendix B, Article 2, Section 2.1 of the City of Newberry Code of Ordinances defines *material-oriented industrial development* as follows:

> Material-oriented industrial development shall be defined herein as development, which is dependent on natural resources found in the agriculturally classified areas of the city, or is based on raw agricultural products, materials or activities at or proximate to the site.

This map amendment constitutes a small-scale future land use map amendment. Small-scale future land use map amendments do not require review by state agencies for impacts on state resources. However, the city may solicit comments from state agencies during review of development plans or applications which establish impacts of a similar nature as determined by the city. Additionally, a companion rezoning application is under review and is also found compatible, should the future land use classification, which surrounding uses.

The property is located adjacent to the 41 Commerce Park, an industrial park which broadly has an industrial future land use classification and industrial zoning designation. It is worth noting that most of the lots within 41 Commerce Park are either vacant or are underutilized. The table below provides the adjacent land uses:

Table 2: List of Adjacent Future Land Uses

Direction	Future Land Use Designation	Use
North	Agriculture (Alachua County)	Timber
East	Agriculture Alachua County	Rural residential
South	Agriculture	Rural residential
West	Industrial	Vacant industrial

COMPATIBILITY: The proposed land use classification is consistent with the abutting 41 Commerce Park industrial subdivision. While the property has been assigned an address to County Road 235, access will be required to be provided from Northwest 9 Place to the west. This request represents a logical extension of 41 Commerce Park, however, those uses contemplated in the Material Oriented Industrial future land use classification are prone to nuisance abatement and may have a negative impact on adjacent rural residences without proper operational considerations regarding dust, noise, operations, hours of operation, and contamination controls.



Figure 4: Proposed Future Land Use Map

IMPACT ANALYSIS

The analysis below is based on information provided in the application, examination of public infrastructure, and uses within the surrounding area. This analysis contemplates the identified potential uses in the applicant's justification report, a batch plant utilizing rail for aggregate and material inputs, and limited analysis regarding all uses allowed within the Material Oriented Industrial future land use classification. While the actual use of the property may vary and be subject to change, a batch plant is representative of one of the more intense uses permitted within the land use category and would fairly represent a maximum intensity. Regardless, the accompanying analysis and findings are limited by this uncertainty. Further analysis and findings will be provided at time of development plan review or an application of a similar nature.

Traffic: The Trip Generation Manual published by the Institute of Traffic Engineering does not provide a specific use code for a batch plant. The applicant has identified a batch plant as the highest and best use of the property and provided use specific data. The provided data and analysis establishes a total of 14 employees (4 onsite and 10 mixer truck operators) once fully operational. The annual average daily trips generated are presumed to be 102 (51 inbound and 51 outbound) with 5 AM peak hour trips and 12 PM peak hour trips. These numbers are theoretical and the city reserves the right to request a specific use study to be conducted. Connection to Northwest 9 Place will be required and impacts at the intersection of Northwest 9 Place and US27/41 may require further analysis. Florida Department of Transportation will be solicited for comments once a development plan has been submitted for review or an application of a similar nature. Trip generation will be re-evaluated at time of development plan review and may require mitigation of impacts.

Drainage: The applicant must establish a stormwater management plan with the Suwannee River Water Management District, obtain all necessary permitting from same, and provide for onsite retention of all stormwater.

Potable Water: Potable water infrastructure is available for connection to the site and connection to municipal water services will be required. Use specific demand on the public water system is not known at this time and will be assessed at time of development plan application. Should potable water services be insufficient, the owner will be responsible for any necessary upgrades, oversizing, or other improvements to achieve an adequate and efficient connection.

Sanitary Sewer: Sanitary sewer infrastructure is available for connection to the site. Wastewater connections will be required for those uses which produce wastewater that is deemed treatable by the municipal wastewater treatment plant operator. Due to the industrial and potentially hazardous nature of the land use, some wastewater may not be suitable for incorporation into the municipal wastewater treatment system and may require alternative methods for treatment and disposal. It is important to note that neighboring rural residences are on well and septic and discharge of toxic or hazardous wastewater without proper treatment is prohibited. In addition, the property is located within the Basin Management Action Plan area established by the Florida Department of Environmental Protection and will be subject to their review for compliance with state standards. Wastewater capacity is available to serve the property, however, capacity is reserved on a first-come-first-served basis and evaluation of availability will occur at time of development plan review or an application of similar nature. Adoption of the future land use map amendment does not guarantee available capacity in the future.

Schools: Proposed use is nonresidential and will not generate students.

Recreation and Open Space: Proposed use is nonresidential will not generate residents which will recreate in the area.

FINDINGS

The proposed land use change from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial represents a potentially significant increase in use intensity. The proposed land use classification for the property will require further review for compatibility and concurrency pending submittal of a supporting development plan. The potential impacts on public infrastructure, services, and public interest will be reviewed thoroughly as more detailed information is made available. Regardless, this application represents a logical extension of the 41 Commerce Park provided nuisances and off-site impacts are properly mitigated, and the proposed land use classification of Material Oriented Industrial is generally consistent with 41 Commerce Park to the west and rail access to the east. The proposed highest and best use of land, a batch plant as identified in the application, does not represent a theoretical negative impact on level of service standards. However, further considerations, including comments, mitigation, and other necessary improvements to ensure compatibility and concurrency, may be forthcoming pending submittal of a development plan.

5. Public Notice

City of Newberry - Planning and Zoning Board Notice of Public Hearings for 8/18/2025

Mon Aug 18th 6:00pm

Newberry | Public-Hearings

Newberry City Hall Commission Chambers, 25440 West Newberry Road, Newberry, Florida 32669 map

Published August 1st, 2025

THE PLANNING AND ZONING BOARD OF THE CITY OF NEWBERRY, FLORIDA, SERVING AS THE LOCAL PLANNING AGENCY, HEREBY GIVES NOTICE, that pursuant to Section 163.3161 through 163.3215, Florida Statutes, comments, objections, and recommendations regarding petitions described below will be heard by the Planning and Zoning Board at a public hearing on **Monday, August 18, 2025 at 6:00 p.m.**, or as soon thereafter as the matters can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

ITEM 1: Ordinance 2025-31 /CPA 25-03, an application by NV5 Global, Inc., agent, on behalf of Hawley

ITEM 1: Ordinance 2025-31/CPA 25-03, an application by NV5 Global, Inc., agent, on behalf of Hawley Family Holding, LLCs, owner, for a small-scale future land use map amendment from Agriculture to Commercial for a property located at 23125 West Newberry Road and consisting of 9.7 acres; identified as Alachua County Tax Parcel No. 01928-002-000.

ORDINANCE NO. 2025-31

CPA 25-03

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

ITEM 2: Ordinance 2025-32/LDR 25-08, an application by NV5 Global, Inc., agent, on behalf of Hawley Family Holdings, LLC, owner, to change the zoning district designation from Agricultural (A) to Commercial, Intensive (CI) for a property located at 23125 West Newberry Road and consisting of 9.7 acres, identified as Alachua County Tax Parcel No. 01928-002-000.

ORDINANCE NO. 2025-32

LDR 25-08

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 AGRICULTURAL (A) TO THE 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

ITEM 3: Ordinance 2025-33/CPA 25-05, an application by NV5 Global, Inc., agent, on behalf of IMS 2707, LLC, owner, for a small-scale future land use map amendment from Agriculture to Commercial for a property generally located at the northwest corner of State Road 26 and Northwest 202 Street and consisting of 25.1 acres, identified as Alachua County Tax Parcel No. 01922-000-000.

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; CONSISTING OF 25.11 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ITEM 4: Ordinance 2025-34/LDR 25-12, an application by NV5 Global, Inc., agent, on behalf of IMS 2707, LLC, owner, to change the zoning district designation from Agricultural (A) to Commercial, Automotive (CA)

for a property generally located at the northwest corn[illegible] Road 26 and Northwest 202 Street and consisting of 25.1 acres, identified as Alachua County [illegible]No. 01922-000-000.

ORDINANCE NO. 2025-34

LDR 25-12

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 AGRICULTURAL (A) TO THE COMMERCIAL, AUTOMOTIVE (CA) ZONING DISTRICT ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA, CONSISTING OF 25.1 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ITEM 5: Ordinance 2025-35/CPA 25-05, an application by Civil on Demand, agent, on behalf Laura J. Pries, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial for a property located at 710 Northwest County Road 235 and consisting of 9.6 acres; identified as Alachua County Tax Parcel No. 01897-004-000.

ORDINANCE NO. 2025-35

CPA 25-06

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 9.62 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ITEM 6: Ordinance 2025-36/LDR 25-13, an application by Civil on Demand, agent, on behalf of Laura J. Pries, owner, to change the zoning district designation from Alachua County Agriculture (A) to City of Newberry Industrial (I) for a property located at 710 Northwest County Road 235 and consisting of 9.6 acres, identified as Alachua County Tax Parcel No. 01897-004-000.

ORDINANCE NO. 2025-36

LDR 25-13

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 AGRICULTURAL (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 9.62 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Item 7: Ordinance 2025-50/CPA 25-20, an application by Patrick M. Post, owner, for a large-scale future land use map amendment from Alachua County Rura[illegible]e to City of Newberry Agriculture for a property generally located on the south side of State Road 26, between County Road 337 and Southwest

298 Street and consisting of 110.8 acres; identified as Alachua County Tax Parcel No. 02515-004-003.

ORDINANCE NO. 2025-50

CPA 25-20

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO 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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 110.8 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 8: Ordinance 2025-65/LDR 25-27, an application by Patrick M. Post, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property generally located on the south side of State Road 26, between County Road 337 and Southwest 298 Street and consisting of 110.8 acres; identified as Alachua County Tax Parcel No. 02515-004-003.

ORDINANCE NO. 2025-65

LDR 25-27

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 RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 110.8 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 9: Resolution 2025-31/VAR 25-02, a variance request by MSLN Enterprises, LLC, owner, to reduce the minimum lot size for a property within the Agricultural (A) for a property located at 17406 Southwest 46 Avenue and consisting of 9.69 acres; identified as Alachua County Tax Parcel No. 04442-000-000.

RESOLUTION NO. 2025-31

VAR 25-02

A RESOLUTION OF THE CITY COMMISSION, SERVING AS THE BOARD OF ADJUSTMENT, OF THE CITY OF NEWBERRY, FLORIDA, APPROVING A VARIANCE AS AUTHORIZED UNDER SECTION 3.2.5 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, FOR A REDUCTION OF THE MINIMUM LOT SIZE REQUIRED IN AN AGRICULTURAL (A) ZONING DISTRICT PURSUANT TO SECTION 4.4.6 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA, MORE PARTICULARLY DESCRIBED IN EXHIBIT A; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Item 10: Resolution 2025-37/SDP 25-04, a site and development plan application by NV5 Global, Inc., agent, on behalf of Newberry Plaza, LLC, owner, for a 6,915 square foot retail auto parts store known as Advanced Auto Parts generally located on the south side of State Road 26, between Southwest 242 Street and Newberry Lane, and consisting of 1.25 acres; identified as a portion of Alachua County Tax Parcel No. 01932-000-000.

SDP 25-04

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 FOR A 6915-SQUARE-FOOT AUTOPARTS STORE KNOWN AS "ADVANCED AUTO PARTS" WITHIN THE HIGHLAND PARK PLANNED DEVELOPMENT, PURSUANT TO SECTION 14.12 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, ON LANDS IDENTIFIED AS A PORTION ALACHUA COUNTY TAX PARCEL NO. 01932-000-000 CONSISTING OF APPROXIMATELY 1.25 ACRES MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearings and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed Amendments. Please call 352-472-5440, or email communitydevelopment@NewberryFL.gov to request a copy of the proposed Amendments be sent to you, to submit comments prior to the public hearings, or to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Ac ith disabilities needing a special accommodation for attendance at this meeting shoul V Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800)

no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

If Required Business Impact Attached

Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices alnotices@alachuacounty.us and put "Subscribe" in the subject line.

For any questions or concerns please contact the Legal Notices Coordinator at legalnotices@alachuacounty.us.

Click Here to View Current Emergency Orders (https://info.alachuacounty.us/emergency-orders/?_gl=1*1819lz6*_ga*MTI4MDQzMzk4NS4xNzIyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5LjI0LjAuMA..)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

View Alachua County's Website Accessibility Policy And Procedures (/Depts/EO/Pages/Website-Accessibility.aspx)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

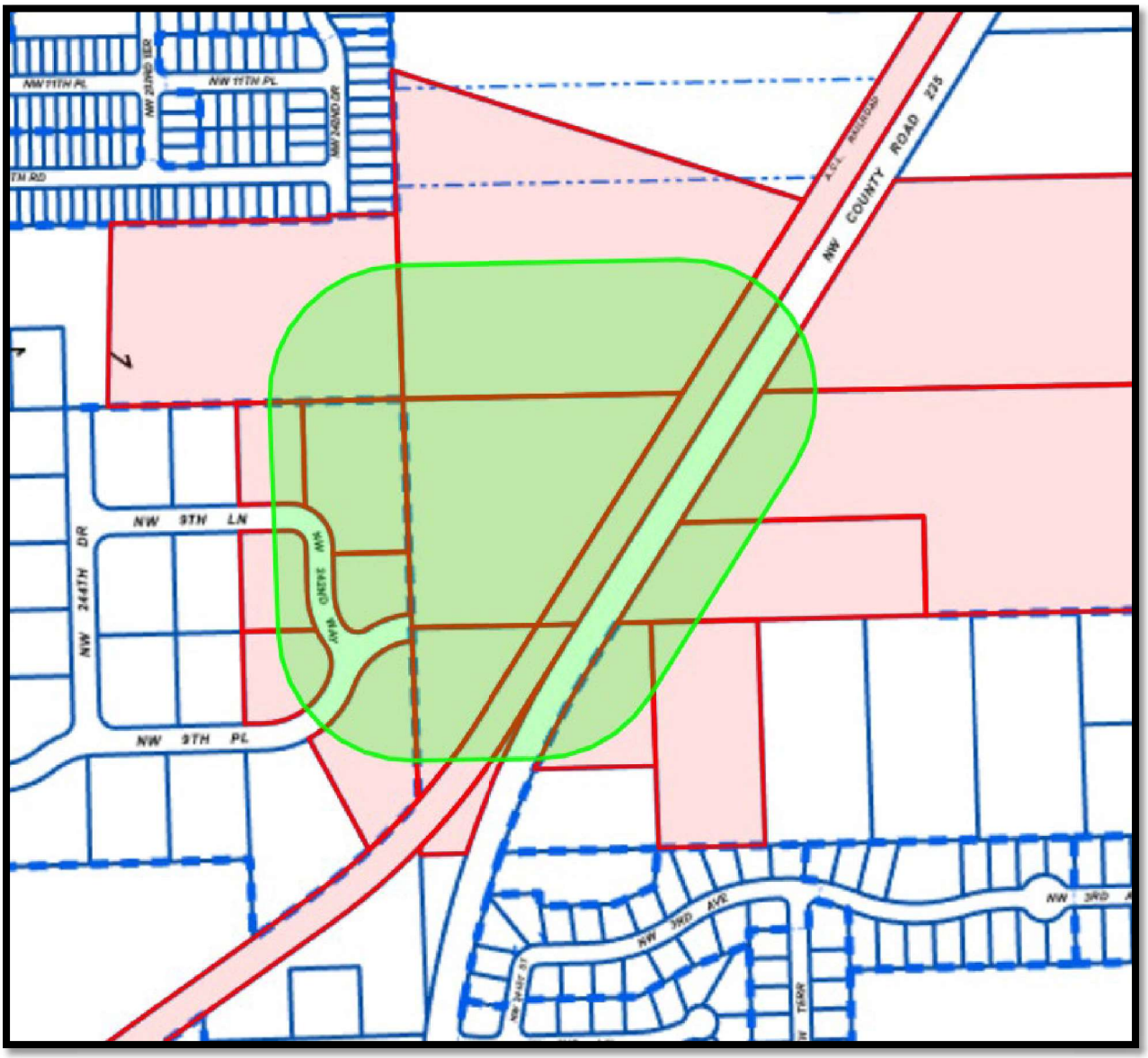
To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or publicrecordsrequest@alachuacounty.us. Please visit the Public Records Request (/Depts/attorney/Pages/PublicRecordsRequest.aspx) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence PlatformTM to help identify and prioritize accessibility issues on our website.

01897-004-000

400 feet



Newberry
FLORIDA
ESTABLISHED 1895

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

MEMORANDUM

TRANSMITTED VIA CERTIFICATE OF MAILING

August 4, 2025

PUBLIC NOTICE – PUBLIC NOTICE – PUBLIC NOTICE – PUBLIC NOTICE

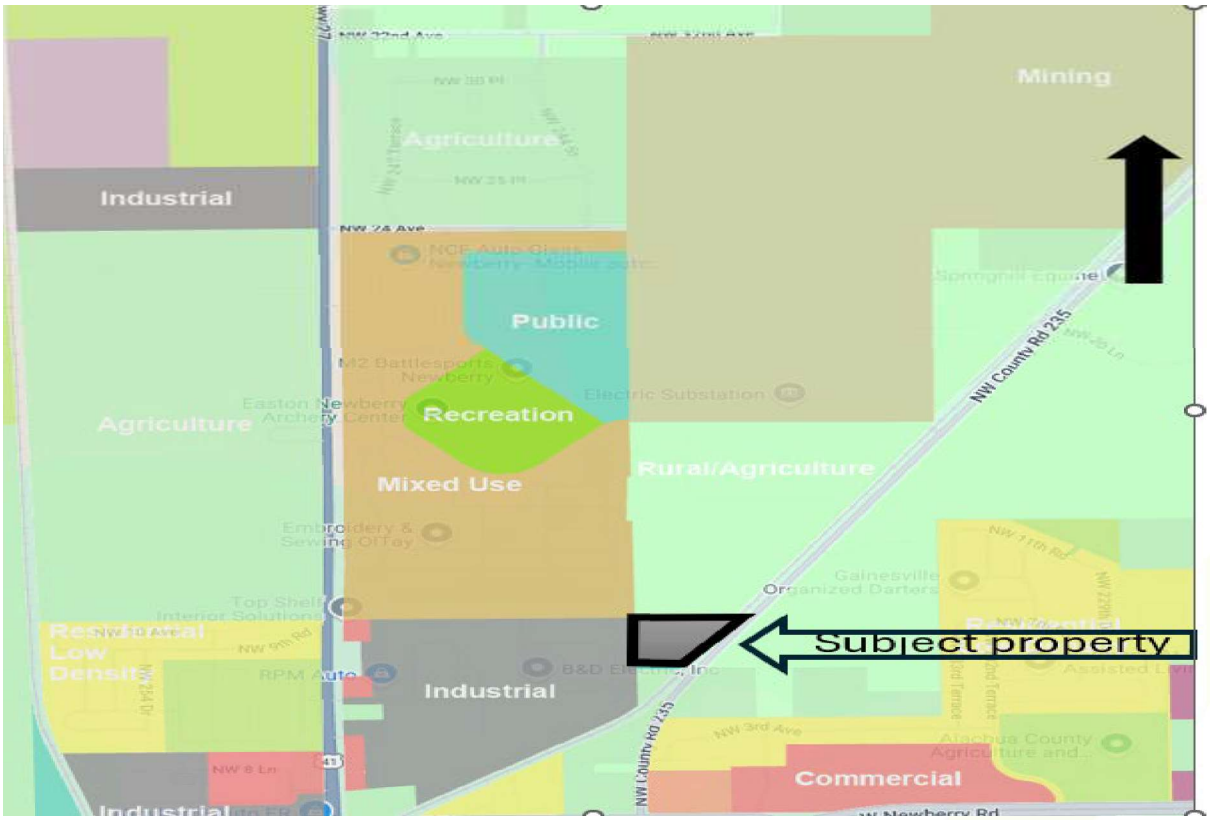
FROM: Stacey Hectus, Director, Community Development Director
SUBJECT: **ACTUAL NOTIFICATION CONCERNING PROPOSED LAND USE ACTION (CPA 25-06 / LDR 2552-13)**

Please accept this memorandum as a notice of public hearings to be conducted by the City of Newberry Planning and Zoning Board; mailed notice has been provided because you own property within 400 feet of the property for which an application to amend the Official Zoning Atlas of the City of Newberry, as described below, have been requested. The Planning and Zoning Board public hearing is scheduled for **Monday, August 18, 2025** at 6:00 p.m., or as soon thereafter as the matter can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

CPA 25-06/Ord 2025-35: An application by Civil on Demand, agent, on behalf of Laura J Pries, owner, in corporation with Smyrna Ready Mix (SRM) for a small-scale future land use amendment from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial Development; Parcel No. 01897-004-000, a 9.62-acre undivided property located generally at 710 NW County Road 235, Newberry.

LDR 25-13/Ord 2025-36: An application by Civil on Demand, agent, on behalf of Laura J Pries, owner, in corporation with Smyrna Ready Mix (SRM) to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Material Oriented Industrial Development; Parcel No. 01897-004-000, a 9.62-acre undivided property located generally at 710 NW County Road 235, Newberry.

(Map and more information on reverse side)



These public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

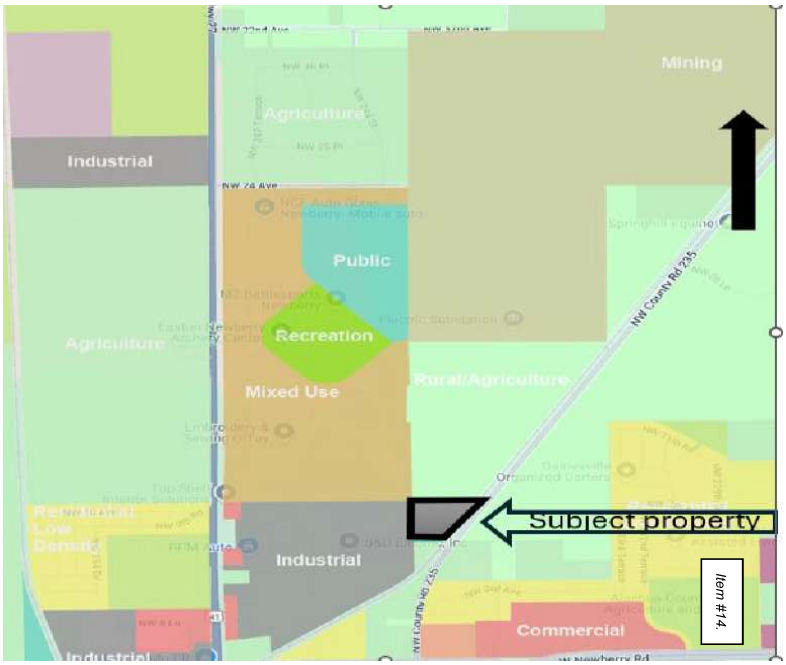
All interested parties may appear to be heard with respect to the proposed applications. **A copy of the application is available for public inspection at the City of Newberry Planning Department, located at 25815 SW 2nd Avenue, Newberry, Florida, during regular business hours.** All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceeding, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at 352-375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at 800-955-8770.

If you have any questions concerning these matters please telephone the Community Development Department at 352-472-5440, or if you would like to provide written comments, (which will be provided to the Planning and Zoning Board at the public hearing), please mail correspondence to communitydevelopment@NewberryFL.gov.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING BOARD OF THE CITY OF NEWBERRY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF NEWBERRY, FLORIDA, will hold a public hearing, pursuant to Sections 163.3161 through 163.3215, Florida Statutes, and Ordinance No. 9-92, as amended, to receive comments, objections and recommendations regarding a proposed amendment to the Land Development Regulations of the City of Newberry, will be heard by the Planning and Zoning Board at a public hearing on **August, 18, 2025,** which starts at 6:00 p.m., or as soon thereafter as the matter can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.



CPA 25-06/Ord 2025-35: An application by Civil on Demand, agent, on behalf of Laura J Pries, owner, in corporation with Smyrna Ready Mix (SRM) for a small-scale future land use amendment from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial Development; Parcel No. 01897-004-000, a 9.62-acre undivided property located generally at 710 NW County Road 235, Newberry.

LDR 25-13/Ord 2025-36: An application by Civil on Demand, agent, on behalf of Laura J Pries, owner, in corporation with Smyrna Ready Mix (SRM) to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Material Oriented Industrial Development; Parcel No. 01897-004-000, a 9.62-acre undivided property located generally at 710 NW County Road 235, Newberry.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed amendment. Please call 352-472-5440, or email EconomicDevelopment@NewberryFL.gov to request copies of the proposed application be sent to you, to submit comments prior to the public hearing, or to to inquire about accessing the meeting.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at 352-375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at 800-955-8770.

File Attachments for Item:

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

Quasi-judicial second 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.

Commission Agenda Item

Meeting Date: September 22, 2025

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

Quasi-judicial second 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.

Agenda Section: Public Hearings and Ordinances

Department: Community Development Department

Presented By: Jean-Paul W. Perez, Principal Planner

Recommended Action: Adopt Ordinance 2025-36 granting a rezoning from Alachua County Agriculture (A) to City of Newberry Industrial (I).

Summary:
The Community Development Department has received an application from Civil on Demand, agent, on behalf of Laura J. Pries, owner, for rezoning from Alachua County Agriculture (A) to City of Newberry Industrial (I) for a property located at 710 Northwest County Road 235, consisting of 9.6 acres, and identified as Alachua County Tax Parcel No. 01897-004-000. Further information and analysis are provided in the attached application and staff report. This request is a companion item for a future land use map amendment for the same property from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial future land use classification. The property was annexed on August 11, 2025.

Prior Action
At the August 18, 2025 special meeting of the Planning and Zoning Board, a public hearing was

held to consider the request. After receiving a presentation, public comments, and deliberations on the matter, the board voted unanimously to recommend adoption of the rezoning. Minutes of the meeting are available upon request.

At the September 8, 2025 regular meeting of the City Commission, a public hearing was held to consider the request. After receiving a presentation, public comments, and deliberating on the matter, the Board unanimously passed a motion to approve the Ordinance on first reading. Minutes of the meeting are available upon request.

Attachments:

1. Business Impact Estimate
2. Draft Ordinance 2025-36
3. Application
4. Staff Report
5. Public Notice

1. Business Impact Estimate

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

ORDINANCE NO. 2025-36/ LDR 25-13

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE REZONING OF 9.62 CONTIGUOUS ACRES AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (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 MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
    a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
    b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

2. Draft Ordinance 2025-36

ORDINANCE NO. 2025-36
LDR 25-13

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

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Local Government Comprehensive Planning and Land Development Regulation Act, requires the City Commission to prepare and adopt regulations concerning the use of land and water to implement the City of Newberry Comprehensive Plan, hereinafter referred to as the Comprehensive Plan;

WHEREAS, an application, **LDR 25-13,** for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning district of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property;

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Newberry, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning

and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Commission held the required public hearings, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the City Commission reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency concerning said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application LDR 25-13 an application by Civil on Demand, agent, on behalf of Laura J Pries, owner, to amend the Official Zoning Atlas of the City of Newberry Land Development Regulations on lands more particularly in Exhibit A consisting of 9.62 acres is **HEREBY CHANGED FROM ALACHUA COUNTY AGRICULTURE (A) to CITY OF NEWBERRY INDUSTRIAL (I)**.

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Scrivener's Error. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Manager or designee without public hearing, by filing a corrected or re-codified copy of the same with the City.

Section 4. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This Ordinance shall be adopted upon the date provided below, as passed.

Section 6. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this _____ day of ___ _____, 2025.

DONE, THE PUBLIC NOTICE, on the website of Alachua County at alachuacounty.us pursuant to Florida Statute 50.0311(3), by the City Clerk of the City of Newberry, Florida on _____ day of_____, 2025

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this _____ day of _____, 2025.

BY THE MAYOR OF THE CITY OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney's Office

EXHIBIT A
LEGAL DESCRIPTION

Legal Descriptions:

Tax Parcel Id: 01897-004-000

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA; AND LYING WEST OF THE A.C.L. RAILROAD RIGHT OF WAY, A 100 FOOT RIGHT OF WAY, BEING CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY OF STATE ROAD NO. 235, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT A REBAR AND CAP (P.L.S. #2228) MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND RUN NORTH 89°39'23" EAST (NORTH 88°39'23" EAST PER PREVIOUS DEED) ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 830.74 FEET TO A CONCRETE MONUMENT (P.L.S. #2228) AND THE WESTERLY RIGHT OF WAY LINE OF SAID A.C.L. RAILROAD; THENCE RUN SOUTH 32°01'57" WEST, ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 813.93 FEET TO A CONCRETE MONUMENT (P.L.S. #2228);THENCE RUN NORTH 84°35'37" WEST, A DISTANCE OF 377.49 FEET TO A REBAR AND CAP (P.L.S. #2228) AND THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE RUN NORTH 02°04'26" WEST, ALONG THE SAID WEST LINE A DISTANCE OF 635.39 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 9.62 ACRES, MORE OR LESS.

3. Application

CITY OF NEWBERRY
LAND DEVELOPMENT REGULATIONS AMENDMENT APPLICATION

Name of Applicant(s): Laura Pries

Address: 710 NW CR 235

City, State, Zip Code: Newberry, FL 32669

Telephone: 352 - 246 - 0077

Name of Applicants Agent (if applicable): Smyrna Ready Mix (SRM), Brian Hercules

Address: 1000 Hollingshead Circle

City, State, Zip Code: Murfreesboro, TN 37129

Telephone: 615 - 624 - 1221

Please complete the following for proposed amendments to the Official Zoning Atlas. For amendments to the text of the Land Development Regulations which do not require an Official Zoning Atlas amendment, please omit responses to Part I and complete Part II of this Application.

PART I

Address: 710 NW CR 235, Newberry, FL 32669

Parcel Number(s): 01897 - 004 - 000

Legal Description:

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA; AND LYING WEST OF THE A.C.L. RAILROAD RIGHT OF WAY, A 100 FOOT RIGHT OF WAY, BEING CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY OF STATE ROAD NO. 235

Total acreage of land to be considered under this amendment: 9.19 acres

Zoning District:

Current: Agricultural

Requested: Agricultural

Future Land Use Plan Map Category: Agricultural

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

PART II

For amendments to the text of the Land Development Regulations, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

Not applicable

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

A previous application for amendment to the Land Development Regulations:

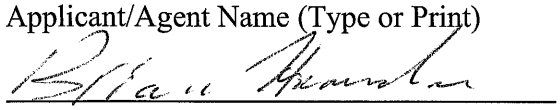
_____ Was made with respect to these premises, Application No._____

x____ Was not made with respect to these premises.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulations Administrator must be attached.

Brian Hercules
Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

8/5/2025
Date

FOR OFFICE USE ONLY

Date Filed: _____
Application No: _____
Fee Amount: _____
Receipt No. _____
Date of Planning and Zoning Board Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date of Local Planning Agency Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date(s) of City Commission Public Hearing(s): (1) _____ (2) _____
Date(s) notice published: (1) _____ (2) _____
Newspaper: _____
Date Notice of Enactment of Ordinance published: _____
Newspaper: _____
City Commission decision: _____
(Granted/Denied)

CITY OF NEWBERRY

Community Development Department

In the Little Red Schoolhouse, 25815 S.W. 2nd Avenue (352) 472-5440
Mailing Address: 25440 W. Newberry Road, Newberry, Florida 32669

For Office Use Only
Date Received: _____
Staff Initials: _____

PROPERTY OWNERSHIP AFFIDAVIT
(Includes Authorization of Agent, if Applicant is not Owner)

Laura J Pries
Property Owner

Application No.

Additional Property Owners

Smyrna Ready Mix
Authorized Agent(s)

01897-004-000
Parcel Number(s)

Type of Application

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description.
2. That this property constitutes the property for which the above noted land use request is being made to the City of Newberry.
3. That I (we), the undersigned, have authorized, and do authorize, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request.
4. That this affidavit has been executed to allow the City of Newberry to consider and act on the subject request; and
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Owner 1 (signature) | Owner 2 (signature) | Owner 3 (signature)

Laura J. Pries
Printed name, Owner 1 | Printed name, Owner 2 | Printed name, Owner 3

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to (or affirmed) before me by means of ☑ physical presence or ☐ online notarization, this 4th day of June 2025, by Laura Pries.
(Day) (Month) (Year) (Name of Person Making Statement)

Notary Public State of Florida
Hillary Santos
My Commission HH 164040
Expires 07/24/2025

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced: _____

Rev 05-22-2025

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2377099 1 PG
2007 OCT 08 12:07 PM BK 3688 PG 463
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#349144
Doc Stamp-Deed: 0.70

This Instrument Prepared by & return to:
Name: ***Lisa E. Davis, an employee of TITLE OFFICES, LLC***
Address: ***P.O. BOX 2516 ALACHUA, FL. 32616 File No. 07G-08008***

Parcel I.D. #: ***01897-004-000***

SPACE ABOVE THIS LINE FOR PROCESSING DATA | *SPACE ABOVE THIS LINE FOR RECORDING DATA*

THIS WARRANTY DEED *Made the* 1st *day of* October, *A.D.* ***2007****, by* ***HARVEY G. STRUBELL, II****, a single person, hereinafter called the grantor, to* ***LAURA J. PRIES F/K/A LAURA JEANNE STRUBELL****, a single person, whose post office address is* ***P.O. BOX 1485 Newberry, FL 32669-1485,*** *hereinafter called the grantee:*

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: *That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in* ***Alachua County, State of Florida****, viz:*

A parcel of land lying in the North half of the North half of the Southeast Quarter of Section 34, Township 9 South, Range 17 East, Alachua County, Florida; and lying West of the A.C.L. Railroad right-of-way, a 100.00 foot right-of-way, being contiguous with the westerly right-of-way of State Road No. 235, being more particularly described as follows:

For a POINT OF BEGINNING, commence at a rebar and cap (P.L.S. #2228) marking the Northwest corner of the Southeast Quarter of said Section 34 and run N89° 39' 23" E along the North line of the said Southeast Quarter of Section 34, a distance of 830.74 feet to a concrete monument (P.L.S. #2228) and the Westerly right-of-way line of said A.C.L. Railroad; Thence run S32° 01' 57" W, along the said right-of-way line a distance of 813.93 feet to a concrete monument (P.L.S. #2228); thence run N84° 35' 37" W, a distance of 377.49 feet to a rebar and cap (P.L.S. #2228) and the West line of said Southeast Quarter of Section 34; thence run N02° 04' 26" W, along the said West line a distance of 635.39 feet to the POINT OF BEGINNING.

Together with a DWMH FLFL2AD05335305 and DWMH FLFL2BD05335305. Serial Numbers 22428300 & 22428299
The above listed property is not the homestead of the grantor.

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.*

In Witness Whereof, *the said grantor has signed and sealed these presents, the day and year first above written.*

Signed, sealed and delivered in the presence of:

Sherri Hollinshead
Witness Signature
Sherri Hollinshead
Printed Name

Witness Signature
Charles T. Pino
Printed Name

Harvey G. Strubell II *L.S.*
Harvey G. Strubell, II
Address: 28408 S.W. 15TH
Newberry FL. 32669

2377099

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ***19th*** *day of* ***September, 2007****, by Harvey G. Strubell, III, who is known to me or who has produced* Florida drivers license *as identification.*

Notary Public State of Florida
Pamela J Wright
My Commission DD537942
Expires 05/14/2010

Notary Public
My commission expires _____

Legal Description

Parcel ID: 01897-004-000

A PARCEL OF LAND LYING IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 17 EAST, ALACHUA COUNTY, FLORIDA; AND LYING WEST OF THE A.C.L. RAILROAD RIGHT OF WAY, A 100 FOOT RIGHT OF WAY, BEING CONTIGUOUS WITH THE WESTERLY RIGHT OF WAY OF STATE ROAD NO. 235, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT A REBAR AND CAP (P.L.S. #2228) MARKING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND RUN NORTH 89°39'23" EAST (NORTH 88°39'23" EAST PER PREVIOUS DEED) ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 830.74 FEET TO A CONCRETE MONUMENT (P.L.S. #2228) AND THE WESTERLY RIGHT OF WAY LINE OF SAID A.C.L. RAILROAD; THENCE RUN SOUTH 32°01'57" WEST, ALONG THE SAID RIGHT OF WAY LINE A DISTANCE OF 813.93 FEET TO A CONCRETE MONUMENT (P.L.S. #2228);THENCE RUN NORTH 84°35'37" WEST, A DISTANCE OF 377.49 FEET TO A REBAR AND CAP (P.L.S. #2228) AND THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE RUN NORTH 02°04'26" WEST, ALONG THE SAID WEST LINE A DISTANCE OF 635.39 FEET TO THE POINT OF BEGINNING.

I. EXECUTIVE SUMMARY

Project Narrative

The property owner, Laura J. Pries, in cooperation with Smyrna Ready Mix (SRM) is seeking approval from the City of Newberry of a rezoning to allow for a concrete batch plant under the zoning classification of Industrial (I). The property currently resides within unincorporated Alachua County and has an existing land use of Rural / Agriculture (See Policy 6.2 of Comp Plan) and is zoned Agricultural. Under the current land use and zoning, the project will NOT be permitted to be constructed without modifications to the FLU and zoning entitlements.

Founded in 1999, SRM is the largest ready-mix concrete supplier in the country with 8,500 team members across 23 states. The dedication and determination of SRM's team members continues to drive the company's growth while setting the industry standard for quality products and services. SRM is owned and operated by the Hollingshead family. Their focus on company culture, environmental sustainability, and local philanthropic endeavors have made SRM pillars of the community and truly an asset to the areas they operate in. The intent of the application is to receive land use and zoning entitlements that will sufficiently and viably allow SRM to operate a concrete batch plant. Additionally, through a separate but concurrent process, the owner is voluntarily petitioning to annex the property into the City of Newberry and has submitted a Small Scale Comprehensive Plan Amendment to change the Future Land Use to Materials Orientated Industrial.

.

Site Data

Property Address:	710 NW County Road 235, Newberry, FL 32669
Parcel ID:	01897-004-000
Existing Use	Residential
Jurisdiction:	Alachua County
Lot Area:	9.62 Acres
Zoning District:	Agricultural (A)
Future Land Use:	Rural / Agriculture (See Policy 6.2 of Comp Plan)
Overlay:	Urban Cluster (Outside)
Ex. Land Use:	Agricultural
Prop. Use:	Concrete Batch Plant
Future Jurisdiction:	City of Newberry
Future Land Use:	Materials Orientated Industrial
Future Zoning:	Industrial (I)

<u>Development Perameters:</u>

Floor Area Ratio:

Existing FAR	1 DU per 5 acres (A)

Proposed FAR 0.25 (under 20-ac) or 104,761 s.f. GFA

Density/Intensity

Ex. Density 2 DU (max)

Prop. Density N/A – No residential uses will be in use. Max Intensity is based on FAR.

Development Summary

The project will have the potential to increase the intensity of the from the current and permitted land use of Agricultural. The project will not exceed the maximum allowable FAR of 104,761 s.f.. All other development standards will be adhered to as described and permitted under FLU Materials Orientated Industrial (MOI) and Industrial (I) zoning.

REZONING JUSTISFICATION REPORT

PROJECT NAME:
SRM NEWBERRY CONCRETE BATCH PLANT

PROJECT LOCATION:
710 NW CR 235
Newberry, FL

PREPARED FOR:
City of Newberry
Planning & Economic Development Department
COD No. E0325-J009

Issue Date: June 12, 2025

PREPARED BY:

15436 N Florida Ave. Suite 101
Tampa, FL 33613
(813) 280-9941

COD No. E0325-J009

TABLE OF CONTENTS

		PAGES
	COVER PAGE	1
	TABLE OF CONTENTS	2
I.	EXECUTIVE SUMMARY	
	PROJECT NARRATIVE	3
	SITE DATA	3-4
	DEVELOPMENT SUMMARY	4
II.	FORMAL REQUEST FOR REZONING	5
III.	FLU CONSISTENCY/COMPATIBILITY ANALYSIS	6-9
IV.	CITY OF NEWBERRY LDC CONSISTENCY	10-12

LIST OF APPENDICES:

APPENDIX A: PROPERTY LOCATION MAP & AERIAL	A
APPENDIX B: FUTURE LAND USE MAP	B
APPENDIX C: ZONING MAP	C

I. EXECUTIVE SUMMARY

Project Narrative

The property owner, Laura J. Pries, in cooperation with Smyrna Ready Mix (SRM) is seeking approval from the City of Newberry of a rezoning to allow for a concrete batch plant under the zoning classification of Industrial (I). The property currently resides within unincorporated Alachua County and has an existing land use of Rural / Agriculture (See Policy 6.2 of Comp Plan) and is zoned Agricultural. Under the current land use and zoning, the project will NOT be permitted to be constructed without modifications to the FLU and zoning entitlements.

Founded in 1999, SRM is the largest ready-mix concrete supplier in the country with 8,500 team members across 23 states. The dedication and determination of SRM's team members continues to drive the company's growth while setting the industry standard for quality products and services. SRM is owned and operated by the Hollingshead family. Their focus on company culture, environmental sustainability, and local philanthropic endeavors have made SRM pillars of the community and truly an asset to the areas they operate in. The intent of the application is to receive land use and zoning entitlements that will sufficiently and viably allow SRM to operate a concrete batch plant. Additionally, through a separate but concurrent process, the owner is voluntarily petitioning to annex the property into the City of Newberry and has submitted a Small Scale Comprehensive Plan Amendment to change the Future Land Use to Materials Orientated Industrial.

.

Site Data

Property Address:	710 NW County Road 235, Newberry, FL 32669
Parcel ID:	01897-004-000
Existing Use	Residential
Jurisdiction:	Alachua County
Lot Area:	9.62 Acres
Zoning District:	Agricultural (A)
Future Land Use:	Rural / Agriculture (See Policy 6.2 of Comp Plan)
Overlay:	Urban Cluster (Outside)
Ex. Land Use:	Agricultural
Prop. Use:	Concrete Batch Plant
Future Jurisdiction:	City of Newberry
Future Land Use:	Materials Orientated Industrial
Future Zoning:	Industrial (I)

<u>Development Perameters:</u>

Floor Area Ratio:

Existing FAR	1 DU per 5 acres (A)

Proposed FAR 0.25 (under 20-ac) or 104,761 s.f. GFA

Density/Intensity

Ex. Density 2 DU (max)

Prop. Density N/A – No residential uses will be in use. Max Intensity is based on FAR.

Development Summary

The project will have the potential to increase the intensity of the from the current and permitted land use of Agricultural. The project will not exceed the maximum allowable FAR of 104,761 s.f.. All other development standards will be adhered to as described and permitted under FLU Materials Orientated Industrial (MOI) and Industrial (I) zoning.

II. FORMAL REQUEST FOR REZONING

The property owner, in cooperation with SRM, formally submits a rezoning application request to change the Future Land Use ("FLU") for Alachua County Parcel ID No. 01897-004-000 ("Property") from the Alachua County Zoning District Agricultural (A) to the City of Newberry's Zoning District Industrial (I).

The Property address is 710 NW County Road 235, Newberry, FL 32669 and is generally located at the eastside of the 41 Commerce Park (City of Newberry). The Property currently is occupied by a single family detached residence. The site accesses US-HWY 41 through NW 9th Place and the 41 Commerce Park. No direct access is provided to CR 235. The Property is agricultural-residential in nature; however, the character of the surrounding area (41 Commerce Park) and the site access is industrial. The zoning/uses of the parcels adjacent to the property are as follows:

Adjacent Zoning / Use:	
North:	Agricultural (A) – Alachua County / Timber
South:	Agricultural (A) – City of Newberry / Mobile Home
East:	Agricultural (A) – Alachua County / NW County Road 235 ROW
West:	Industrial (I) – City of Newberry / Retention & Vacant Industrial

Future development intent includes industrial resource-based uses, and this rezoning application requests the City's Industrial (I) zoning district. Two separate but concurrent applications are being filed in addition to the rezoning application which are a Ss-CPA City's Materials-Oriented Industrial ("MOI") FLU and a Petition for Annexation into the City of Newberry from Unincorporated Alachua County.

The Ss-CPA and Rezoning requests are consistent with the City of Newberry's Comprehensive Plan Goals, Objectives, and Policies and Land Development Code. Approval of the rezoning application will allow for the highest and best use of the Property in supporting future development and economic growth within the City of Newberry. The MOI FLU and I zoning is consistent with the character and function of the adjacent industrial uses within the City of Newberry.

III. FLU CONSISTENCY/COMPATIBILITY ANALYSIS

The Ss-CPA for the Property is required to demonstrate compatibility with the City of Newberry Comprehensive Plan Goals, Objectives, and Policies. Listed herein are specific objectives within the Comprehensive Plans for which the subject Ss-CPA demonstrates the compatibility and consistency.

Future Land Use Element

RURAL AND URBAN SERVICE AREA SUB ELEMENT
OBJECTIVE I.6.1 The City's Urban Service Area(s) are established to create compact, contiguous urban development within a 10 year planning timeframe. The urban service area map is included within the Future Land Use Map Series of this Comprehensive Plan. The lands included within the Urban Service Area are planned to be served at urban densities and intensities by the year 2026. The provisions of Section 163.3177(14) are limited to lands within the Transportation Enhancement Project Area and the subset Historic/Main Street Area designated within the Urban Service Area as identified on the above stated map. Land areas shall be developed at lower densities and intensities consistent with rural areas, until such time as centralized potable water and sanitary sewer facilities and roads are provided, or a binding development agreement is executed with the City to provide facilities to City standards on lands within the urban service area.
Policy I.6.1.1: The City's land development regulations shall limit the location of high density residential, high intensity commercial and heavy industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity.

> **RE: Access to the Property is provided to US Highway 41 via NW 9th Place and NW 9th Lane through the 41 Commerce Park. All necessary infrastructure and public facilities are easily accessible to support the MOI FLU and I zoning.**

OBJECTIVE I.6.3 The Urban Service Area shall discourage urban sprawl by containing urban uses at a mix of residential, commercial, industrial, public and recreational uses served by centralized public facilities and road system well integrated with a grid pattern.
Policy I.6.3.1 The City's Future Land Use Plan Map shall allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

> **This application supports industrial land uses necessary to meet residents' existing and future needs within the City of Newberry. Additionally, the proposed rezoning application locates industrial resource based uses where public facilities are easily accessible to serve urban land uses, while minimizing potential impacts to the surrounding communities. The use is consistent with other uses within the industrialized parcels of the 41 Commerce Center.**

Policy I.6.3.2 The City's Future Land Use Plan Map shall base the designation of residential, commercial and industrial lands upon acreage which can be reasonably expected to develop by the year 2026.

Pending approval of the rezoning application, Ss-CPA, and annexation petition, the Property will be developed for industrial resource-based uses to support existing, on-going development and proposed future activities in the City of Newberry.

OBJECTIVE I.6.4 The City recognizes that there are uses which may be acceptable to both the Rural and Urban areas designated by this Comprehensive Plan, if located consistent the various and collective policies of this plan. The following land uses and activities within both the Rural and Urban Areas of the City as defined by this Comprehensive Plan as provided for and conditioned herein.

Policy I.6.4.1 The City's land development regulations shall be based on and be consistent with the following urban and rural area classifications and corresponding standards for densities and intensities:

Industrial resource based uses or activities shall require a special use permit, as described below, and shall also be limited to the following future land use classifications:

Materials-Oriented Industrial, Intensive Agricultural Uses, and Mining Activities.

The determination for location of any industrial resources based use or activity on the Future Land Use Plan Map shall be based in part on an evaluation of the particular industrial resource based use or activity.

The economic analysis shall evaluate, without regard to land cost, economies associated with performing the industrial resource based use or activity at or near the site of the resources or material, compared to performing the industrial resource based use or activity in a general industrially classified area. The City Commission shall also consider the following factors in making such determination:

a) The impact on the environment and public health (baseline monitoring activity to be provided by the applicant, may be placed as a condition for such determination);
b) Compatibility with surrounding land uses;
c) Cost in the provision of public services and infrastructure;
d) Effect on the economy of the area; and
e) Consistency with other objectives and policies of the comprehensive plan.

This rezoning application requests the Industrial zoning district on the Property. The purpose, or intent, of the request is to place industrial resource based uses to service growth and development of the surrounding community. The Property will be developed into a concrete batch plant which will deliver concrete to projects within the City of Newberry and throughout the surrounding area.

On-site resource based industrial uses and operations will be governed by the State of Florida. The Florida Department of Environmental Protection (FDEP) has specific regulations and requirements for concrete batch plants. The owner and SRM assure that all required State-level compliance and monitoring will be adhered to ensure that there are no adverse impacts to the environment and public health. All required setbacks and buffering will be met per the LDC as described under the Euclidean Industrial (I) zoning.

Costs for providing public services and infrastructure will be minimized due to the site's proximity to existing utilities and an arterial roadway. Proposed industrial uses will also positively contribute to increasing employment opportunities within the City and diversifying the employment base locally, while reducing the number of trucks having to travel from outside areas, based in other cities, to support future development.

Any designation of sites within one of the above stated classifications shall be accompanied by policies addressing standards for the specific type of industrial resource based use or activity, its scale and intensity and other conditions related to matters such as environmental issues, compatibility with surrounding uses, infrastructure and the specific form of subsequent development orders that will be required to proceed with development of the site. These policies may include requirements for any necessary additional special studies to be carried out by or for the City at the expense of the applicant.

SRM currently operates concrete batch plants and other industrial based resource use facilities throughout the State of Florida. Specific environmental protection efforts and best management practices are developed and incorporated into the daily operational procedures for every SRM facility. SRM will guarantee that all necessary coordination meetings between SRM and the City of Newberry, local, county, and state agencies will be scheduled and properly attended to ensure that adequate consideration is given to environmental matters, continued compatibility, availability of infrastructure and the future development orders throughout the development process.

Materials-Oriented Industrial.

Materials-Oriented Industrial shall be defined herein as development, which is dependent on natural resources found in the agriculturally classified areas of the City, or is based on raw agricultural products, materials, or activities at or proximate to the site. The applicant shall ensure that the proximity of the particular industrial resource based use or activity to natural resources or raw materials is so significant a factor that location of the use or conduction of the activity would be inappropriate at a remote location. Further, the applicant shall ensure that the location of the use or conduction of the activity outside of centralized potable water and sanitary sewer service areas is appropriate.

The applicant shall ensure that all uses for activities shall be located or conducted in a manner that minimizes adverse impact on the surface or groundwater quality and quantity of the City and region.

Further, the applicant shall ensure that the location or conduction of such use or activity will be conducted in a manner that minimizes adverse impact on the community due to noise, odors, dust, smoke, dirt, vibration and/or glare.

Materials-Oriented Industrial uses shall be limited to the following listed intensities:

.25 floor area ratio - for the first 20 acres of structural development.
.10 floor area ratio - for structural development on the next 20 acres and all subsequent acreage not to exceed 100 acres.
All sites larger than 100 acres shall be limited to the total floor area ratio of .10 for the entire site.

This rezoning application requests the City of Newberry's Industrial zoning which allows for resource-based uses. Sand, cement, and aggregate materials from nearby area will be brought to the Property for use in the concrete batching process. Concrete will be delivered and used for construction throughout the City of Newberry and surrounding community.

Upon completion of development, the concrete batch plant will be significantly below the maximum FAR.

The site was selected based on compatibility with the adjacent industrial uses, access to US HWY 41, availability of public utilities, and proximity to future growth in the area.

IV. CITY OF NEWBERRY LAND DEVELOPMENT CODE COMPATIBILITY/CONSISTENCY ANALYSIS

The following information is being provided within this section to demonstrate compliance and consistency of the rezoning application with respect to the for the City of Newberry's Land Development Code. Listed herein are specific sections of the LDC along with narrative justification showing compatibility and consistency.

ARTICLE 1. – GENERAL PROVISIONS

Section 1.5. - Relationship to the Comprehensive Plan.
In order to accomplish the goals, objectives and policies listed within the City's Comprehensive Plan, these Land Development Regulations and accompanying official zoning atlas are guided by, based on, related to, and a means of implementation for the Comprehensive Plan as required by the Local Government Comprehensive Planning and Land Development Regulation Act (F.S. §§ 163.3161—163.3215). All regulations, districts, and the accompanying official zoning atlas are consistent with the Comprehensive Plan and any amendments thereto shall be consistent with the Comprehensive Plan. The phrase "consistent with the Comprehensive Plan" means in a manner which the Land Development Regulations are compatible with and further the Comprehensive Plan. The term "compatible with" means that the Land Development Regulations are not in conflict with the Comprehensive Plan; and the term "furthers" means to take action in the direction of the Comprehensive Plan.

> **The Ss-CPA requests the City of Newberry's Materials-Oriented Industrial ("MOI") Future Land Use ("FLU") designation for the Property. In support of accommodating future growth in the City, proposed development includes, but is not limited to, a truss plant, batch plant, and aggregate materials storage. This intent is consistent with allowed uses for industrial resource-based land use classifications and adheres to density and intensity standards established therein. Approval of this rezoning ensures consistency with the City's Comprehensive Plan and compatibility with the LDC.**

ARTICLE 4. - ZONING REGULATIONS
4.17.1. Districts and intent. The "I" Industrial category includes one zone district: "I". This district is intended primarily for manufacturing and closely related uses. It is intended to preserve such lands for the functions of industrial activity, wholesaling, warehousing and distribution. To allow maximum latitude for operations, performance standards are applied at district boundaries, so that uses which might not otherwise be permitted are allowable in the portions of the district not adjacent to the district boundary lines.

> **This Rezoning application requests application of the City's Industrial (I) Zoning district. Approval of this application is necessary to implement the MOI FLU requested in the Ss-CPA application. Consistent with the above LDC policy, future development intent is for industrial resource based use.**

Section 14.7. Special permits for industrial based uses or activities.

Industrial resource-based uses or activities shall require a special use permit, as described below. These uses and activities must first be identified on the future land use plan map of the Comprehensive Plan as material-oriented industrial development, intensive agricultural uses or mining activities classifications.

A Ss-CPA application requesting the City's MOI FLU classification is submitted with this rezoning application.

Section 14.7.1. All uses or activities to be located within any of the industrial resource-based use classifications shall require a special use permit review and approval prior to commencement of the use or activity.
The city commission, when reviewing the special use permit, shall require the applicant to provide substantial and competent evidence to demonstrate that the development will comply with the adopted policies addressing standards for the material-oriented industrial development, intensive agricultural or mining activities classifications.

The City of Newberry may consider standards stricter than state and federal standards to minimize the adverse impact of industrial resource-based activities on the environment and to protect existing air and water quality. Further, the City of Newberry shall review any application for industrial resource-based activities in relation to the Code of Ordinances. To the extent allowed by state or federal law, all existing and future uses and activities as identified as any of those listed as industrial resource-based uses or activities whether or not they are shown on the future land use plan map shall conform to the performance requirements described below:

Concrete Batch Plants are strictly regulated by FDEP. Through their operating permit, the facility is required to employ multiple best management practices ("BMPs") to reduce/prevent any potential adverse impacts of industrial resource-based activities on the environment and to protect existing air and water quality surrounding the site in accordance with City of Newberry regulations. Specific areas for washout, type II water collection facilities, perimeter collection swales, dust controlling equipment, water recycling systems, and other infrastructure are standard in this type of facility.

Reports. The applicant for a special use permit for industrial based uses or activities shall submit information specifying expected air emissions, surface and groundwater emissions, noise levels, truck traffic volumes (including time-of-day level(s), odor levels, and glare impacts, and the compatibility of these emissions and impact levels with other properties, uses and neighborhoods within 2,000 feet. The report shall indicate that these impacts will not violate local, regional, state, or federal limits. The report shall also indicate that "best available technology" is being used to control impacts from the industrial based use or activity. The City shall have the right to contract with an independent consulting firm, at the applicant's expense, to evaluate the application.

Fire and explosion hazards. All uses shall comply with applicable standards set forth in the rules land regulations of the state fire marshal.

The batch plant operation goes to great extents to capture any dust from the site. Onsite watering is used over the aggregate piles and the truck operating areas. Dust collection systems are operated as part of the batch process. There is no tangible danger related to fire or explosion hazards.

Fumes, vapors and gases. Regulations controlling the emissions of any fumes, vapors or gases of a noxious, toxic or corrosive nature shall be the same as those contained in Chapter 62-296, Florida Administrative Code. Activities shall be conducted in a manner which minimizes adverse impacts on the temperature, motion or humidity of the atmosphere beyond the lot line.

Proposed future use is not expected to produce fumes, vapors, or gases of a noxious, toxic or corrosive nature.

Noise. The permitted level of noise or sound emission at the property line shall not at any time exceed the decibel level for commercial uses as prescribed within the City of Newberry Code of Ordinances.

There are no specific concerns for noise pollution associated with this operation. Any potential issues or concerns of the City's will be addressed through this rezoning application or other appropriate development orders.

Odor. Regulations controlling the emission of objectionable odorous gases or other odorous matter, except those associated with normal agricultural practices, shall be the same as those contained in Chapter 62-296, Florida Administrative Code.

Industrial uses proposed herein are not known to emit objectionable odorous gases or other odorous matters.

Glare. There shall be no direct glare visible from any residential district caused by unshielded floodlights or other sources of high intensity lighting.

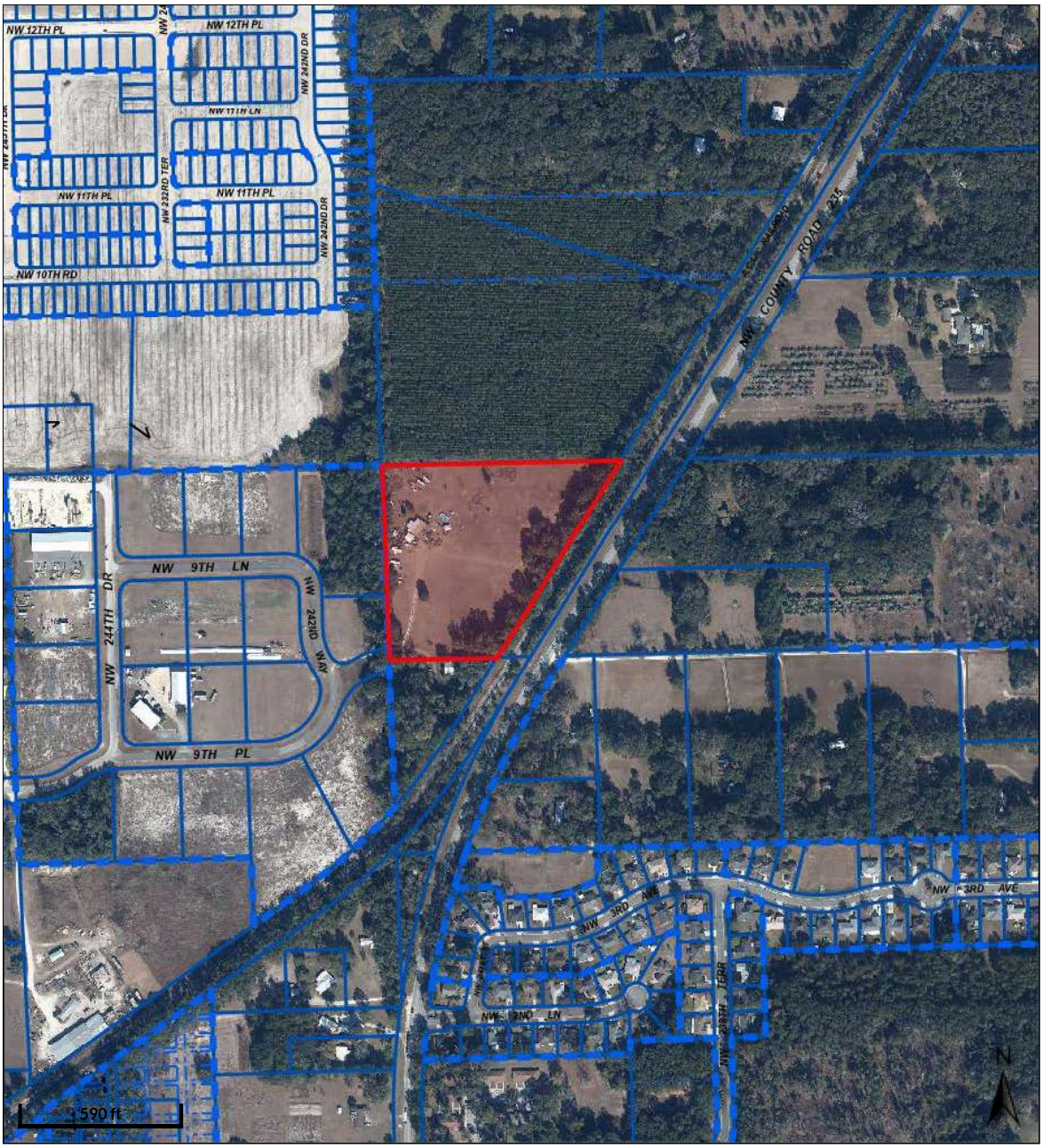
Proposed future uses do not require unshielded floodlights or other outdoor high intensity lightning for operation. Accordingly, direct glare will not be visible from any residential district or right-of-way surrounding the Subject Property. All lighting ordinances will be adhered to as part of the development order process.

Hazardous materials and hazardous waste management. Regulations controlling the storage, handling, record keeping and discharge reporting for hazardous materials and hazardous wastes shall be the same as those contained in Chapter 62-730, Florida Administrative Code, and article II, section 353.20, Alachua County Code in effect at the time of adoption of this amendment.

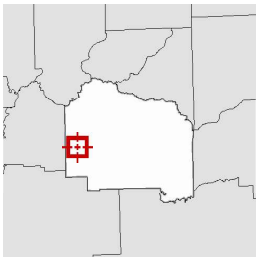
Proposed future uses will require on-site storage of vehicle fuel, as well as other products needed to make concrete. Otherwise, hazardous materials and hazardous waste will not be stored, handled, or discharged on the project site.

APPENDIX A
PROPERTY LOCATION MAP & AERIAL

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview

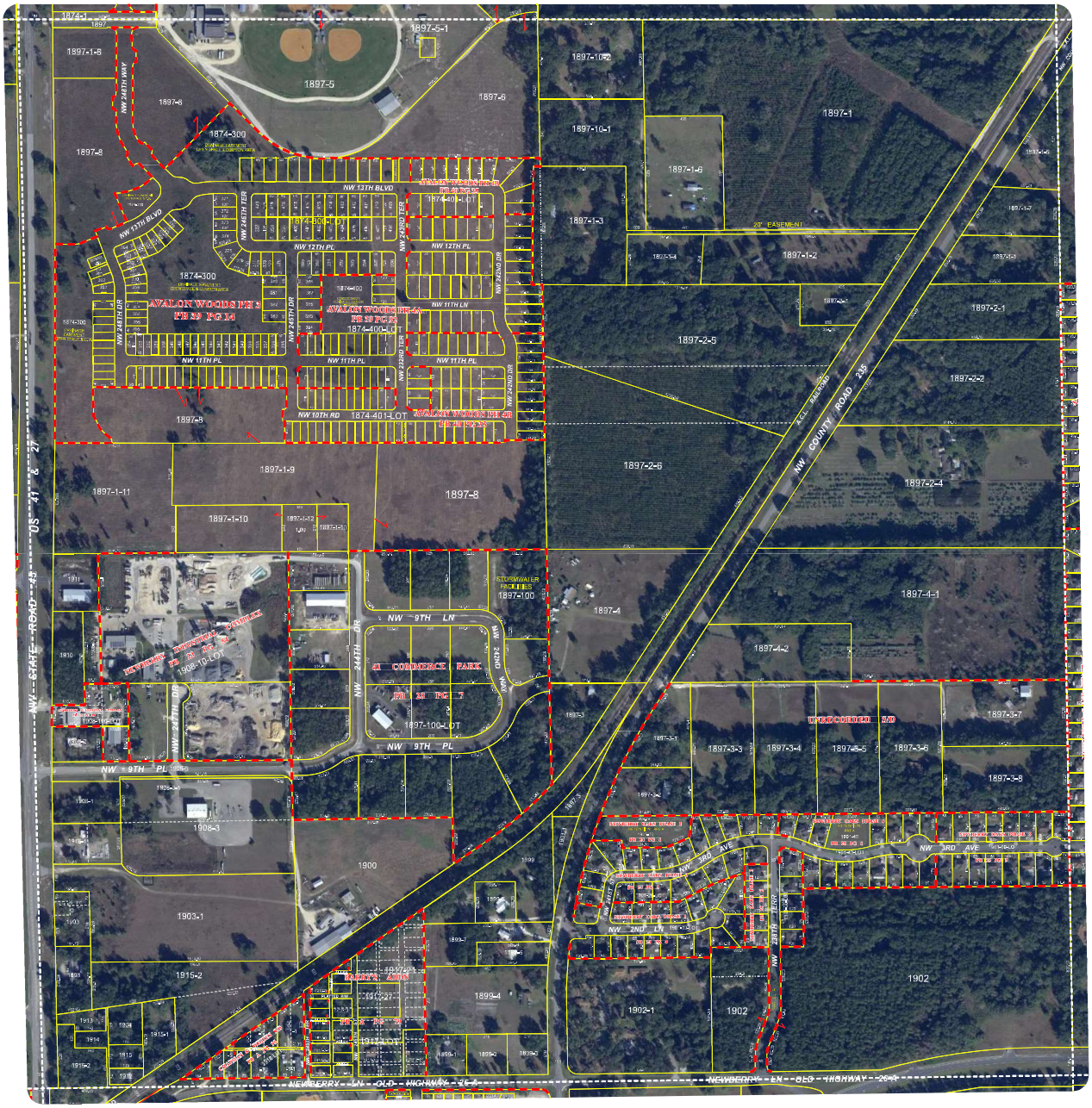


Legend

Parcels
Lakes

Date created: 6/12/2025
Last Data Uploaded: 6/12/2025 8:19:00 AM

Developed by SCHNEIDER GEOSPATIAL



ALACHUA COUNTY PROPERTY APPRAISER

AYESHA SOLOMON, CFA
PROPERTY APPRAISER

SECTION OVERLAY

Map Legend

- Parcels
- Section Lines
- Railroad Centerline
- Subdivision Boundary
- Condo Boundary
- Unrecorded S/D Boundary

SCALE: 1":300 '

N

INFORMATION MAP - NOT A SURVEY

This map is a GIS map of the Property Appraiser's parcel database. The Alachua County Property Appraiser's Office is committed to providing the most accurate and current information, No warranties expressed or implied are provided for the data herein, its use or its interpretation.

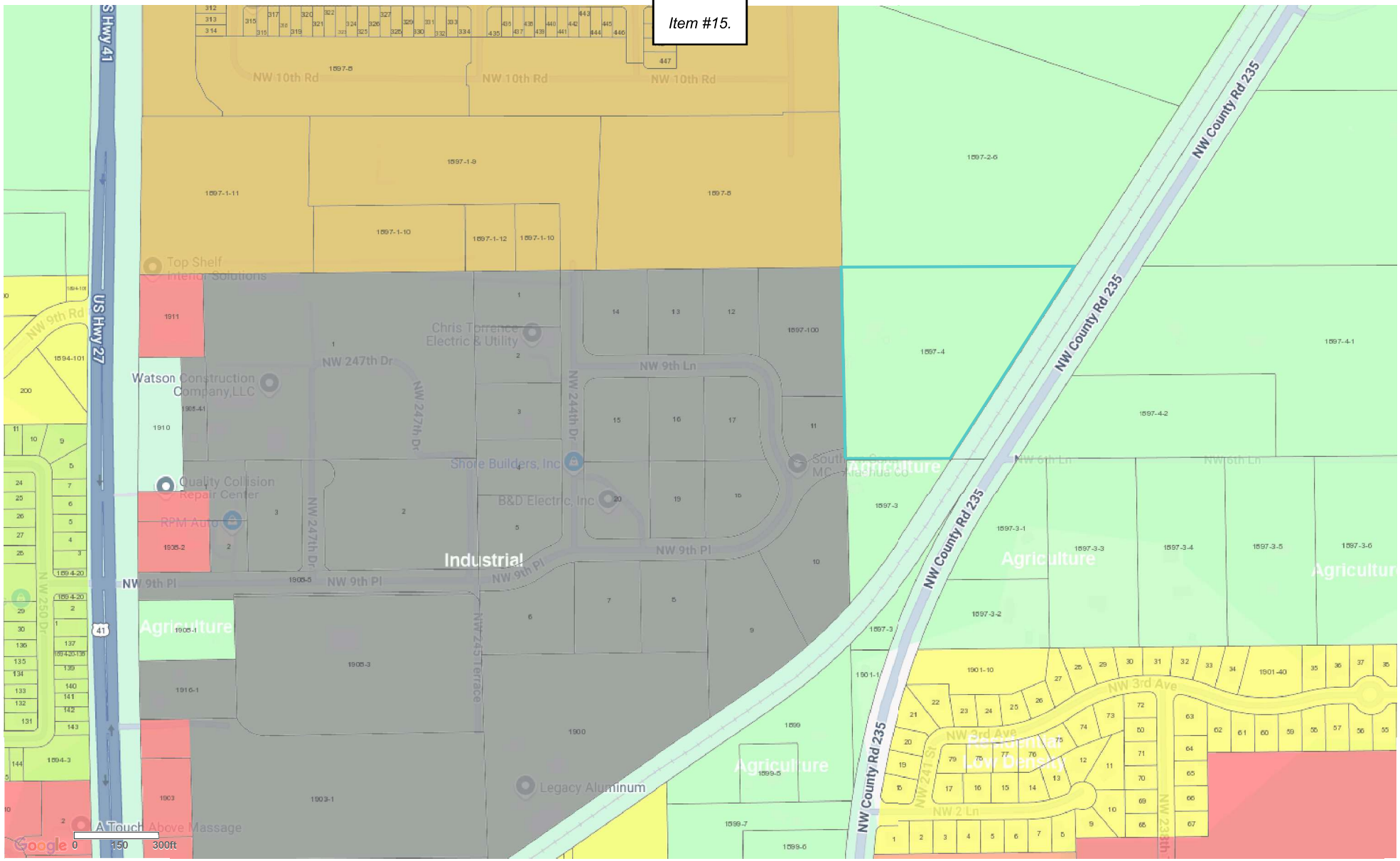
This Map was created by the Alachua County Property Appraiser's GIS Services located at 515 N Main Street, Suite 200, Gainesville, FL 32601

SEC	TWP	RGE	QUAD
34	09	17	

Revision Date: 3/18/2025

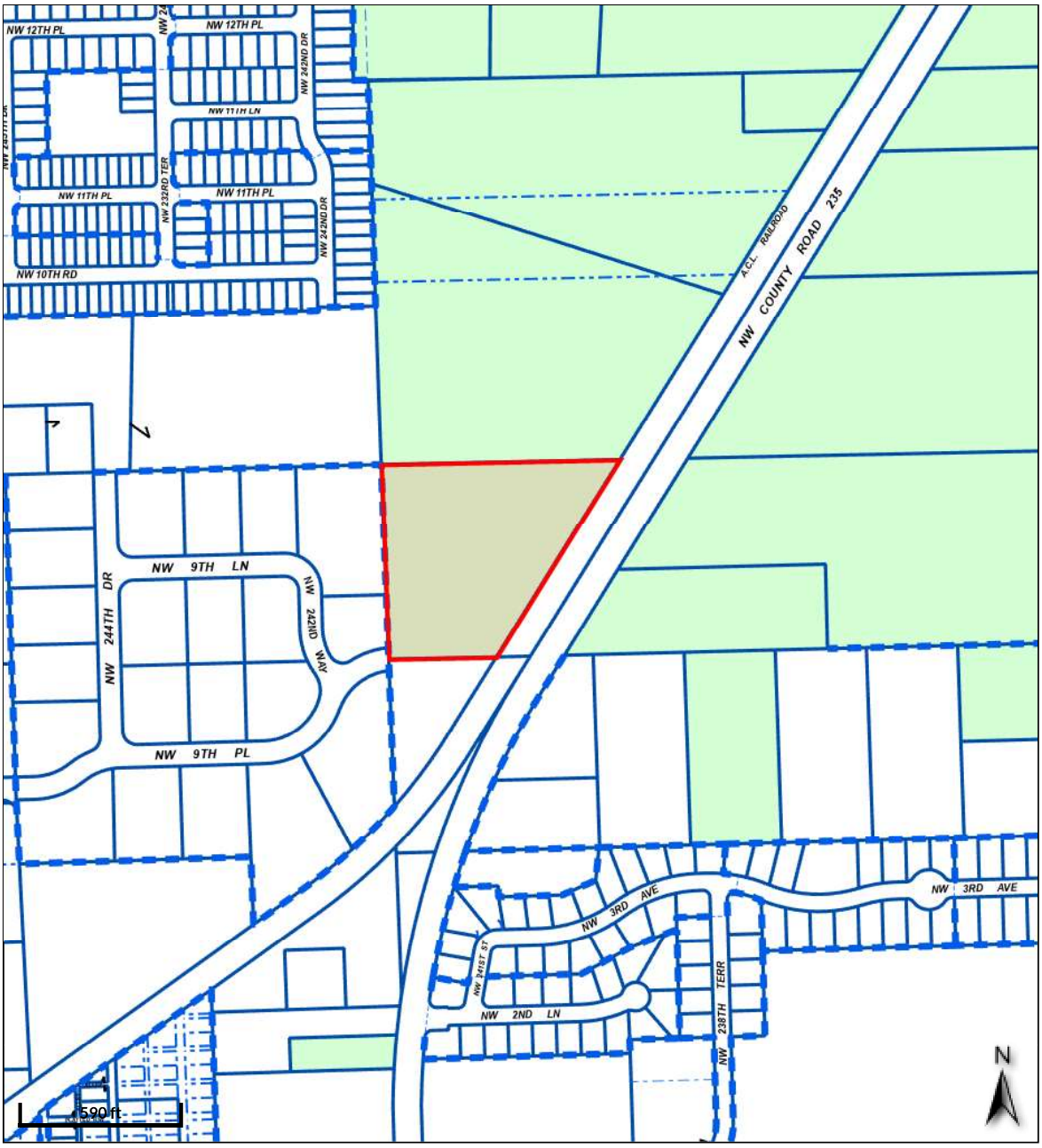
APPENDIX B
FUTURE LAND USE MAP

Item #15.

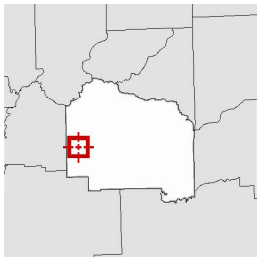

US Hwy 41
S Hwy 41
NW 10th Rd
NW 9th Rd
NW 9th Ln
NW 9th Pl
NW 247th Dr
NW 244th Dr
NW 245 Terrace
NW County Rd 235
NW 3rd Ave
NW 241st St
NW 2 Ln
Top Shelf Interior Solutions
Chris Torrence Electric & Utility
Watson Construction Company,LLC
Quality Collision Repair Center
RPM Auto
Shore Builders, Inc
B&D Electric, Inc
Legacy Aluminum
A Touch Above Massage
Industrial
Agriculture
Residential Low Density
Google 0 150 300ft

APPENDIX C
ZONING MAP

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview

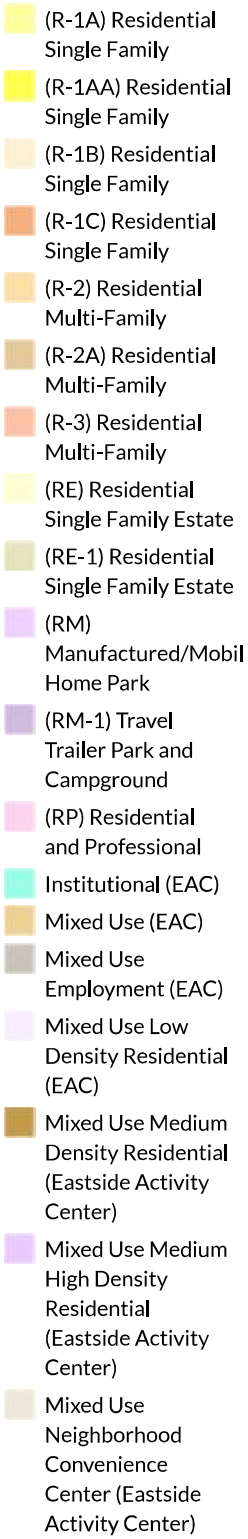


Legend

- Parcels
- Lakes

Alachua County Zoning

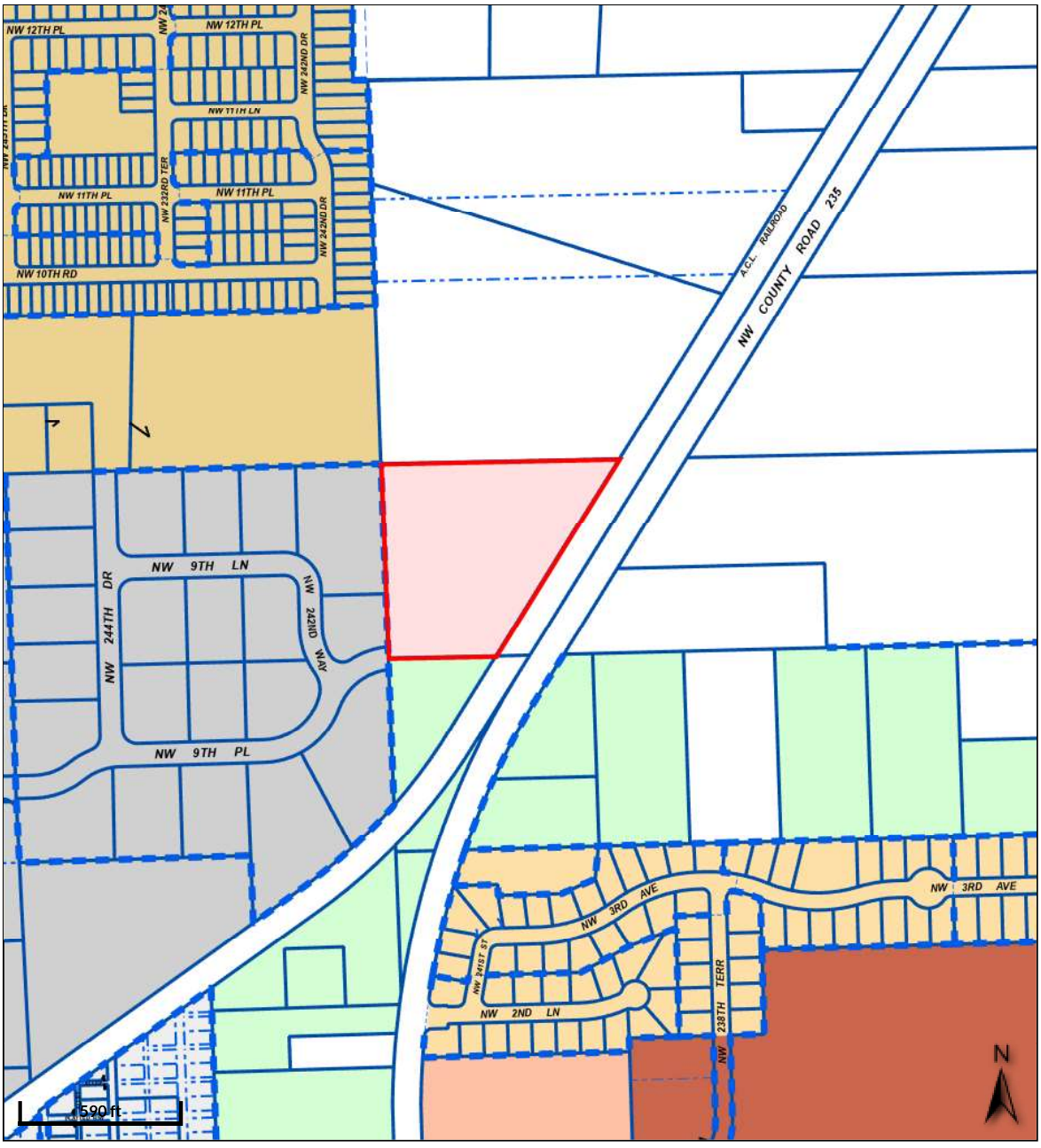
- (A) Agricultural
- (P) Preservation
- (A-RB) Agricultural-Rural Business
- (AP) Administrative and Professional
- (BA)Automotive Oriented Business
- (BA-1) Automotive Oriented Business
- (BH) Highway Oriented Business
- (BP) Business and Professional
- (BR) Business, Retail Sales, and Services
- (BR-1) Business, Tourist, and Entertainment
- (BW) Wholesale and Warehousing
- (C-1) Conservation
- (HM) Hospital and Medical
- (MB) Marine Business
- (ML) Light Industrial
- (MP) Manufacturing and Processing Industrial
- (MS)Manufacturing and Services Industrial
- (PD) Planned Development



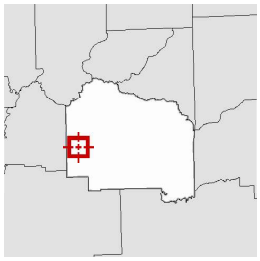
Date created: 6/12/2025
Last Data Uploaded: 6/12/2025 8:19:00 AM

Developed by SCHNEIDER GEOSPATIAL

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED



Overview

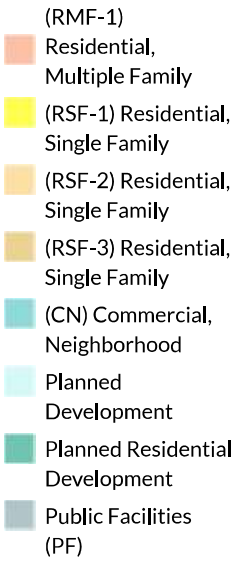


Legend

- Parcels
- Lakes

City Of Newberry Zoning

- (A) Agriculture
- (A-RB) Agricultural-Rural Business
- (BR) Business, Retail Sales, and Services
- (CA) Commercial, Automotive
- (C-CBD) Commercial, Central Business District
- (CG) Commercial, General
- (CI) Commercial, Intensive
- (CN) Commercial, Neighborhood
- (BH) Highway Oriented Business
- (I) Industrial
- (ILW) Industrial, Light and Warehousing
- (MU) Mixed Use
- (PD) Planned Development
- (PRD) Planned Residential Development
- (PRRD) Planned Rural Residential Development
- (RSF/MH-2) Residential, (Mixed) Single Family/Mobile Home



Date created: 6/12/2025
Last Data Uploaded: 6/12/2025 8:19:00 AM

Developed by SCHNEIDER GEOSPATIAL

4. Staff Report

Newberry FLORIDA ESTABLISHED 1895

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

File Number: LDR 25-13

Request: Amend the Official Zoning Atlas of the City of Newberry by changing the zoning from Alachua County Agriculture (A) to City of Newberry Industrial (I) for a property located at 710 Northwest County Road 235, consisting of 9.6 acres, and identified as Alachua County Tax Parcel No. 01897-004-000.

Recommended Action: Adopt Ordinance 2025-36.

SITE DATA TABLE

Owner	Laura J. Pries
Address/Location	710 NW County Road 235
S/T/R	Section 34, Township 09 South, Range 17 East
Net Area	±9.6 acres
Gross Area	N/A
Zoning District	Alachua County Agriculture (A)
FLUM Designation	County Rural/Agriculture
Existing Use	Mobile Home
Proposed Use	Industrial/material oriented industrial

ADJACENT ZONING AND FUTURE LAND USE

Direction	Future Land Use Designation	Zoning District
North	Agriculture (Alachua County)	Agriculture (A) (Alachua County)
East	Agriculture Alachua County	Agriculture (A) Right- of way NW County Road
South	Agriculture (City of Newberry)	Agriculture (A) (City of Newberry)
West	Industrial (City of Newberry)	Industrial (City of Newberry)

Introduction

On June 15, 2025, the Community Development Department at City of Newberry received an application by Civil on Demand, agent, on behalf of Laura J Pries, owner, to change the zoning district of the property from Alachua County Agriculture (A) to City of Newberry Industrial (I). The Property is located at 710 NW County Road 235. The property was recently annexed by the city, effective August 11, 2025. A mobile home exists on the property. The property is located within the Urban Service Area and abuts and 41 Commerce Park. Primary access will rely on Northwest 9 Place despite the address assigned to the property. Rail access is immediately available along the east boundaries of the property which enables resource-based uses of the property.

The Agent provided an analysis of a contemplated "highest and best use" of the property, but this arbitrary level of development does not represent actual development levels and only provides a conceptual level of development for the purposes of preliminary impact analysis.

Background/History

The subject property has an existing residence of consisting a mobile home on independent well and septic systems. The home was installed in 1983 and accessory structures have been added to the property over the years. No significant historical structures are known to exist on the property. The property abuts the North Florida Railway owned and operated by CSX Transportation, Inc. This is a historically significant railway that was utilized by pre-war soft phosphate mine operators and farmers. The railway is an attractive resource for industrial uses importing heavy materials, as fuel consumption per weight of goods transported is significantly lower than by truck. The property is currently addressed to County Road 235, signifying that as the primary route for access. Any industrial development of this property will require connection to municipal utilities and connection to the 41 Commerce Park road network.

Agency Review

This petition has been reviewed by the city reviewing agencies and no objection was offered. State and other regional and local agencies were notified of the proposed zoning change. Additional review by city and other agencies will occur at time of development plan or substantially similar application.

Compatibility

The proposed rezoning from Alachua County Agriculture (A) to City of Newberry Industrial (I) is consistent with the pattern of zoning districts in the area. This particular parcel, while not included in the plat for 41 Commerce Park, has road access provided to the parcel's western boundary. Potable water and wastewater lines are also immediately available on Northwest 9 Place. The industrial zoning district allows for a range of uses consistent with those within the 41 Commerce Park. Consistent with the companion future land use map amendment data and analysis report, the exact use of the property is still to be determined upon subsequent development plan application. For the purposes of this application and the intended use of the site, a batch plant has been utilized for analysis. A batch plant will require an application for a special use permit and a site and development plan. Impacts and mitigation, should it be determined to be necessary, will be addressed at that time.

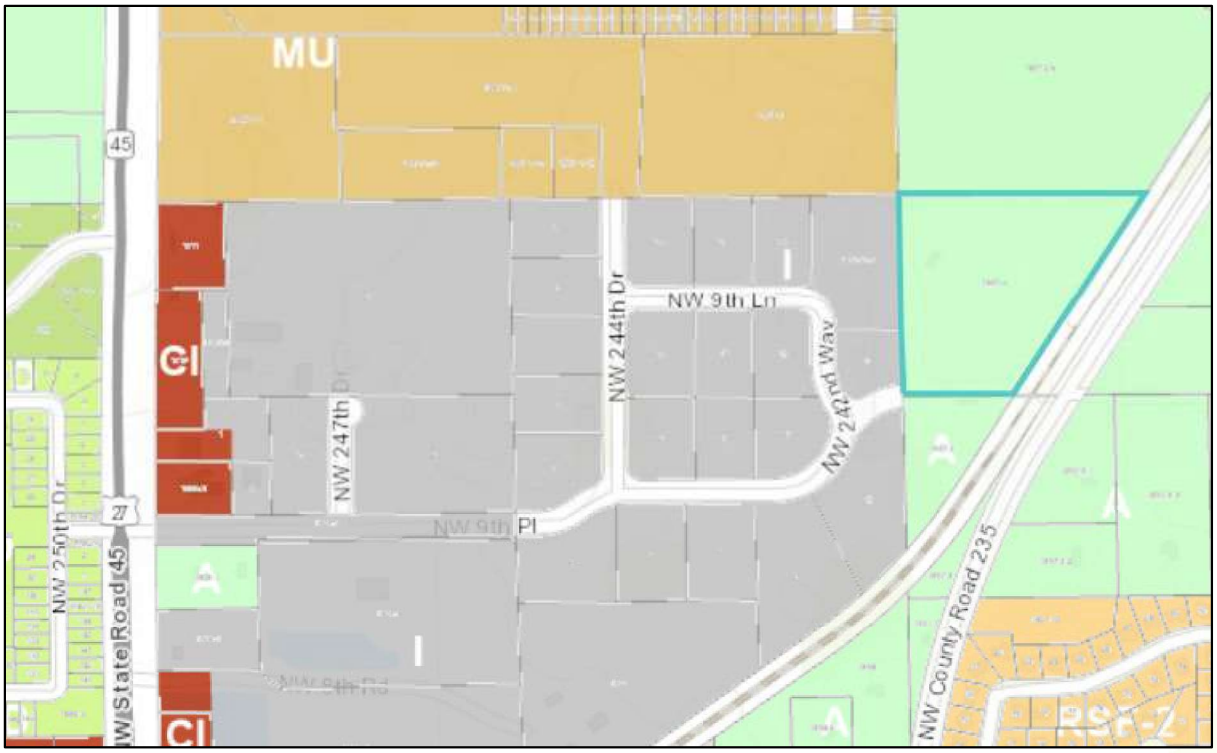


***Figure 1**. City of Newberry zoning map.*

Findings

Staff finds the proposed rezoning petition is consistent with the City of Newberry Comprehensive Plan and Land Development Regulations. This petition is a companion to the future land use map amendment and would be consistent with the proposed Material Oriented Industrial future land use classification.

Jean-Paul W. Perez
Community Development Department

5. Public Notice

City of Newberry - Planning and Zoning Board Notice of Public Hearings for 8/18/2025

Mon Aug 18th 6:00pm

Newberry | Public-Hearings

Newberry City Hall Commission Chambers, 25440 West Newberry Road, Newberry, Florida 32669 map

Published August 1st, 2025

THE PLANNING AND ZONING BOARD OF THE CITY OF NEWBERRY, FLORIDA, SERVING AS THE LOCAL PLANNING AGENCY, HEREBY GIVES NOTICE, that pursuant to Section 163.3161 through 163.3215, Florida Statutes, comments, objections, and recommendations regarding petitions described below will be heard by the Planning and Zoning Board at a public hearing on **Monday, August 18, 2025 at 6:00 p.m.**, or as soon thereafter as the matters can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

ITEM 1: Ordinance 2025-31 /CPA 25-03, an application by NV5 Global, Inc., agent, on behalf of Hawley

ITEM 1: Ordinance 2025-31/CPA 25-03, an application by NV5 Global, Inc., agent, on behalf of Hawley Family Holding, LLCs, owner, for a small-scale future land use map amendment from Agriculture to Commercial for a property located at 23125 West Newberry Road and consisting of 9.7 acres; identified as Alachua County Tax Parcel No. 01928-002-000.

ORDINANCE NO. 2025-31

CPA 25-03

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

ITEM 2: Ordinance 2025-32/LDR 25-08, an application by NV5 Global, Inc., agent, on behalf of Hawley Family Holdings, LLC, owner, to change the zoning district designation from Agricultural (A) to Commercial, Intensive (CI) for a property located at 23125 West Newberry Road and consisting of 9.7 acres, identified as Alachua County Tax Parcel No. 01928-002-000.

ORDINANCE NO. 2025-32

LDR 25-08

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 AGRICULTURAL (A) TO THE 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

ITEM 3: Ordinance 2025-33/CPA 25-05, an application by NV5 Global, Inc., agent, on behalf of IMS 2707, LLC, owner, for a small-scale future land use map amendment from Agriculture to Commercial for a property generally located at the northwest corner of State Road 26 and Northwest 202 Street and consisting of 25.1 acres, identified as Alachua County Tax Parcel No. 01922-000-000.

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; CONSISTING OF 25.11 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ITEM 4: Ordinance 2025-34/LDR 25-12, an application by NV5 Global, Inc., agent, on behalf of IMS 2707, LLC, owner, to change the zoning district designation from Agricultural (A) to Commercial, Automotive (CA)

for a property generally located at the northwest corn[illegible] Road 26 and Northwest 202 Street and consisting of 25.1 acres, identified as Alachua County [illegible]No. 01922-000-000.

ORDINANCE NO. 2025-34

LDR 25-12

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 AGRICULTURAL (A) TO THE COMMERCIAL, AUTOMOTIVE (CA) ZONING DISTRICT ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA, CONSISTING OF 25.1 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ITEM 5: Ordinance 2025-35/CPA 25-05, an application by Civil on Demand, agent, on behalf Laura J. Pries, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial for a property located at 710 Northwest County Road 235 and consisting of 9.6 acres; identified as Alachua County Tax Parcel No. 01897-004-000.

ORDINANCE NO. 2025-35

CPA 25-06

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 9.62 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ITEM 6: Ordinance 2025-36/LDR 25-13, an application by Civil on Demand, agent, on behalf of Laura J. Pries, owner, to change the zoning district designation from Alachua County Agriculture (A) to City of Newberry Industrial (I) for a property located at 710 Northwest County Road 235 and consisting of 9.6 acres, identified as Alachua County Tax Parcel No. 01897-004-000.

ORDINANCE NO. 2025-36

LDR 25-13

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 AGRICULTURAL (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 9.62 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Item 7: Ordinance 2025-50/CPA 25-20, an application by Patrick M. Post, owner, for a large-scale future land use map amendment from Alachua County Rura[illegible]e to City of Newberry Agriculture for a property generally located on the south side of State Road 26, between County Road 337 and Southwest

298 Street and consisting of 110.8 acres; identified as Alachua County Tax Parcel No. 02515-004-003.

ORDINANCE NO. 2025-50

CPA 25-20

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO 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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 110.8 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 8: Ordinance 2025-65/LDR 25-27, an application by Patrick M. Post, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property generally located on the south side of State Road 26, between County Road 337 and Southwest 298 Street and consisting of 110.8 acres; identified as Alachua County Tax Parcel No. 02515-004-003.

ORDINANCE NO. 2025-65

LDR 25-27

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 RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 110.8 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 9: Resolution 2025-31/VAR 25-02, a variance request by MSLN Enterprises, LLC, owner, to reduce the minimum lot size for a property within the Agricultural (A) for a property located at 17406 Southwest 46 Avenue and consisting of 9.69 acres; identified as Alachua County Tax Parcel No. 04442-000-000.

RESOLUTION NO. 2025-31

VAR 25-02

A RESOLUTION OF THE CITY COMMISSION, SERVING AS THE BOARD OF ADJUSTMENT, OF THE CITY OF NEWBERRY, FLORIDA, APPROVING A VARIANCE AS AUTHORIZED UNDER SECTION 3.2.5 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, FOR A REDUCTION OF THE MINIMUM LOT SIZE REQUIRED IN AN AGRICULTURAL (A) ZONING DISTRICT PURSUANT TO SECTION 4.4.6 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA, MORE PARTICULARLY DESCRIBED IN EXHIBIT A; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Item 10: Resolution 2025-37/SDP 25-04, a site and development plan application by NV5 Global, Inc., agent, on behalf of Newberry Plaza, LLC, owner, for a 6,915 square foot retail auto parts store known as Advanced Auto Parts generally located on the south side of State Road 26, between Southwest 242 Street and Newberry Lane, and consisting of 1.25 acres; identified as a portion of Alachua County Tax Parcel No. 01932-000-000.

SDP 25-04

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 FOR A 6915-SQUARE-FOOT AUTOPARTS STORE KNOWN AS "ADVANCED AUTO PARTS" WITHIN THE HIGHLAND PARK PLANNED DEVELOPMENT, PURSUANT TO SECTION 14.12 OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS, ON LANDS IDENTIFIED AS A PORTION ALACHUA COUNTY TAX PARCEL NO. 01932-000-000 CONSISTING OF APPROXIMATELY 1.25 ACRES MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearings and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed Amendments. Please call 352-472-5440, or email communitydevelopment@NewberryFL.gov to request a copy of the proposed Amendments be sent to you, to submit comments prior to the public hearings, or to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Ac ith disabilities needing a special accommodation for attendance at this meeting shoul V Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800)

no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

If Required Business Impact Attached

Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices alnotices@alachuacounty.us and put "Subscribe" in the subject line.

For any questions or concerns please contact the Legal Notices Coordinator at legalnotices@alachuacounty.us.

Click Here to View Current Emergency Orders (https://info.alachuacounty.us/emergency-orders/?_gl=1*1819lz6*_ga*MTI4MDQzMzk4NS4xNzIyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5LjI0LjAuMA..)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

View Alachua County's Website Accessibility Policy And Procedures (/Depts/EO/Pages/Website-Accessibility.aspx)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

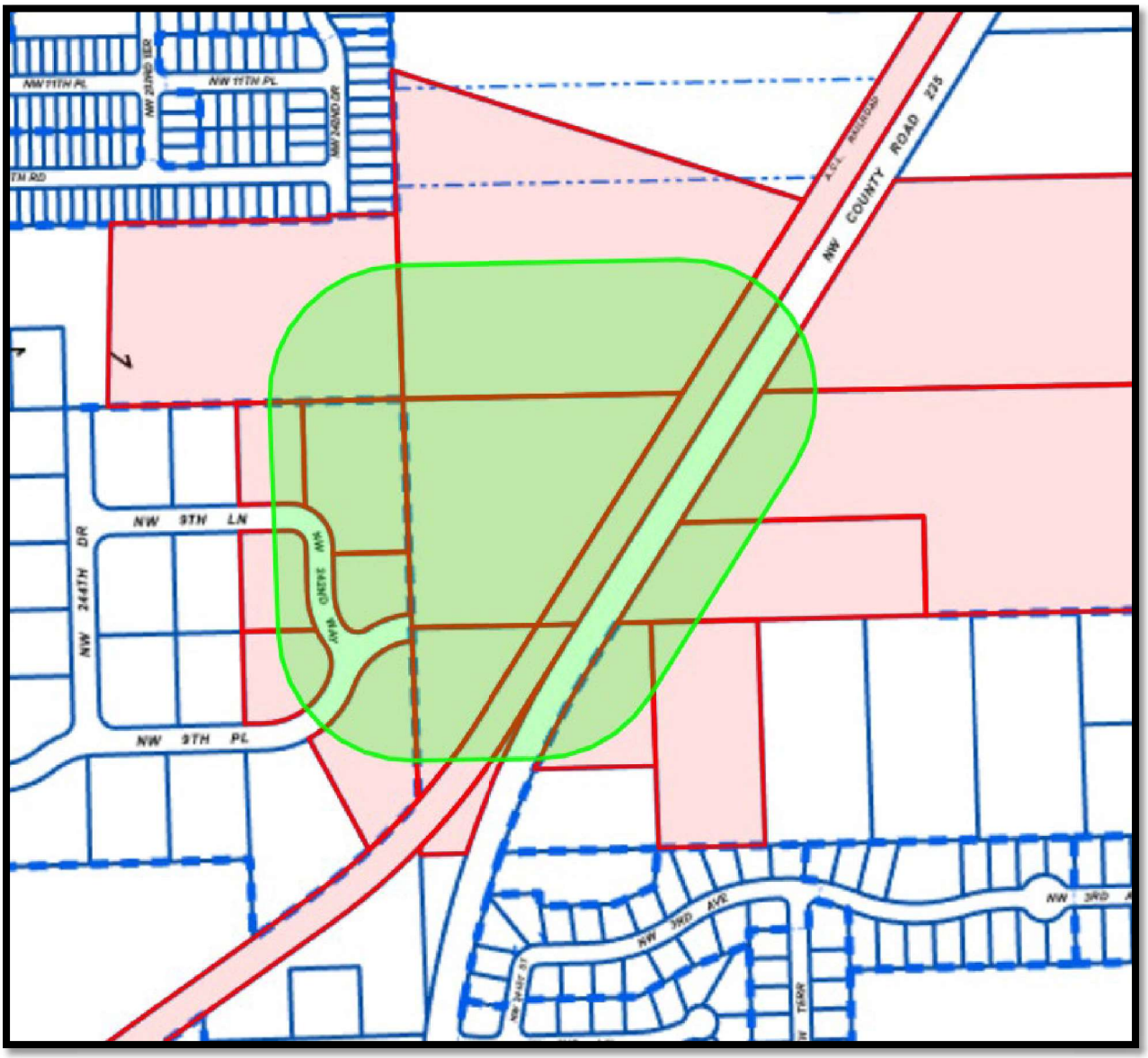
To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or publicrecordsrequest@alachuacounty.us. Please visit the Public Records Request (/Depts/attorney/Pages/PublicRecordsRequest.aspx) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence PlatformTM to help identify and prioritize accessibility issues on our website.

01897-004-000

400 feet



Newberry
FLORIDA
ESTABLISHED 1895

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

MEMORANDUM

TRANSMITTED VIA CERTIFICATE OF MAILING

August 4, 2025

PUBLIC NOTICE – PUBLIC NOTICE – PUBLIC NOTICE – PUBLIC NOTICE

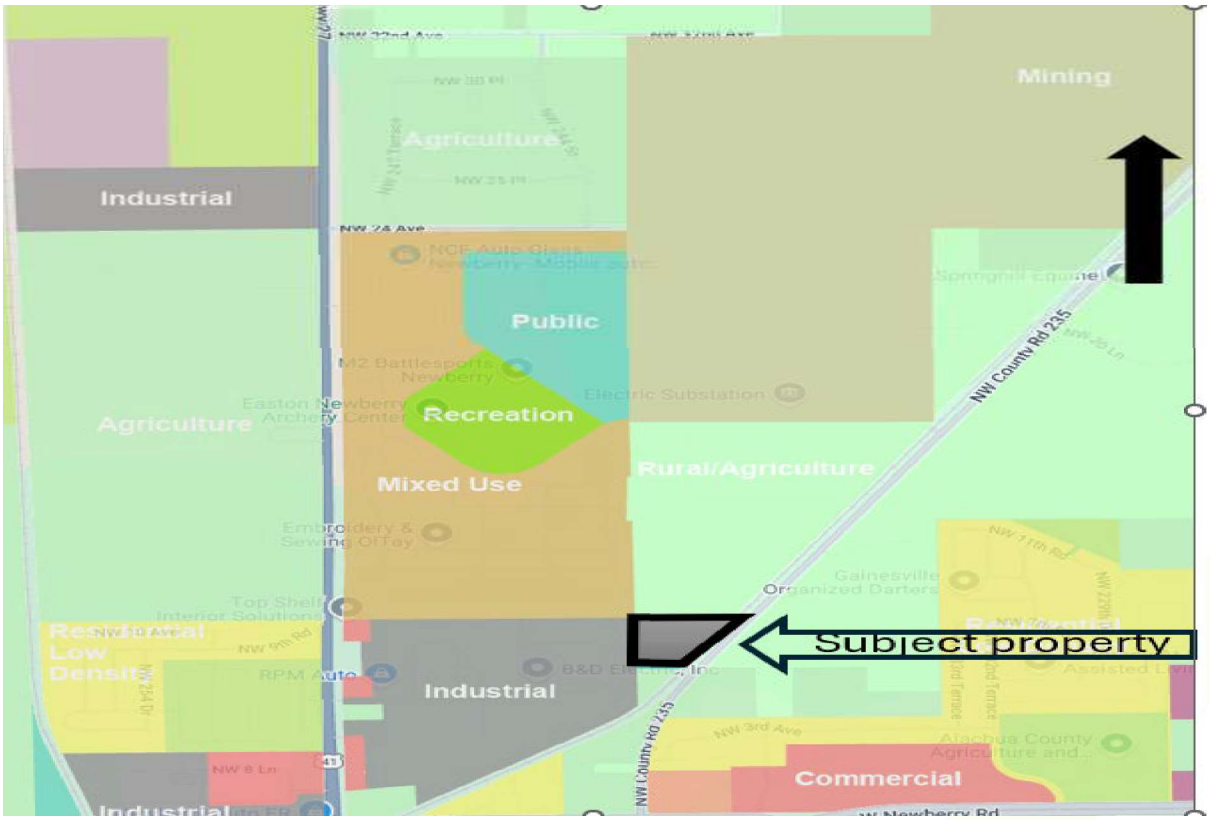
FROM: Stacey Hectus, Director, Community Development Director
SUBJECT: **ACTUAL NOTIFICATION CONCERNING PROPOSED LAND USE ACTION (CPA 25-06 / LDR 2552-13)**

Please accept this memorandum as a notice of public hearings to be conducted by the City of Newberry Planning and Zoning Board; mailed notice has been provided because you own property within 400 feet of the property for which an application to amend the Official Zoning Atlas of the City of Newberry, as described below, have been requested. The Planning and Zoning Board public hearing is scheduled for **Monday, August 18, 2025** at 6:00 p.m., or as soon thereafter as the matter can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

CPA 25-06/Ord 2025-35: An application by Civil on Demand, agent, on behalf of Laura J Pries, owner, in corporation with Smyrna Ready Mix (SRM) for a small-scale future land use amendment from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial Development; Parcel No. 01897-004-000, a 9.62-acre undivided property located generally at 710 NW County Road 235, Newberry.

LDR 25-13/Ord 2025-36: An application by Civil on Demand, agent, on behalf of Laura J Pries, owner, in corporation with Smyrna Ready Mix (SRM) to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Material Oriented Industrial Development; Parcel No. 01897-004-000, a 9.62-acre undivided property located generally at 710 NW County Road 235, Newberry.

(Map and more information on reverse side)



These public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

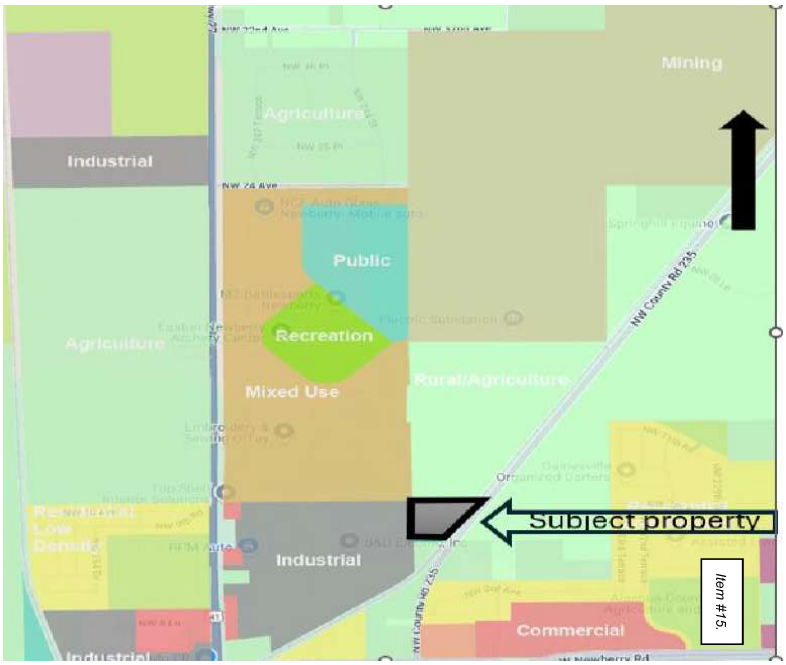
All interested parties may appear to be heard with respect to the proposed applications. **A copy of the application is available for public inspection at the City of Newberry Planning Department, located at 25815 SW 2nd Avenue, Newberry, Florida, during regular business hours.** All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceeding, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at 352-375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at 800-955-8770.

If you have any questions concerning these matters please telephone the Community Development Department at 352-472-5440, or if you would like to provide written comments, (which will be provided to the Planning and Zoning Board at the public hearing), please mail correspondence to communitydevelopment@NewberryFL.gov.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING BOARD OF THE CITY OF NEWBERRY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF NEWBERRY, FLORIDA, will hold a public hearing, pursuant to Sections 163.3161 through 163.3215, Florida Statutes, and Ordinance No. 9-92, as amended, to receive comments, objections and recommendations regarding a proposed amendment to the Land Development Regulations of the City of Newberry, will be heard by the Planning and Zoning Board at a public hearing on **August, 18, 2025,** which starts at 6:00 p.m., or as soon thereafter as the matter can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.



CPA 25-06/Ord 2025-35: An application by Civil on Demand, agent, on behalf of Laura J Pries, owner, in corporation with Smyrna Ready Mix (SRM) for a small-scale future land use amendment from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial Development; Parcel No. 01897-004-000, a 9.62-acre undivided property located generally at 710 NW County Road 235, Newberry.

LDR 25-13/Ord 2025-36: An application by Civil on Demand, agent, on behalf of Laura J Pries, owner, in corporation with Smyrna Ready Mix (SRM) to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Material Oriented Industrial Development; Parcel No. 01897-004-000, a 9.62-acre undivided property located generally at 710 NW County Road 235, Newberry.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed amendment. Please call 352-472-5440, or email EconomicDevelopment@NewberryFL.gov to request copies of the proposed application be sent to you, to submit comments prior to the public hearing, or to to inquire about accessing the meeting.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at 352-375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at 800-955-8770.

File Attachments for Item:

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

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

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	Small-Scale Future Land Use Map Amendments from Alachua County Rural/Agriculture to City of Newberry Agriculture for Annexation 39 Properties Legislative Second Reading Public Hearing of Ordinances 2025-37 through -39, -41 through -43, -45 through -48, and -51.
Agenda Section:	Public Hearings and Ordinances
Department:	Community Development
Presented By:	Stacey Hectus, AICP, Director
Strategic Goal/Objective:	Goal D.3, A strong, diverse local economy
Recommended Action:	Adopt Ordinances 2025-37 through -39, -41 through -43, -45 through -48, and -51 amending the future land use classification from Alachua County Rural/Agriculture to City of Newberry Agriculture.

SUMMARY

The Community Development Department has received applications from property owners voluntary annexed on August 11, 2025 for small-scale future land use map amendments on those annexed lands. The change of land use is from the Alachua County Rural/Agriculture to City of Newberry Agriculture future land use classification. These constitute like-for-like changes for the purposes of administering the City of Newberry Code of Ordinances. No intensification of land use is proposed. A data and analysis report was not prepared for these land use changes and staff is relying on comparison of the future land use elements between the respective Comprehensive Plans.

Prior Action

The Planning and Zoning Board at the August 26, 2025 special meeting voted unanimously to approve all above listed ordinances and recommended approval to the City Commission.

At the September 8, 2025 regular meeting of the City Commission, a public hearing was held to

consider the request. After receiving a presentation from staff, public comments, and deliberations on the matter, the Board voted unanimously to approved the ordinances on first reading. Minutes are available upon request.

Attachments:

1. Staff Memo
2. Draft Ordinances with BIE's
3. Public Notice

1. Draft Ordinances

COPIES OF ORDINANCES AVAILABLE UPON REQUEST

2. Staff Memo

NEWBERRY Florida
Established 1895

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

Staff Memo

DATE: August 21, 2025

FROM: Stacey Hectus, AICP, Director, Community Development Department

TO: Mayor and City Commissioners, City of Newberry

SUBJECT: Small-Scale Future Land Use Map Amendments and Rezonings for Recently Annexed Properties Related to Annexation 39

This memo provides excerpts from the Future Land Use Elements of the Alachua County and City of Newberry Comprehensive Plans ("FLUEs"). In addition, the zoning district ordinances from both governments are included as attachments to this memo. The excerpts of FLUEs demonstrate an equilibrium between the two land uses and their respective levels of density and intensity. Both land use classifications provide for a by-right density of one (1) dwelling unit per five (5) acres of land. Under certain justified exceptions, densities may be increased under either future land use classification. Regardless, the intent and character presented through the goals, objectives, and policies are remarkably similar. Both land uses are generally representative of widely adopted densities for rural lands across many Florida local governments and not unique to Alachua County or City of Newberry. Complete text for either element are available upon request.

The zoning district descriptions for the Alachua County Agriculture (A) and the City of Newberry Agricultural (A) are attached for reference. Evaluation of both zoning districts was conducted and a determination that they are of comparable standards for development.

Staff finds the requests consistent with the City of Newberry Comprehensive Plan and Land Development Regulations and recommend adoption of the ordinances. Adopting the ordinances would not negatively impact public interest. Further analysis is not warranted.

[FUTURE LAND USE ELEMENT EXCERPTS CONTINUED ON NEXT PAGE.]

Attachments:

1. Alachua County Code of Ordinances, Section 403.03
2. City of Newberry Code of Ordinances, Appendix B, Article 4, Section 4.4

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

City of Newberry Objective 3.2, FLU Category Table:
The below Object 3.2 and subsequent table provide for the density

FLU OBJECTIVE 3.2: Define a list of the FLU categories and descriptions for each; identify associated intents, applicability, maximum densities/intensities, and use types; and their relationship to zoning classifications.

FLU POLICY 3.2.1: The city's Land Development Regulations (LDRs) shall contain design and development standards based on and consistent with the following FLU categories and corresponding general ranges of densities and intensities. The allocation of FLU categories shall be depicted in the Comprehensive Plan FLUM's series.

Table identifying FLU categories and compatible zoning districts classifications:

FLU Category	Zoning District Classification	Typical Uses	Maximum Density	Maximum Intensity
Agriculture	A, CN, PRRD	Agricultural; Rural commercial, Residential, Single-Family; Manufactured Home	1 du/5 ac	20 percent Impervious Surface Ratio (20% ISR)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

Alachua County Rural/Agriculture Objective 6.2 and Policy 6.2.5.1.(b)(1):

OBJECTIVE 6.2 - RURAL/AGRICULTURE

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

* * *

Policy 6.2.5.1 In order to implement COSE Policy 4.10.6, Planned Developments with Transfers of Development (PD-TDR) may be proposed for two or more separate parcels under the same ownership to facilitate transfers of development rights from regulated conservation areas, as defined in Conservation and Open Space Element Policy 3.1.1, to less sensitive areas designated as Rural/Agriculture on the Future Land Use Map. The PD-TDR will allow units of density to be transferred from one or more contiguous parcels (sending parcels) to one or more geographically separate parcels (receiving parcels). All parcels involved shall be rezoned as PD-TDR-S or PD-TDR-R. As a result of the transfer, receiving parcels may be developed at a gross density that exceeds that provided on the receiving parcel by the Rural/Agriculture land use category. The process and standards for PD/TDR developments shall be consistent with rural clustering policies with the following additional requirements:

* * *

(b) The maximum number of units that can be transferred shall be the lesser of:

(1) The number of units that could be developed on the sending parcel(s) under the Rural/Agriculture maximum gross density of 1 units per 5 acres, plus bonus units consistent with Policy 6.2.10(d); or

(2) The number of upland acres, excluding wetlands and wetland buffers, on the sending parcel(s).

NEWBERRY Florida
Established 1895
25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

ATTACHMENT 1

Sec. 403.03. Rural/agricultural district descriptions.

(a) Agricultural (A) district. The agricultural district (A) implements the rural/agriculture designation on the Future Land Use Map, and the policies of the Comprehensive Plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, Open Space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities. Permitted uses are found on the Use Table in Article II of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of Section 404.08 for similar uses is prohibited.

(b) Agricultural rural business (A-RB) district. The agricultural rural business district (A-RB) implements the rural/agriculture designation on the Future Land Use Map, and the policies of the Comprehensive Plan to provide for those commercial or other uses on a limited scale serving or ancillary to agricultural activities. Properties zoned A-RB shall front a paved publicly-maintained road and shall be located at least a mile from all other properties zoned A-RB. Permitted uses are found on the Use Table in Article II of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of Section 404.08 for similar uses is prohibited.

(c) Agriculture (AG-TDR) district (with transfer of development rights). The agriculture transfer of development rights district implements the rural/agriculture designation on the Future Land Use Map and the transfer of development rights policies of the Comprehensive Plan, to provide principally for agricultural activities while allowing limited residential development at a density of up to one (1) dwelling unit per forty (40) acres. A rezoning to this district shall occur when the owner of an agricultural property, defined as having an approved agriculture classification from the Alachua County Property Appraiser, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in Chapter 402 Article XX.

(d) Conservation (C-TDR) district (with transfer of development rights). The conservation transfer of development rights district implements the TDR policies of the Comprehensive Plan, to provide principally for preservation of environmentally sensitive land while allowing limited residential development if resources can be protected at a density of up to one (1) unit per two hundred (200) acres where consistent with a conservation area management plan. Higher densities of up to one (1) dwelling unit per forty (40) acres may be proposed where it can be demonstrated that there is not impact on resource protection and where consistent with the conservation area management plan. A rezoning to this district shall occur when the owner of conservation property, defined as properties that contain strategic ecosystems or are on the Alachua County Forever (ACF) active acquisition list, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in Chapter 402 Article XX.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 09-05, § 2(Exh. A), 9-9-09; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

ATTACHMENT 2

Section 4.4. "A" Agricultural.

4.4.1. Districts and intent. The "A" Agricultural category includes one zone district: A. Lands in this district are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the city's Comprehensive Plan.

4.4.2. Permitted principal uses and structures.

1. All agricultural activities (excepting intensive agriculture, material-oriented industrial development, mining activities as defined in section 2.1 and as provided for as a special permit in article 14 herein and not including livestock or poultry slaughterhouses), including the raising of livestock and poultry, the production of dairy and poultry products, the cultivation of field crops and fruits and berries, forestry in accordance with the Comprehensive Plan, apiculture, and similar uses; provided, that no structure used for housing of animals or any commercial feed lot operation shall be located within 300 feet of any lot line, and no structure used for housing domestic animals shall be located within 100 feet of any lot line (excepting that the keeping of no more than two horses in on parcels less than 10 acres in size may be housed in a barn or stable that is located within 25 feet of the adjacent properties).

2. The processing, storage, and sale of agricultural products and commodities which are raised on the premises (but not including livestock or poultry slaughterhouses); provided, that no building used for these activities shall be located within 300 feet of any side or rear lot line.

3. Single-family dwellings.

4. Mobile homes.

5. Plant nurseries and greenhouses.

6. Homes of six or fewer residents which otherwise meet the definition of a "community residential home" (see section 4.2).

7. Solar energy facilities (solar farms) as defined in Section 2.1. Solar Farms shall be regulated in accordance with Section 4.2.40.

4.4.3. Permitted accessory uses and structures.

1. Uses and structures which:

a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.

b. Are located on the same lot as the permitted principal use or structure or on a contiguous lot in the same owner

c. Do not involve operations or structures not in keeping with the character of the district.

d. Are Accessory Dwelling Units as defined in Section 4.2.4.2.

e. Are utility sheds and carports, (refer to Section 4.2.4.).

f. Are administratively approved permanent or temporary accessory structures within the required rear yard setback up to the rear property line, complying with Section 4.2.4.1.

2. Examples of permitted accessory uses and structures include:

a. Barns and stables;

b. Private garages;

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

c. Private swimming pools;

d. On-site signs (see section 4.2); and

e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.

f. Administration and maintenance buildings, transmission lines, substations, energy storage equipment, and related accessory uses and structures for solar farms.

4.4.4. Prohibited uses and structures. Junk yard or automobile wrecking yard, intensive agricultural uses as defined in section 2.1 and located within areas designated as high groundwater aquifer recharge as identified on the map entitled "Recharge Potential of the Florida Aquifer System, Alachua County, Florida", prepared by the Suwannee River Water Management District, as of December 2004; and any use or structure not specifically, provisionally or by reasonable implication permitted herein as a special exception.

4.4.5. Special exceptions. (See also articles 12 and 13.)

1. The processing, storage and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 300 feet of any side or rear lot line.

2. Livestock auction arenas.

3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 300 feet of any lot line.

4. Sawmills and planing mills; provided that no building used for these activities shall be located within 300 feet of any side or rear lot line.

5. Agricultural equipment and related machinery sales.

6. Agricultural feed and grain packaging, blending, storage and sales.

7. Agricultural fertilizer storage and sales.

8. Agricultural fairs and fairground activities.

9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 300 feet of any lot line.

10. Commercial kennels, veterinary clinics and animal shelters; provided that no open runs or open-air structures used for housing of animals shall be located within 300 feet of any lot line. Commercial kennels, veterinary clinics, and animal shelters meeting the criteria outlined in Section 4.2.41 may be located within 50 feet of any adjacent property line.

11. Group living facilities.

12. Crematories.

13. Airplane landing fields.

14. Public buildings and facilities, unless otherwise specified (see section 4.2).

15. Private clubs and lodges.

16. Off-site signs (see also section 4.2).

17. Churches and other houses of worship, and accessory parochial elementary, middle schools and high schools offering curricula comparable to that of public schools.

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

18. Cemeteries and mausoleums.

19. Child care centers (see also section 4.2.33).

20. Recreational vehicle parks and commercial campgrounds.

21. Public and private recreational uses related to the city's sports tourism economic development program, to include but not be limited to competitive sport venues, equestrian parks, waterparks, arenas and amphitheaters, motor sport competition venues including racetracks and accessory uses such as associated resorts, campgrounds, recreational vehicle parks.

22. Tiny Home Neighborhoods, as defined in Section 2.1 and regulated in accordance with Section 4.2.42.

23. Small-scale rural event centers related to agricultural uses, agritourism, wedding venues, and/or wellness retreats to include but not be limited to recreation, entertainment, and/or educational experiences, and accessory uses such as associated sales of agricultural products grown on or off premises, beer gardens, farm-to-table cafes, food truck plazas, outdoor health & wellness activities. For the purposes of this small-scale rural event center special exception, "small-scale" is defined as 300 or fewer participants/attendees.

24. Small-scale rural subdivisions, subject to the policies and regulations provided in the supplemental district regulations referenced in Appendix B, Article 4, Section 4.2.43 of the City of Newberry Code of Ordinances.

4.4.6. Minimum lot requirements (area, width).

1. Single-family dwellings, mobile homes and group living facilities:

Minimum lot area: Five acres.

Minimum lot width: 270 feet.

2. All other permitted uses and structures (unless otherwise specified):

None, except as necessary to meet other requirements as set out herein.

4.4.7. Minimum yard requirements (depth of front and rear yard, width of side yard). (See section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front: 30 feet.

Side: 25 feet.

Rear: 25 feet.

Special provisions:

The location of any structure (except permitted docks, walkways and piers) shall be set back a minimum of 35 feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be set back a minimum of 35 feet from perennial streams and creeks.

4.4.8. Maximum height of structures. (See also section 4.2 for exceptions.)

No portion shall exceed: 72 feet (see section 4.2, exclusion from height limitations).

4.4.9. Maximum lot coverage by all buildings.

20 percent.

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.4.10. Minimum landscaped buffering requirements. (See also section 4.2.)

1. All permitted uses and structures (unless otherwise specified):

None, except as necessary to meet other requirements as set out herein.

4.4.11. Minimum off-street parking requirements. (See also section 4.2.)

1. Residential dwelling units: Two spaces for each dwelling unit.

2. Elementary and junior high schools: Two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.

3. Senior high school: Four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.

4. Churches or other houses of worship: One space for each six permanent seats in the main auditorium.

5. Public buildings and facilities (unless otherwise specified): One space for each 200 square feet of floor area.

6. Private clubs and lodges: One space for each 300 square feet of floor area.

7. Group living facilities: One space for each bedroom.

8. Livestock or poultry slaughterhouse; saw mills and planing mills; crematories; agricultural feed and grain packaging, blending, storage and sales; agricultural fertilizer storage and sales: One space for each 500 square feet of floor area.

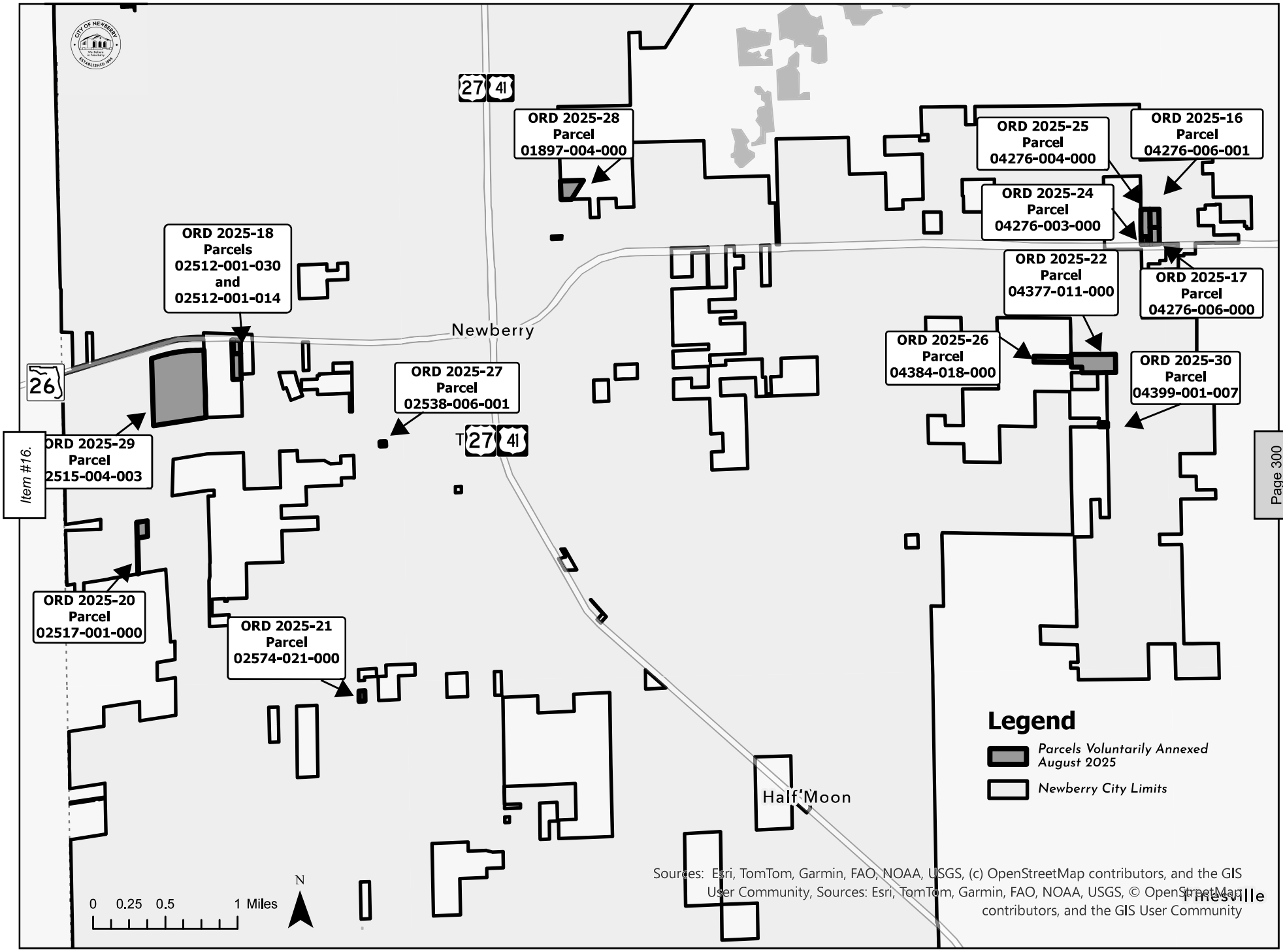
9. Livestock auction arenas; agricultural equipment and related machinery sales; agricultural fairs and fairground activities; drive-in theaters; racetracks and speedways; golf and archery ranges; rifle, shotgun and pistol ranges; commercial kennels; veterinary clinics; and animal shelters: One space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display or activity.

10. Child care centers: One space for each 300 square feet of floor area devoted to child caring activities.

11. For other special exceptions as specified herein: To be determined by findings in the particular case.

(Ord. No. 7-03, § 2, 6-9-2003; Ord. No. 16-03, § 2, 9-8-2003; Ord. No. 10-04, § 2, 7-12-2004; Ord. No. 8-05, § 1(4.4.8), 2-28-2005; Ord. No. 18-06, § 2, 8-28-2006; Ord. No. 25-08, § 2, 11-10-2008; Ord. No. 05-10, § 1, 5-24-2010; Ord. No. 08-10, § 3, 5-24-2010; Ord. No. 08-12, § 3, 6-11-2012; Ord. No. 16-12, § 2, 11-26-2012; Ord. No. 24-14, § 1, 10-13-2014; Ord. No. 2018-01, § 1, 3-26-2018; Ord. No. 2019-03, § 1, 3-25-2019; Ord. No. 2019-13, § 1, 6-10-2019; Ord. No. 2019-15, § 2, 7-22-2019; Ord. No. 2021-01, § 1, 3-8-2021; Ord. No. 2021-10, § 1, 4-12-2021; Ord. No. 2022-18, § 1, 1-24-2022; Ord. No. 2022-27, § 1, 7-25-2022)

EXHIBIT A: ANNEXATION MAP



City Commission First Reading 07/28/2025
City Commission Second Reading/Enactment 08/11/2025

3. Public Notice

City of Newberry - Planning and Zoning Board Notice of Public Hearing for Ordinance 2025-68

Tue Aug 26th 5:30pm

Newberry | Public-Hearings | Ordinance

Newberry City Hall Commission Chambers, 25440 West Newberry Road, Newberry, Florida 32669 map

Published August 11th, 2025

THE PLANNING AND ZONING BOARD OF THE CITY OF NEWBERRY, FLORIDA, SERVING AS THE LOCAL PLANNING AGENCY, HEREBY GIVES NOTICE, that pursuant to Section 163.3161 through 163.3215, Florida Statutes, comments, objections, and recommendations regarding petitions described below will be heard by the Planning and Zoning Board at a public hearing on **Tuesday, August 26, 2025 at 5:30 p.m.**, or as soon thereafter as the matters can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

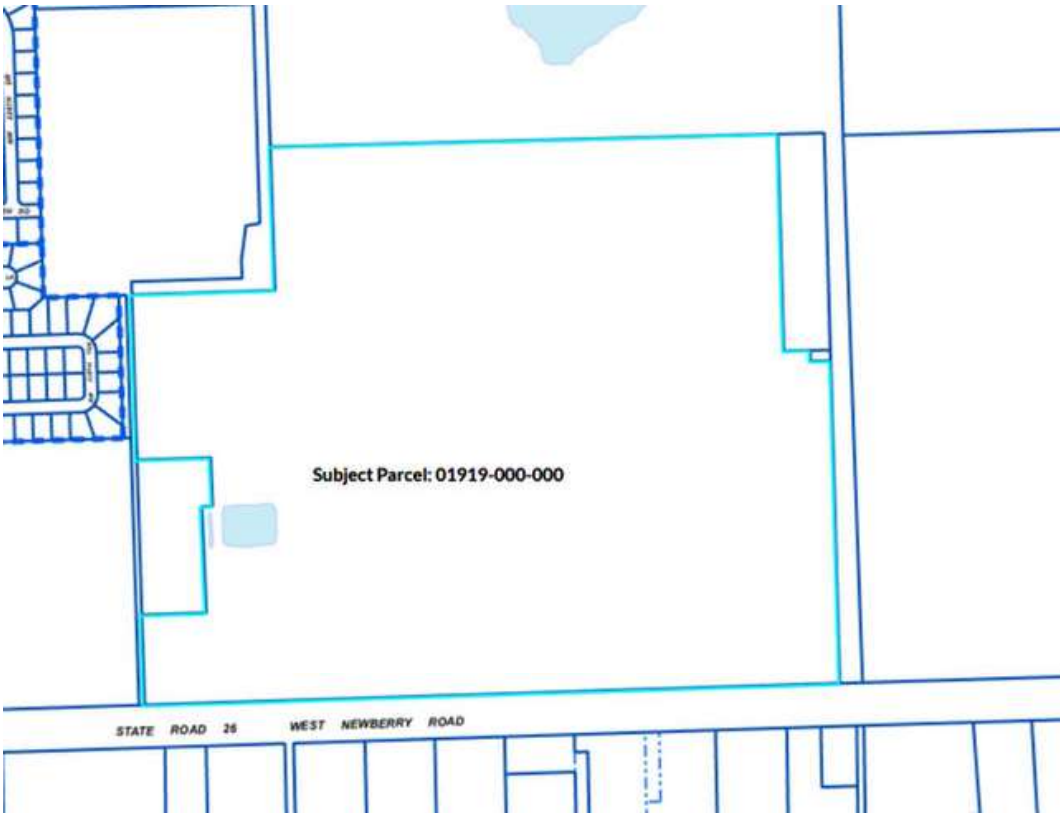
Item 1: Ordinance 2025-68/LDR 25-29, a City of Newberry initiated rezoning on behalf of Norita Davis

owner to change the zoning district from Agriculture (A) to Agriculture Technology (AT) for a property more commonly known as City of Newberry Agriculture Tec rk located at 22606 West Newberry Road and consisting of 165.88 acres; identified as Alachua County Tax Parcel No. 01919-000-000.

ORDINANCE NO. 2025-68

LDR 25-29

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM AGRICULTURE (A) TO AGRICULTURE TECHNOLOGY (AT) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 165.88 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.



The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearings and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed Amendments. Please call 352-472-5440, or email communitydevelopment@NewberryFL.gov to request a copy of the proposed Amendments be sent to you, to submit comments prior to the public hearings, or to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Ac ith disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784,

no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

If Required Business Impact Attached

Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices, email legalnotices@alachuacounty.us and put "Subscribe" in the subject line.

Contact Us

For any questions or concerns please contact the Legal Notices Coordinator at legalnotices@alachuacounty.us.

Click Here to View Current Emergency Orders (https://info.alachuacounty.us/emergency-orders/?_gl=1*1819lz6*_ga*MTI4MDQzMzk4NS4xNzIyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5LjI0LjAuMA..)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office

at 352-374-5275; TDD/TTY Us[illegible] call 711 Florida Relay Service.

View Alachua County's Website Accessibility Policy And Procedures (/Depts/EO/Pages/Website-Accessibility.aspx)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or ✉ publicrecordsrequest@alachuacounty.us. Please visit the Public Records Request (/Depts/attorney/Pages/PublicRecordsRequest.aspx) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence PlatformTM to help identify and prioritize accessibility issues on our website.

📷 Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL

COPIES OF MAILED NOTICES AND POST SIGNS AVAILABLE UPON REQUEST

Alachua County Legal Notices

City of Newberry - Notice of Public Hearing Concerning Ordinances for Future Land Use Map and Zoning Atlas Amendments

Mon Sep 22nd 7:00pm

Newberry | Public-Hearings | Land-Use

Newberry City Hall Commission Chambers, 25440 West Newberry Road, Newberry, Florida 32669 map

Published September 5th, 2025

NOTICE OF PUBLIC HEARING CONCERNING ORDINANCES FOR FUTURE LAND USE MAP AND ZONING ATLAS AMENDMENTS

THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA HEREBY GIVES NOTICE, that pursuant to Section 163.3184, Florida Statutes, comments objections and recommendations regarding petitions described below will be heard by the City Commission at a public hearing on **Monday, September 22, 2025 at 7:00 p.m.**, or as soon thereafter as the matters can be heard in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

Item 1: Ordinance 2025-37/CPA 25-07, an application by Christopher D. & Mary Ann Smith, owners, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 17630 West Newberry Road and consisting of 5 acres, identified as Alachua County Tax Parcel No. 04276-006-001.

ORDINANCE NO. 2025-37

CPA 25-07

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 LAND USE CLASSIFICATION FROM

ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA, CONSISTING OF APPROXIMATELY 5 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 2: Ordinance 2025-52/LDR 25-15, an application by Christopher D. & Mary Ann, Smith, owners, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 17630 West Newberry Road and consisting of 5 acres; identified as Alachua County Tax Parcel No. 04276-006-001.

ORDINANCE NO. 2025-52

LDR 25-15

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE 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 5 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 3: Ordinance 2025-38/CPA 25-08, an application by Smith Elizabeth Ann Life Estate, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for property located at 17626 West Newberry Road and consisting of 4.61 acres, identified as Alachua County Tax Parcel No. 04276-006-000.

ORDINANCE NO. 2025-38

CPA 25-08

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 4.61 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 4: Ordinance 2025-53/LDR 25-16, an application by Smith Elizabeth Ann Life Estate, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 17626 West Newberry Road and consisting of 4.61 acres; identified as Alachua County Tax Parcel No. 04276-006-000.

ORDINANCE 2025-53

LDR 25-16

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURAL (A), ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA, CONSISTING OF 4.61 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 5: Ordinance 2025-39/CPA 25-09, an application by David J. and Teresa L. Pabst, owners, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 27821 West Newberry Road and consisting of 10 acres; identified as Alachua County Tax Parcel Nos. 02512-001-014 and 02512-001-030.

ORDINANCE NO. 2025-39

CPA 25-09

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA, CONSISTING OF 10 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 6: Ordinance 2025-54/LDR 25-17, an application by David J. and Teresa L. Pabst, owners, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 27821 West Newberry Road and consisting of 10 acres, identified as Alachua County Tax Parcel Nos. 02512-001-014 and 02512-001-030.

ORDINANCE NO. 2025-54

LDR 25-17

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURAL (A) ON

CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA, CONSISTING TO 10 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 7: Ordinance 2025-41/CPA 25-11, an application by Dalton Berrie, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 28924 Southwest 30 Avenue and consisting of 5.61 acres, identified as Alachua County Tax Parcel No. 02517-001-000.

ORDINANCE NO. 2025-41

CPA 25-11

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 5.61 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 8: Ordinance 2025-56/LDR 25-19, an application by Dalton Berrie, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 28924 Southwest 30 Avenue; identified as Alachua County Tax Parcel No. 02517-001-000.

ORDINANCE NO. 2025-56

LDR 25-19

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 5.61 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 9: Ordinance 2025-42/CPA 25-12, an application by Diane Biernacki, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 4515 Southwest 266 Street and consisting of 1.83 acres; identified as Alachua County Tax Parcel No. 02574-021-000.

ORDINANCE NO. 2025-42

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 1.83 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 10: Ordinance 2025-57/LDR 25-20, an application by Diane Biernacki, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 4515 Southwest 266 Street and consisting of 1.83 acres; identified as Alachua County Tax Parcel No. 02574-021-000.

ORDINANCE NO. 2025-57

LDR 25-20

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 1.83 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 11: Ordinance 2025-43/CPA 25-13, an application by Danny M. and Tambre J. McElroy, owners, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 1131 Southwest 186 Street and consisting of 23.1 acres, identified by Alachua County Tax Parcel No 04377-011-000.

ORDINANCE NO. 2025-43

CPA 25-13

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, AMENDMING 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 TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 23.1 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PRO[illegible]N EFFECTIVE DATE.

Item 12: Ordinance 2025-58/LDR 25-21, an app[illegible]y Danny M and Tambre J. McElroy, owners, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 1131 Southwest 186 Street and consisting of 23.1 acres; identified by Alachua County Tax Parcel No. 04377-011-000.

ORDINANCE NO. 2025-58

LDR 25-21

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; PARCEL NUMBER 04377-011-000 CONSISTING OF APPROXIMATELY 23.13 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 13: Ordinance 2025-45/CPA 25-15, an application Morlynn Property, LLC, owner, for a small-scale future land use amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 17722 West Newberry Road and consisting of 1.36 acres; identified Alachua County Tax Parcel No. 04276-003-000.

ORDINANCE NO. 2025-45

CPA 25-15

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 LAND USE CLASSIFICATION FROM ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 1.36 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 14: Ordinance 2025-60/LDR 25-23, an application by Morlynn Property, LLC, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 17722 West Newberry Road and consisting of 1.36 acres; identified as Alachua County Tax Parcel No. 04276-003-000.

ORDINANCE NO. 2025-60

LDR 25-23

AN ORDINANCE OF THE CITY OF NEWBERRY, FL MENDING 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 1.36 ACRES AND MORE PARTICULARLY; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 15: Ordinance 2025-46/CPA 25-16, an application by Heather J. and Morgan L. Smith, IV, owners, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property generally located on the north side of State Road 26, between Northwest 175 Street and Northwest 182 Street; identified as Alachua County Tax Parcel No. 04276-004-000.

ORDINANCE NO. 2025-46

CPA 25-16

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 LAND USE CLASSIFICATION FROM ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 8.24 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 16: Ordinance 2025-61/LDR 25-24, an application by Heather J. and Morgan L. Smith, IV, owners, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property generally located on the north side of State Road 26, between Northwest 175 Street and Northwest 182 Street and consisting of 8.24 acres; identified as Alachua County Tax Parcel No. 04276-004-000.

ORDINANCE NO. 2025-61

LDR 25-24

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 8.24 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 17: Ordinance 2025-47/CPA 25-17, an appl[illegible] Bryan S. Bounds, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 1126 Southwest 186 Street and consisting of 6.16 acres; identified as Alachua County Tax Parcel No. 04384-018-000.

ORDINANCE NO. 2025-47

CPA 25-17

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 6.16 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 18: Ordinance 2025-62/LDR 25-25, an application by Bryan S. Bounds, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 1126 Southwest 186 Street and consisting of 6.16 acres; identified as Alachua County Tax Parcel No. 04384-018-000.

ORDINANCE NO. 2025-62

LDR 25-25

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 6.16 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 19: Ordinance 2025-48/CPA 25-18, an application by Clarence C. Allen, Jr., owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 26204 Southwest 18 Road and consisting of 0.69 acres; identified as Alachua County Tax Parcel No. 02538-006-001.

ORDINANCE NO. 2025-48

CPA 25-18

AN ORDINANCE OF THE CITY OF NEWBERRY, FL MENDING 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 LAND USE CLASSIFICATION FROM ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 0.69 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 20: Ordinance 2025-63/LDR 25-26, an application by Clarence C. Allen, Jr., owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A); identified as Alachua County Tax Parcel No. 02538-006-001.

ORDINANCE NO. 2025-63

LDR 25-26

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 0.69 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 21: Ordinance 2025-51/CPA 25-21, an application by Sharon Diane Granade, f/k/a Sharon Diane Jones, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 18203 Southwest 15 Avenue and consisting of 1.02 acres; Parcel No 04399-001-007.

ORDINANCE NO. 2025-51

CPA 25-21

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 1.02 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 22: Ordinance 2025-66/LDR 25-28, an app y Sharon Diane Granade, f/k/a Sharon Diane Jones, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 18203 Southwest 15 Avenue and consisting of 1.02 acres; identified as Alachua County Tax Parcel No. 04399-001-007.

ORDINANCE NO. 2025-66

LDR 25-28

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 RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 1.02 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 23: Ordinance 2025-68/LDR 25-29, a City of Newberry initiated rezoning on behalf of Norita Davis owner to change the zoning district from Agricultural (A) to Agriculture Technology (AT) for a property more commonly known as City of Newberry Agriculture Technology Park located at 22606 West Newberry Road and consisting of 165.88 acres; identified as Alachua County Tax Parcel No. 01919-000-000.

ORDINANCE NO. 2025-68

LDR 25-29

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM AGRICULTURE (A) TO AGRICULTURE TECHNOLOGY (AT) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 165.88 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

ITEM 24: Ordinance 2025-35/CPA 25-05, an application by Civil on Demand, agent, on behalf Laura J. Pries, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial for a property located at 710 Northwest County Road 235 and consisting of 9.6 acres; identified as Alachua County Tax Parcel No. 01897-004-000.

ORDINANCE NO. 2025-35

CPA 25-06

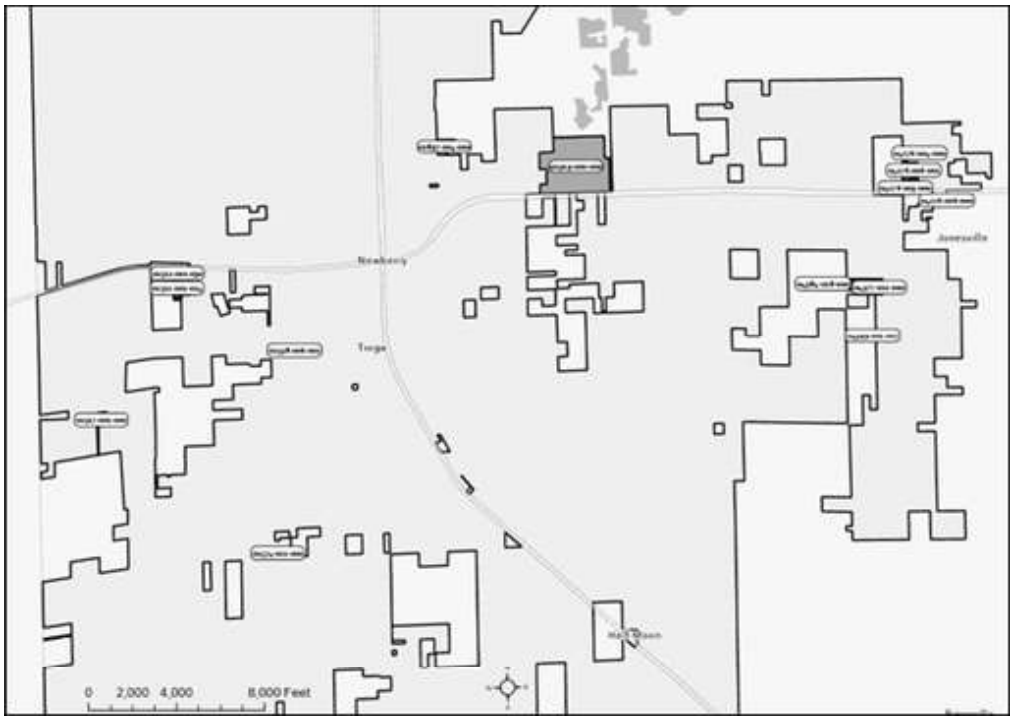
AN ORDINANCE OF THE CITY OF NEWBERRY, FL MENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF NEWBERRY COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN FUTURE LAND USE CLASSIFICATION FROM ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY MATERIAL ORIENTED INDUSTRIAL ON CERTAIN LANDS RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA; CONSISTING OF 9.62 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ITEM 25: Ordinance 2025-36/LDR 25-13, an application by Civil on Demand, agent, on behalf of Laura J. Pries, owner, to change the zoning district designation from Alachua County Agriculture (A) to City of Newberry Industrial (I) for a property located at 710 Northwest County Road 235 and consisting of 9.6 acres, identified as Alachua County Tax Parcel No. 01897-004-000.

ORDINANCE NO. 2025-36

LDR 25-13

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 AGRICULTURAL (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 9.62 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE



The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearings and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed amendments. Please call 352-472-5440, or email communitydevelopment@NewberryFL.gov to request a copy of the proposed amendments be sent to you, to submit comments prior to the public hearings, or to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

If Required Business Impact Attached

File Attachments for Item:

17. Rezonings from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for Annexation 39 Properties

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

Commission Agenda Item

Meeting Date:	September 22, 2025
Title:	Rezonings from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for Annexation 39 Properties Quasi-Judicial Second Reading Public Hearing of Ordinances 2025-52 through -54, -56 through -58, -60 through -63, and -66.
Agenda Section:	Public Hearings and Ordinances
Department:	Community Development
Presented By:	Stacey Hectus, AICP, Director
Strategic Goal/Objective:	Goal D.3 A strong, diverse local economy
Recommended Action:	Adopt Ordinances 2025-52 through -54, -56 through -58, -60 through -63, and -66 granting a change of zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A).

SUMMARY

The Community Development Department has received applications from property owners voluntary annexed on August 11, 2025 for rezoning on those annexed lands. The change of zoning districts are from the Alachua County Agriculture (A) to City of Newberry Agricultural (A). These constitute like-for-like changes for the purposes of administering the City of Newberry Code of Ordinances. No intensification of zoning district is proposed. A data and analysis report was not prepared for these land use changes and staff is relying on comparison of the future land use elements between the respective Code of Ordinances.

Prior Action

At the August 26, 2025 special meeting of the Planning and Zoning Board, a public hearing was held to consider the request. After receiving presentations, public comments, and deliberating on the matter, the Board recommended adoption of the ordinances.

At the September 8, 2025 regular meeting of the City Commission, a public hearing was held to consider the request. After receiving presentations, public comments, and deliberating on the matter, the Board approved the ordinances on first reading.

Attachments:

1. Staff Memo
2. Draft Ordinances/BIE
3. Public Notice

1. Staff Memo for LDR

NEWBERRY Florida
Established 1895

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

Staff Memo

DATE: August 21, 2025

FROM: Stacey Hectus, AICP, Director, Community Development Department

TO: Mayor and City Commissioners, City of Newberry

SUBJECT: Small-Scale Future Land Use Map Amendments and Rezonings for Recently Annexed Properties Related to Annexation 39

This memo provides excerpts from the Future Land Use Elements of the Alachua County and City of Newberry Comprehensive Plans ("FLUEs"). In addition, the zoning district ordinances from both governments are included as attachments to this memo. The excerpts of FLUEs demonstrate an equilibrium between the two land uses and their respective levels of density and intensity. Both land use classifications provide for a by-right density of one (1) dwelling unit per five (5) acres of land. Under certain justified exceptions, densities may be increased under either future land use classification. Regardless, the intent and character presented through the goals, objectives, and policies are remarkably similar. Both land uses are generally representative of widely adopted densities for rural lands across many Florida local governments and not unique to Alachua County or City of Newberry. Complete text for either element are available upon request.

The zoning district descriptions for the Alachua County Agriculture (A) and the City of Newberry Agricultural (A) are attached for reference. Evaluation of both zoning districts was conducted and a determination that they are of comparable standards for development.

Staff finds the requests consistent with the City of Newberry Comprehensive Plan and Land Development Regulations and recommend adoption of the ordinances. Adopting the ordinances would not negatively impact public interest. Further analysis is not warranted.

[FUTURE LAND USE ELEMENT EXCERPTS CONTINUED ON NEXT PAGE.]

Attachments:

1. Alachua County Code of Ordinances, Section 403.03
2. City of Newberry Code of Ordinances, Appendix B, Article 4, Section 4.4

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

City of Newberry Objective 3.2, FLU Category Table:
The below Object 3.2 and subsequent table provide for the density

FLU OBJECTIVE 3.2: Define a list of the FLU categories and descriptions for each; identify associated intents, applicability, maximum densities/intensities, and use types; and their relationship to zoning classifications.

FLU POLICY 3.2.1: The city's Land Development Regulations (LDRs) shall contain design and development standards based on and consistent with the following FLU categories and corresponding general ranges of densities and intensities. The allocation of FLU categories shall be depicted in the Comprehensive Plan FLUM's series.

Table identifying FLU categories and compatible zoning districts classifications:

FLU Category	Zoning District Classification	Typical Uses	Maximum Density	Maximum Intensity
Agriculture	A, CN, PRRD	Agricultural; Rural commercial, Residential, Single-Family; Manufactured Home	1 du/5 ac	20 percent Impervious Surface Ratio (20% ISR)

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

Alachua County Rural/Agriculture Objective 6.2 and Policy 6.2.5.1.(b)(1):

OBJECTIVE 6.2 - RURAL/AGRICULTURE

Areas identified for Rural/Agriculture on the Future Land Use Map are for agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities, composting, limited agricultural processing and wood product processing and wood manufacturing as provided in Policy 6.1.8 above, and agricultural products distribution. Rural residential uses, home-based businesses, rural event centers, heritage tourism and ecotourism activities, resource-based recreation and outdoor activity-based recreation are also allowed. Other uses involving animals not normally associated with agricultural activities, which would be suitable in the Rural/Agricultural areas, such as animal sanctuaries, kennels, and commercial animal raising, may be approved by the County Commission. New residential uses at a maximum density of one dwelling unit per five acres shall be permitted subject to the restrictions in Policy 6.2.7, except that the total allowable dwelling units may be increased pursuant to the Planned Development-Transfer of Development Rights program in accordance with 6.2.5.1 or the incentive bonuses for clustering of rural residential subdivisions in accordance with Policies 6.2.9 - 6.2.14.

* * *

Policy 6.2.5.1 In order to implement COSE Policy 4.10.6, Planned Developments with Transfers of Development (PD-TDR) may be proposed for two or more separate parcels under the same ownership to facilitate transfers of development rights from regulated conservation areas, as defined in Conservation and Open Space Element Policy 3.1.1, to less sensitive areas designated as Rural/Agriculture on the Future Land Use Map. The PD-TDR will allow units of density to be transferred from one or more contiguous parcels (sending parcels) to one or more geographically separate parcels (receiving parcels). All parcels involved shall be rezoned as PD-TDR-S or PD-TDR-R. As a result of the transfer, receiving parcels may be developed at a gross density that exceeds that provided on the receiving parcel by the Rural/Agriculture land use category. The process and standards for PD/TDR developments shall be consistent with rural clustering policies with the following additional requirements:

* * *

(b) The maximum number of units that can be transferred shall be the lesser of:

(1) The number of units that could be developed on the sending parcel(s) under the Rural/Agriculture maximum gross density of 1 units per 5 acres, plus bonus units consistent with Policy 6.2.10(d); or

(2) The number of upland acres, excluding wetlands and wetland buffers, on the sending parcel(s).

NEWBERRY Florida
Established 1895
25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

ATTACHMENT 1

Sec. 403.03. Rural/agricultural district descriptions.

(a) Agricultural (A) district. The agricultural district (A) implements the rural/agriculture designation on the Future Land Use Map, and the policies of the Comprehensive Plan to allow rural and agricultural areas to be developed in a manner consistent with the retention of agriculture, Open Space, and rural character; preservation of environmentally sensitive areas; and the efficient use of public services and facilities. Permitted uses are found on the Use Table in Article II of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of Section 404.08 for similar uses is prohibited.

(b) Agricultural rural business (A-RB) district. The agricultural rural business district (A-RB) implements the rural/agriculture designation on the Future Land Use Map, and the policies of the Comprehensive Plan to provide for those commercial or other uses on a limited scale serving or ancillary to agricultural activities. Properties zoned A-RB shall front a paved publicly-maintained road and shall be located at least a mile from all other properties zoned A-RB. Permitted uses are found on the Use Table in Article II of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of Section 404.08 for similar uses is prohibited.

(c) Agriculture (AG-TDR) district (with transfer of development rights). The agriculture transfer of development rights district implements the rural/agriculture designation on the Future Land Use Map and the transfer of development rights policies of the Comprehensive Plan, to provide principally for agricultural activities while allowing limited residential development at a density of up to one (1) dwelling unit per forty (40) acres. A rezoning to this district shall occur when the owner of an agricultural property, defined as having an approved agriculture classification from the Alachua County Property Appraiser, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in Chapter 402 Article XX.

(d) Conservation (C-TDR) district (with transfer of development rights). The conservation transfer of development rights district implements the TDR policies of the Comprehensive Plan, to provide principally for preservation of environmentally sensitive land while allowing limited residential development if resources can be protected at a density of up to one (1) unit per two hundred (200) acres where consistent with a conservation area management plan. Higher densities of up to one (1) dwelling unit per forty (40) acres may be proposed where it can be demonstrated that there is not impact on resource protection and where consistent with the conservation area management plan. A rezoning to this district shall occur when the owner of conservation property, defined as properties that contain strategic ecosystems or are on the Alachua County Forever (ACF) active acquisition list, has voluntarily sold or otherwise conveyed associated development rights pursuant to the TDR program outlined in Chapter 402 Article XX.

(Ord. No. 05-10, § 2, 12-8-05; Ord. No. 06-14, § 2(Exh. A), 7-20-06; Ord. No. 09-05, § 2(Exh. A), 9-9-09; Ord. No. 2020-25, § 2(Exh. A), 11-10-20)

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

ATTACHMENT 2

Section 4.4. "A" Agricultural.

4.4.1. Districts and intent. The "A" Agricultural category includes one zone district: A. Lands in this district are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the city's Comprehensive Plan.

4.4.2. Permitted principal uses and structures.

1. All agricultural activities (excepting intensive agriculture, material-oriented industrial development, mining activities as defined in section 2.1 and as provided for as a special permit in article 14 herein and not including livestock or poultry slaughterhouses), including the raising of livestock and poultry, the production of dairy and poultry products, the cultivation of field crops and fruits and berries, forestry in accordance with the Comprehensive Plan, apiculture, and similar uses; provided, that no structure used for housing of animals or any commercial feed lot operation shall be located within 300 feet of any lot line, and no structure used for housing domestic animals shall be located within 100 feet of any lot line (excepting that the keeping of no more than two horses in on parcels less than 10 acres in size may be housed in a barn or stable that is located within 25 feet of the adjacent properties).

2. The processing, storage, and sale of agricultural products and commodities which are raised on the premises (but not including livestock or poultry slaughterhouses); provided, that no building used for these activities shall be located within 300 feet of any side or rear lot line.

3. Single-family dwellings.

4. Mobile homes.

5. Plant nurseries and greenhouses.

6. Homes of six or fewer residents which otherwise meet the definition of a "community residential home" (see section 4.2).

7. Solar energy facilities (solar farms) as defined in Section 2.1. Solar Farms shall be regulated in accordance with Section 4.2.40.

4.4.3. Permitted accessory uses and structures.

1. Uses and structures which:

a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.

b. Are located on the same lot as the permitted principal use or structure or on a contiguous lot in the same owner

c. Do not involve operations or structures not in keeping with the character of the district.

d. Are Accessory Dwelling Units as defined in Section 4.2.4.2.

e. Are utility sheds and carports, (refer to Section 4.2.4.).

f. Are administratively approved permanent or temporary accessory structures within the required rear yard setback up to the rear property line, complying with Section 4.2.4.1.

2. Examples of permitted accessory uses and structures include:

a. Barns and stables;

b. Private garages;

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

c. Private swimming pools;

d. On-site signs (see section 4.2); and

e. Residential facilities for caretakers whose work requires residence on the premises or for employees who will be quartered on the premises.

f. Administration and maintenance buildings, transmission lines, substations, energy storage equipment, and related accessory uses and structures for solar farms.

4.4.4. Prohibited uses and structures. Junk yard or automobile wrecking yard, intensive agricultural uses as defined in section 2.1 and located within areas designated as high groundwater aquifer recharge as identified on the map entitled "Recharge Potential of the Florida Aquifer System, Alachua County, Florida", prepared by the Suwannee River Water Management District, as of December 2004; and any use or structure not specifically, provisionally or by reasonable implication permitted herein as a special exception.

4.4.5. Special exceptions. (See also articles 12 and 13.)

1. The processing, storage and sale of agricultural products and commodities which are not raised on the premises; provided, that no building used for these activities shall be located within 300 feet of any side or rear lot line.

2. Livestock auction arenas.

3. Livestock or poultry slaughterhouses; provided, that no building used for these activities shall be located within 300 feet of any lot line.

4. Sawmills and planing mills; provided that no building used for these activities shall be located within 300 feet of any side or rear lot line.

5. Agricultural equipment and related machinery sales.

6. Agricultural feed and grain packaging, blending, storage and sales.

7. Agricultural fertilizer storage and sales.

8. Agricultural fairs and fairground activities.

9. Riding or boarding stables; provided that no building used for housing of animals shall be located within 300 feet of any lot line.

10. Commercial kennels, veterinary clinics and animal shelters; provided that no open runs or open-air structures used for housing of animals shall be located within 300 feet of any lot line. Commercial kennels, veterinary clinics, and animal shelters meeting the criteria outlined in Section 4.2.41 may be located within 50 feet of any adjacent property line.

11. Group living facilities.

12. Crematories.

13. Airplane landing fields.

14. Public buildings and facilities, unless otherwise specified (see section 4.2).

15. Private clubs and lodges.

16. Off-site signs (see also section 4.2).

17. Churches and other houses of worship, and accessory parochial elementary, middle schools and high schools offering curricula comparable to that of public schools.

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

18. Cemeteries and mausoleums.

19. Child care centers (see also section 4.2.33).

20. Recreational vehicle parks and commercial campgrounds.

21. Public and private recreational uses related to the city's sports tourism economic development program, to include but not be limited to competitive sport venues, equestrian parks, waterparks, arenas and amphitheaters, motor sport competition venues including racetracks and accessory uses such as associated resorts, campgrounds, recreational vehicle parks.

22. Tiny Home Neighborhoods, as defined in Section 2.1 and regulated in accordance with Section 4.2.42.

23. Small-scale rural event centers related to agricultural uses, agritourism, wedding venues, and/or wellness retreats to include but not be limited to recreation, entertainment, and/or educational experiences, and accessory uses such as associated sales of agricultural products grown on or off premises, beer gardens, farm-to-table cafes, food truck plazas, outdoor health & wellness activities. For the purposes of this small-scale rural event center special exception, "small-scale" is defined as 300 or fewer participants/attendees.

24. Small-scale rural subdivisions, subject to the policies and regulations provided in the supplemental district regulations referenced in Appendix B, Article 4, Section 4.2.43 of the City of Newberry Code of Ordinances.

4.4.6. Minimum lot requirements (area, width).

1. Single-family dwellings, mobile homes and group living facilities:

Minimum lot area: Five acres.

Minimum lot width: 270 feet.

2. All other permitted uses and structures (unless otherwise specified):

None, except as necessary to meet other requirements as set out herein.

4.4.7. Minimum yard requirements (depth of front and rear yard, width of side yard). (See section 4.2 for right-of-way setback requirements.)

1. All permitted uses and structures (unless otherwise specified):

Front: 30 feet.

Side: 25 feet.

Rear: 25 feet.

Special provisions:

The location of any structure (except permitted docks, walkways and piers) shall be set back a minimum of 35 feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be set back a minimum of 35 feet from perennial streams and creeks.

4.4.8. Maximum height of structures. (See also section 4.2 for exceptions.)

No portion shall exceed: 72 feet (see section 4.2, exclusion from height limitations).

4.4.9. Maximum lot coverage by all buildings.

20 percent.

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

Note: In addition to meeting the required lot, yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.4.10. Minimum landscaped buffering requirements. (See also section 4.2.)

1. All permitted uses and structures (unless otherwise specified):

None, except as necessary to meet other requirements as set out herein.

4.4.11. Minimum off-street parking requirements. (See also section 4.2.)

1. Residential dwelling units: Two spaces for each dwelling unit.

2. Elementary and junior high schools: Two spaces for each classroom or office room, plus one space for each three seats in any auditorium or gymnasium.

3. Senior high school: Four spaces for each classroom or office room, plus two spaces for each three seats in any auditorium or gymnasium.

4. Churches or other houses of worship: One space for each six permanent seats in the main auditorium.

5. Public buildings and facilities (unless otherwise specified): One space for each 200 square feet of floor area.

6. Private clubs and lodges: One space for each 300 square feet of floor area.

7. Group living facilities: One space for each bedroom.

8. Livestock or poultry slaughterhouse; saw mills and planing mills; crematories; agricultural feed and grain packaging, blending, storage and sales; agricultural fertilizer storage and sales: One space for each 500 square feet of floor area.

9. Livestock auction arenas; agricultural equipment and related machinery sales; agricultural fairs and fairground activities; drive-in theaters; racetracks and speedways; golf and archery ranges; rifle, shotgun and pistol ranges; commercial kennels; veterinary clinics; and animal shelters: One space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display or activity.

10. Child care centers: One space for each 300 square feet of floor area devoted to child caring activities.

11. For other special exceptions as specified herein: To be determined by findings in the particular case.

(Ord. No. 7-03, § 2, 6-9-2003; Ord. No. 16-03, § 2, 9-8-2003; Ord. No. 10-04, § 2, 7-12-2004; Ord. No. 8-05, § 1(4.4.8), 2-28-2005; Ord. No. 18-06, § 2, 8-28-2006; Ord. No. 25-08, § 2, 11-10-2008; Ord. No. 05-10, § 1, 5-24-2010; Ord. No. 08-10, § 3, 5-24-2010; Ord. No. 08-12, § 3, 6-11-2012; Ord. No. 16-12, § 2, 11-26-2012; Ord. No. 24-14, § 1, 10-13-2014; Ord. No. 2018-01, § 1, 3-26-2018; Ord. No. 2019-03, § 1, 3-25-2019; Ord. No. 2019-13, § 1, 6-10-2019; Ord. No. 2019-15, § 2, 7-22-2019; Ord. No. 2021-01, § 1, 3-8-2021; Ord. No. 2021-10, § 1, 4-12-2021; Ord. No. 2022-18, § 1, 1-24-2022; Ord. No. 2022-27, § 1, 7-25-2022)

2. Ordinance 2025-52/CPA 25-15 Smith with Business Impact Statement

ORDINANCE NO. 2025-52
LDR 25-15

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04276-006-001 CONSISTING OF APPROXIMATELY 5 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-15**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Commission held the required public hearings, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the City Commission

reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency concerning said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-15**, an application by Christopher D Smith & Mary Ann owner, in corporation with City of Newberry , to amend the Official Zoning Atlas from Alachua County /Agriculture to City of Newberry Agriculture; Parcel No. 04276-006-001, a 5-acre undivided property located generally at, 17630 W Newberry Road, Newberry, on property more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the FloridaCommerce, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

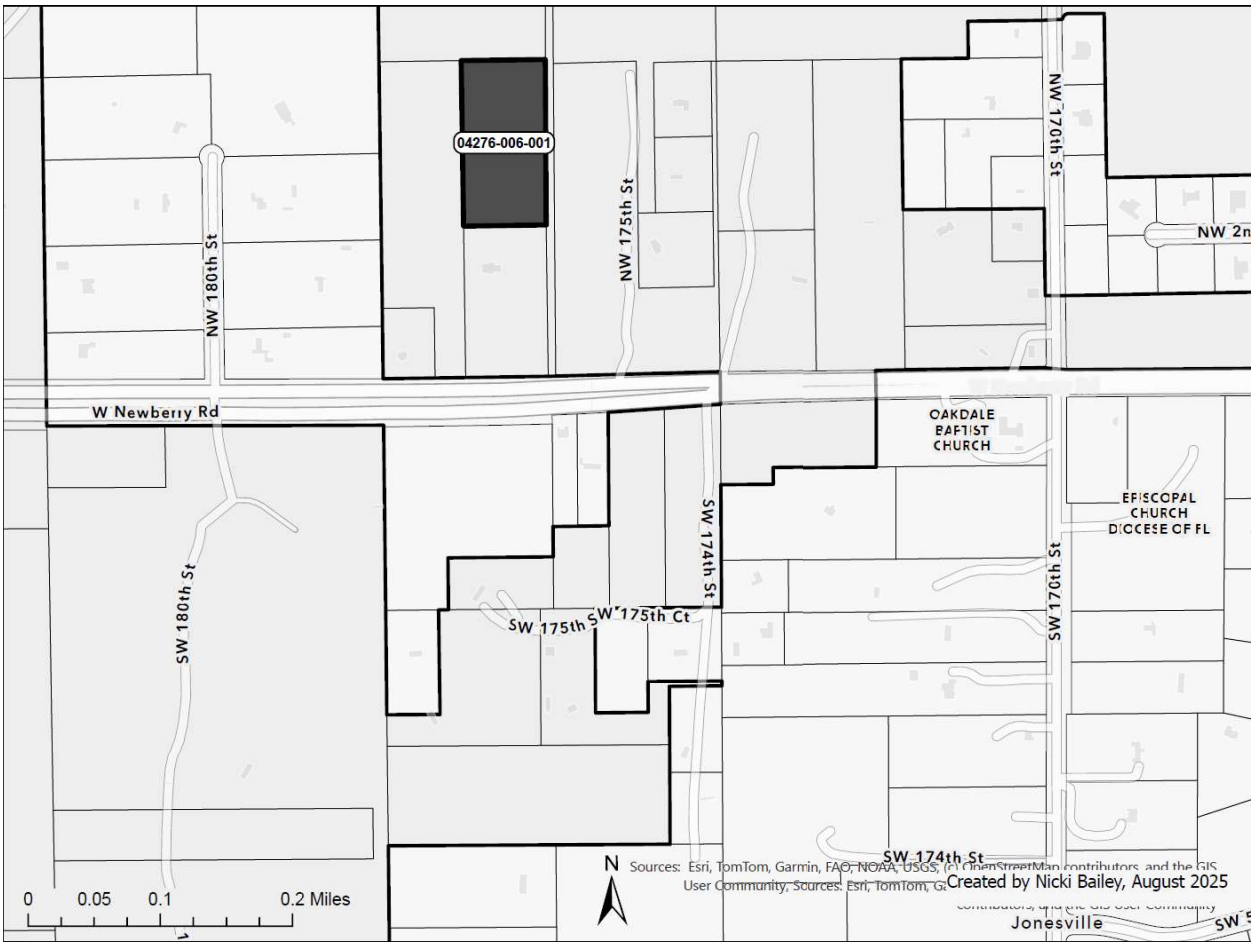
_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with Map

EXHIBIT A
Legal Description with Map

Parcel ID: 04276-006-001; Total : 5 Acres more or less

COM SW COR OF SE1/4 N 50 FT E 330 FT N 609 FT POB N 661 FT E 330 FT S 661 FT W 330 FT POB OR 2160/0907



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-52
LDR 25-15

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04276-006-001 CONSISTING OF APPROXIMATELY 5 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

3. Ordinance 2025-53/CPA 25-16 Smith with Business Impact Statement

ORDINANCE NO. 2025-53
LDR 25-16

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04276-006-000 CONSISTING OF APPROXIMATELY 4.61 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-16**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-16**, an application by Smith Elizabeth Ann Life Estate owner, in corporation with City of Newberry to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Agriculture; Parcel No. 04276-006-000, a 4.61-acre undivided property located generally at, 17626atNewberry Road, Newberry, on property more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to FloridaCommerce, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

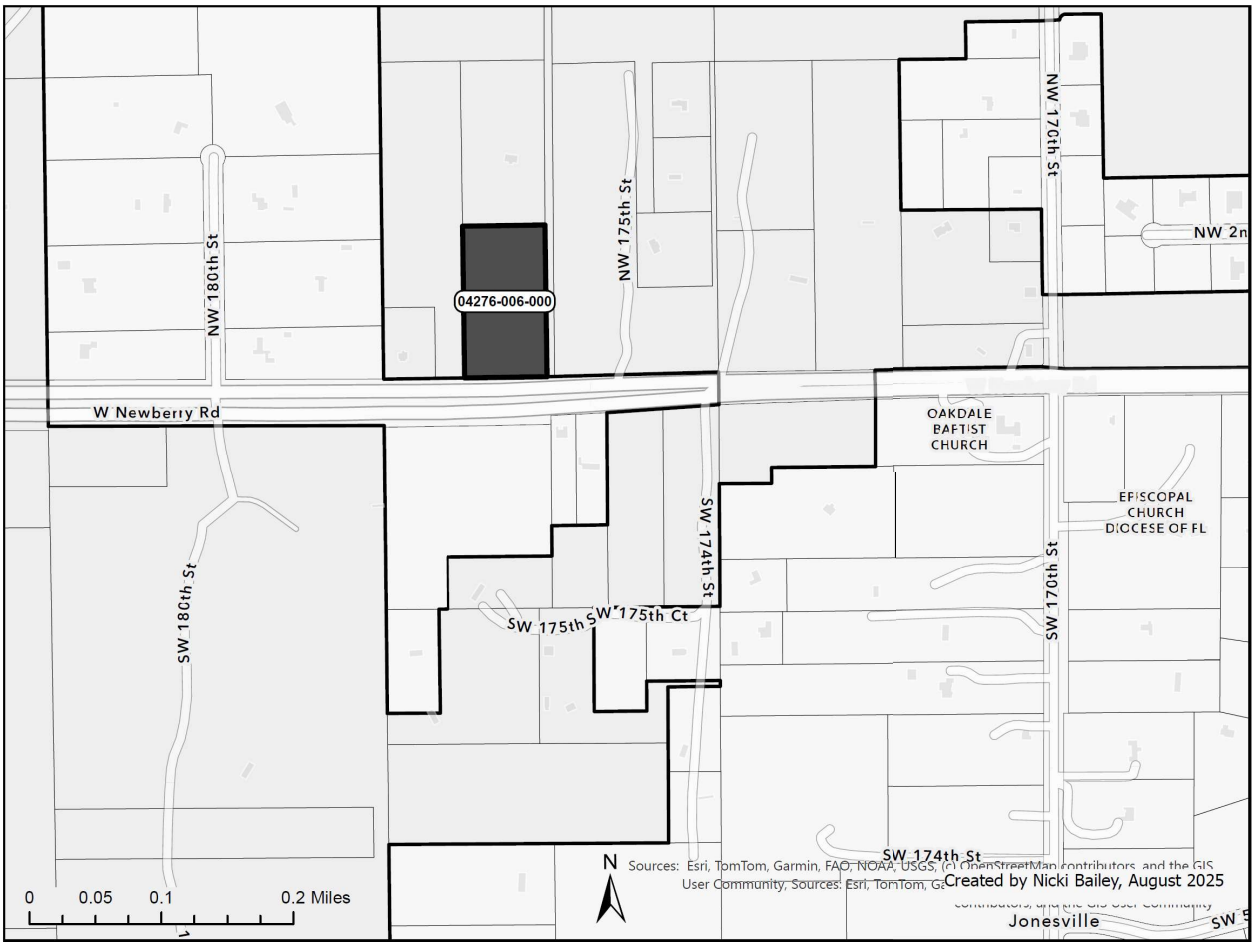
_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with map

EXHIBIT A: Legal Description with map

Parcel ID: 04276-006-000 Total Acres 4.61

COM SW COR SE1/4 N 50 FT TO N/LY R/W SR-26 E ALONG SAID N R/W 330 FT POB N 1270 FT E 330 FT S 1270 FT W 330 FT TO POB (LESS THE N 661 FT PER OR 2160/903) OR 2515/1221 & OR 5200/0138 & OR 5200/1387



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-53
LDR 25-16

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04276-006-000 CONSISTING OF APPROXIMATELY 4.61 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

4. Ordinance 2025-54/CPA 25-17 Pabst with Business Impact Statement

ORDINANCE NO. 2025-54
LDR 25-17

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBERS 02512-001-014 AND 02512-001-030 CONSISTING OF APPROXIMATELY 10 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-17**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-17**, an application by David J and Teresa L Pabst owner, in corporation with City of Newberry to amend the Official Zoning Atlas from Alachua County Rural/Agriculture to City of Newberry Agriculture; Parcel Nos. **02512-001-014 and 02512-001-030**, a 10 acre undivided property located generally at 27821 W Newberry Road, Newberry, on property more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to FloridaCommerce, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with map

EXHIBIT A : Legal Description with map

Parcel ID: 02512-001-014; Total 7 acres

COM SE COR SEC N 87 DEG 40 MIN 40 SEC E 1326.12 FT N 01 DEG 36 MIN 07 SEC W 1347.94 FT POB N 01 DEG 36 MIN 07 SEC W 1423.21 FT N 88 DEG 21 MIN 07 SEC W 303.21 FT S 01 DEG 30 MIN 52 SEC E 1444.23 FT N 87 DEG 40 MIN 40 SEC E 304.95 FT POB OR 4144/0926

Parcel ID: 02512-001-030; Total 3 acres

COM SW COR SEC N 87 DEG 40 MIN 40 SEC E 1326.12 FT N 01 DEG 36 MIN 07 SEC W 1347.94 FT N 01 DEG 36 MIN 07 SEC W 926.52 FT POB N 01 DEG 36 MIN 07 SEC W 496.69 FT N 88 DEG 21 MIN 07 SEC W 263.15 FT S 01 DEG 30 MIN 52 SEC E 496.65 FT S 88 DEG 21 MIN 07 SEC E



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-54
LDR 25-17

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBERS 02512-001-014 AND 02512-001-030 CONSISTING OF APPROXIMATELY 10 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
    a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
    b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

5. Ordinance 2025-56/CPA 25-19 Berrie with Business Impact Statement

ORDINANCE NO. 2025-56
LDR 25-19

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 02517-001-000 CONSISTING OF APPROXIMATELY 5.61 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-19**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-19**, an application by Dalton Berrie owner, in corporation with City of Newberry to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Agriculture; Parcel Nos.**02517-001-000**, a 5.61-acre undivided property located generally at 28924 SW 30th Avenue, Newberry, on property more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent FloridaCommerce, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with map

EXHIBIT A : Legal Description with map

Parcel ID : 02517-001-000; Total 5.61 acres

COM SW COR OF NW 1/4 OF SE 1/4 POB N 01 DEG 21 MIN 45 SEC W 571 FT N 81 DEG 02 MIN 39 SEC E 385 FT S 01 DEG 21 MIN 45 SEC E 571 FT S 81 DEG 02 MIN 39 SEC W 385 FT POB ALSO W 20 FT OF SW 1/4 OF SE 1/4 PER OWNERS REQUEST OR 4726/1297



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-56
LDR 25-19

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 02517-001-000 CONSISTING OF APPROXIMATELY 5.61 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

6. Ordinance 2025-57/CPA 25-20 Biernacki with Business Impact Statement

ORDINANCE NO. 2025-57
LDR 25-20

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 02574-021-000 CONSISTING OF APPROXIMATELY 1.83 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-20**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-20**, an application by Diane Biernacki owner, in corporation with City of Newberry to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Agriculture; Parcel No 02574-021-000, a 1.83-acre undivided property located generally 4515 SW 266th Street, Newberry, on property more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

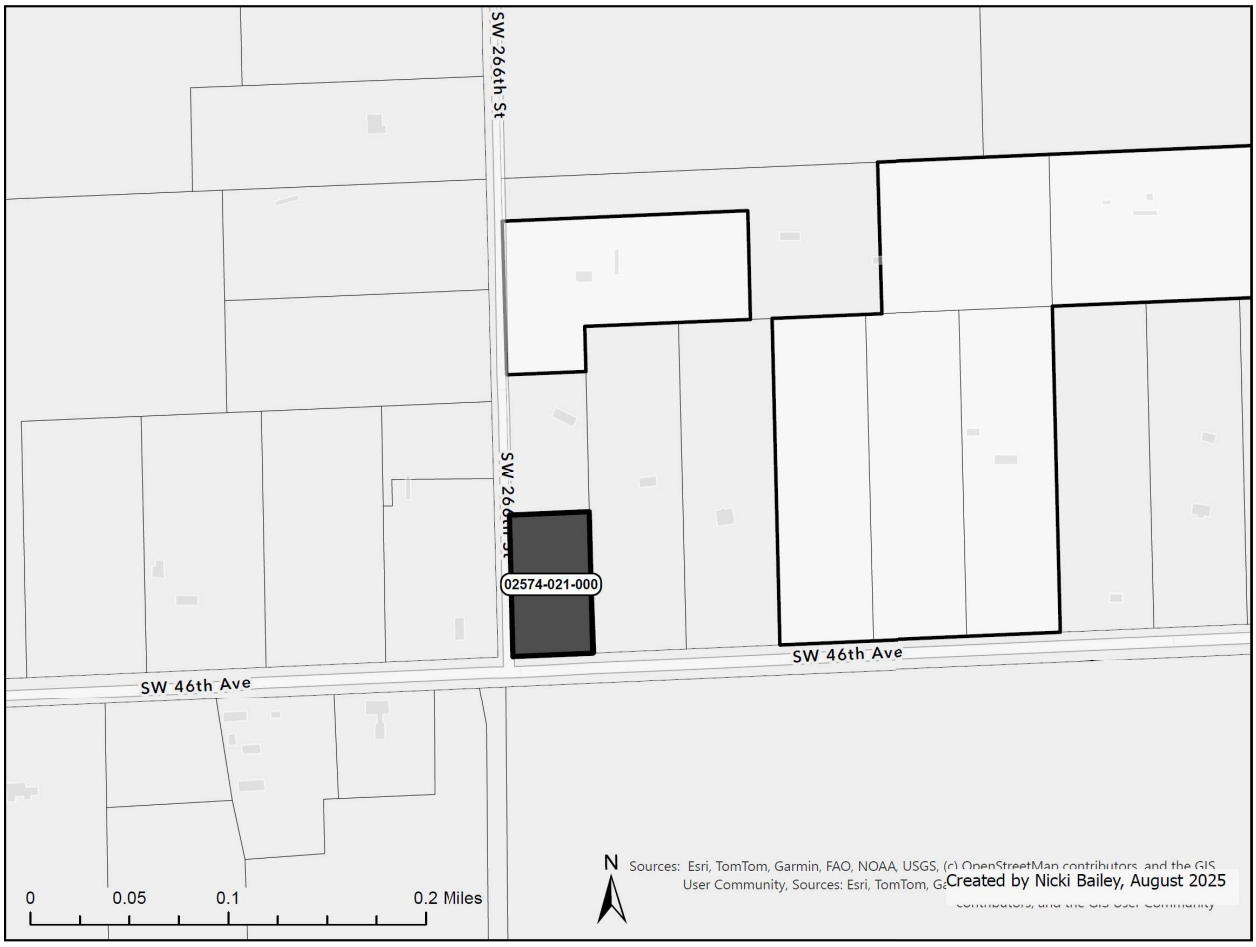
_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with map

EXHIBIT A : Legal Description with map

Parcel ID: 02574-021-000; Total 1.83 acres

NEWBERRY CROSSINGS UNREC'D SURVEY BY PARRISH REG LAND SURVEYORS INC TRENTON FL PARCEL 21 OR 1837/2332 & OR 2181/2443 & OR 4784/575



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-57
LDR 25-20

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 02574-021-000 CONSISTING OF APPROXIMATELY 1.83 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

7. Ordinance 2025-58/CPA 25-21 McElroy with Business Impact Statement

ORDINANCE NO. 2025-58
LDR 25-21

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04377-011-000 CONSISTING OF APPROXIMATELY 23.13 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-21**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-21**, an application by Danny M and Tambre J. McElroy owner, in corporation with City of Newberry to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Agriculture; Parcel No 04377-011-000, a 23.13-acre undivided property located generally 1131 SW 186th Street, Newberry, on property more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

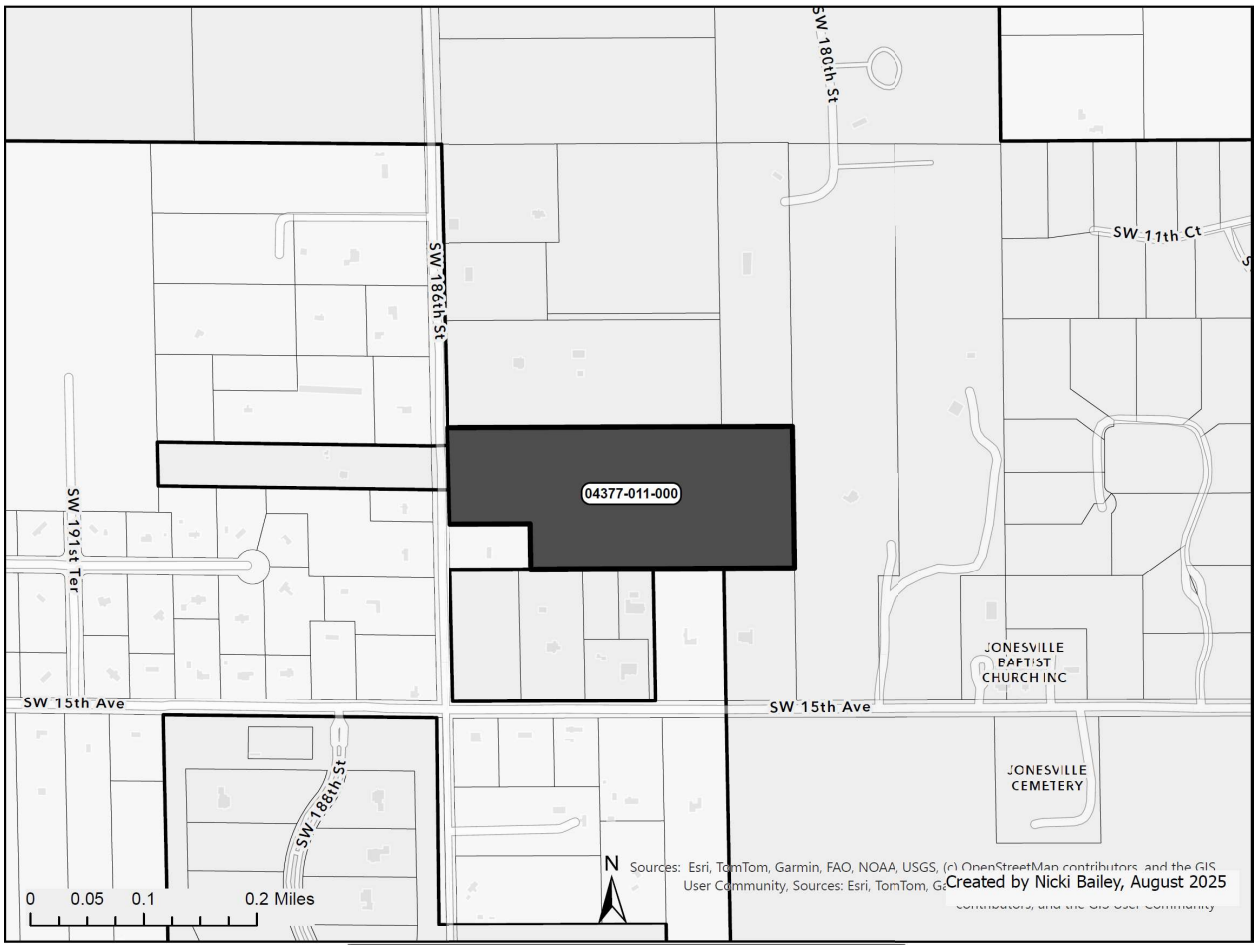
_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with map

EXHIBIT A : Legal Description with map

Parcel ID: 04377-011-000; Total 23.13 acres

COM SW COR SEC N 1323.48 FT TO POB E 1655.75 FT S 667.66 FT W 1231.02 FT N 210 FT W 420 FT N 451.67 FT TO POB LESS R/W CR NW 15 OR 1584/1471



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-58
LDR 25-21

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04377-011-000 CONSISTING OF APPROXIMATELY 23.13 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

8. Ordinance 2025-60/CPA 25-23 Smith/Morlynn Properties, LLC with Business Impact Statement

ORDINANCE NO. 2025-60
LDR 25-23

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04276-003-000 CONSISTING OF APPROXIMATELY 1.36 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-23**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-23**, an application by Morgan L, Smith/ Morlynn Property LLC owner, in corporation with City of Newberry to amend the Official Zoning Atas from Alachua County Agriculture to City of Newberry Agriculture; Parcel No 04276-003-000, a 1.39 acre undivided property located generally at 17722 W Newberry Rd, Newberry on property more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to FloridaCommerce, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

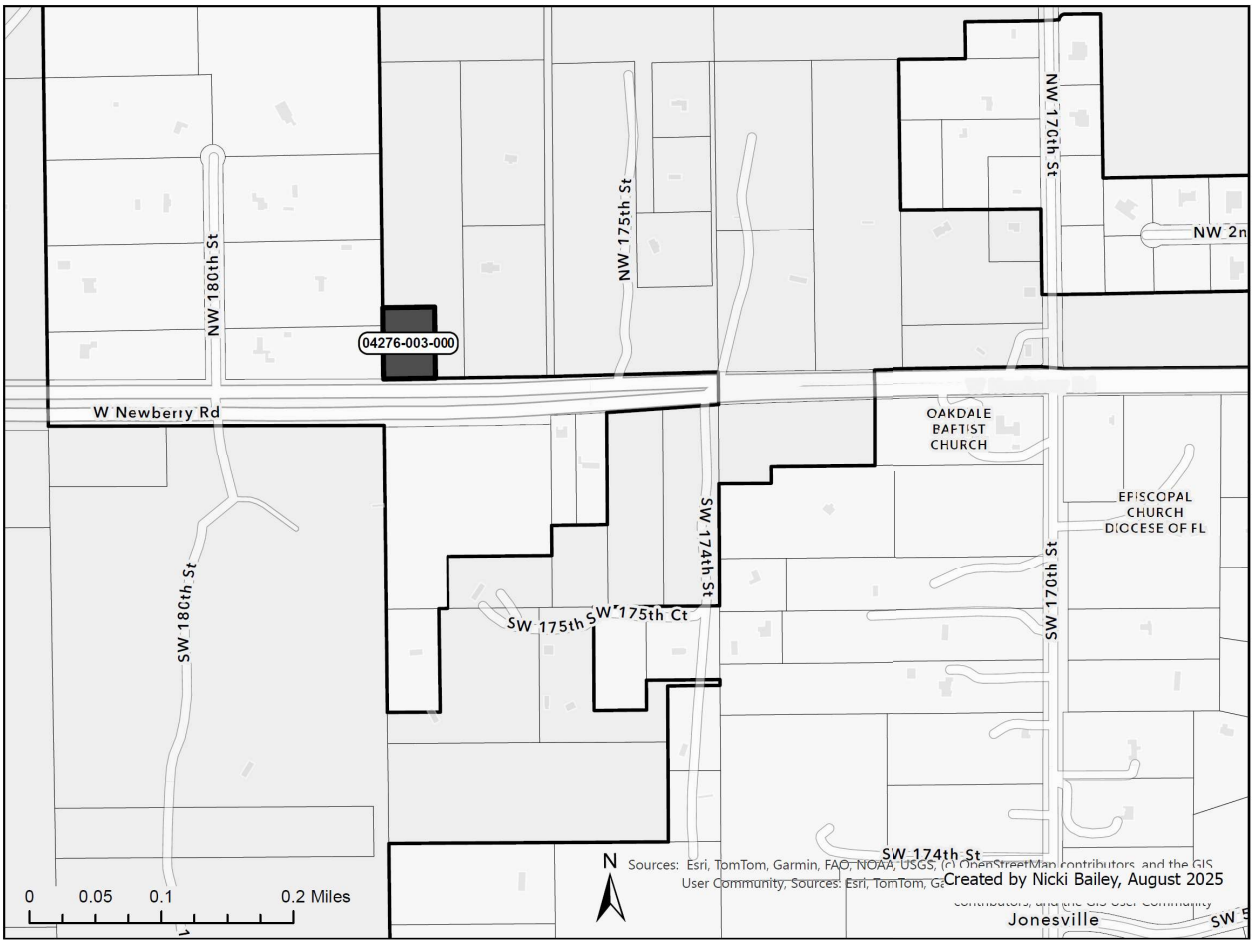
_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with map

EXHIBIT A: Legal Description with map

Parcel ID: 04276-003-000; Total 1.36 acres

COM SW COR SW1/4 OF SE1/4 RUN N 50 FT POB E 208 FT N 285 FT W 208 FT S 285 FT POB OR 4694/0175



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-60
LDR 25-23

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04276-003-000 CONSISTING OF APPROXIMATELY 1.36 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

9. Ordinance 2025-61/CPA 25-24 Smith with Business Impact Statement

ORDINANCE NO. 2025-61
LDR 25-24

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04276-004-000 CONSISTING OF APPROXIMATELY 8.24 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-24**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-24**, an application by Smith Morgan L IV & Heather J. owner, in corporation with City of Newberry to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Agriculture; Parcel No 04276-003-000, an 8.24 acre undivided on property more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to FloridaCommerce, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

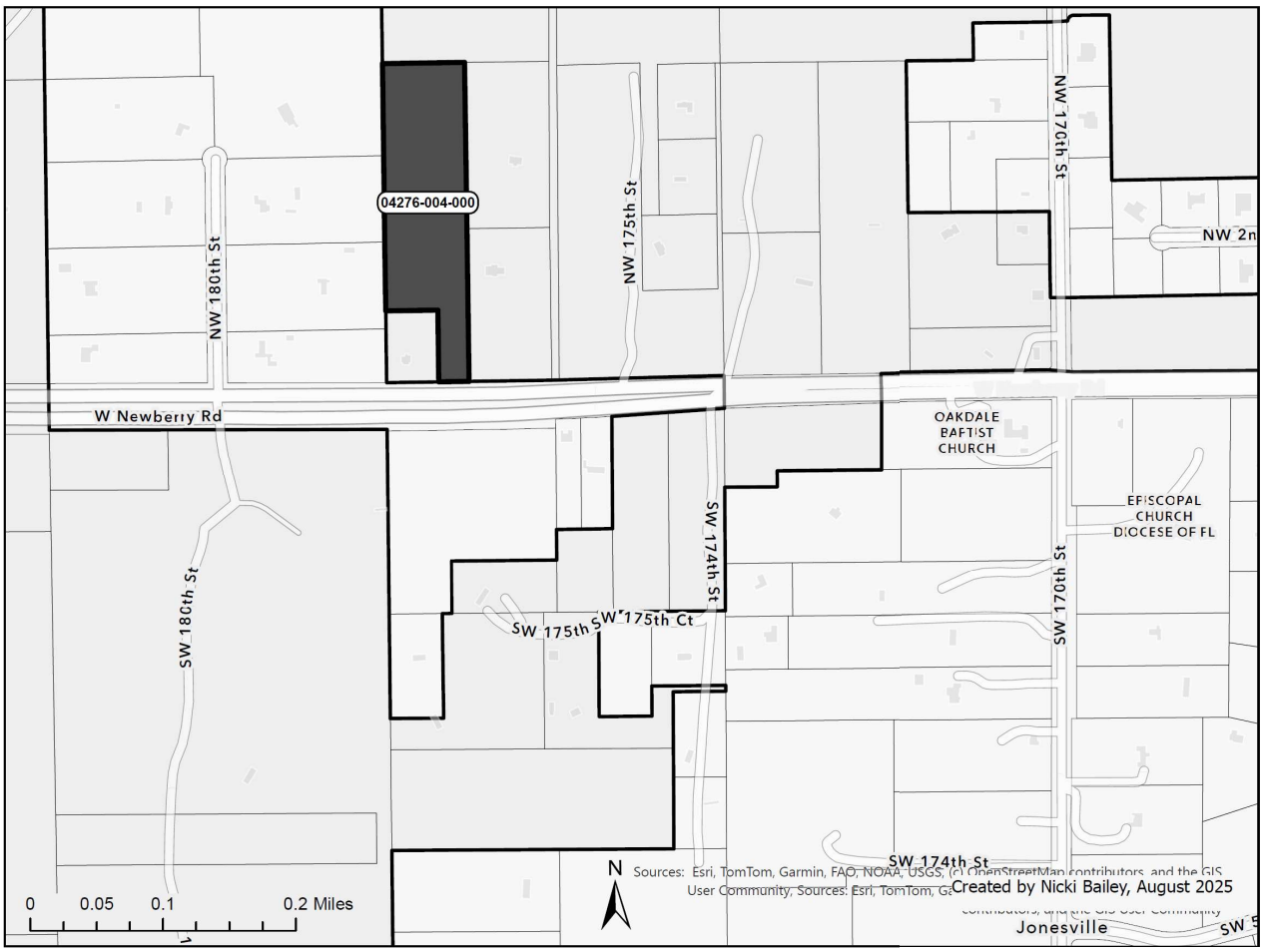
_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description

EXHIBIT A : Legal Description

Parcel ID 04276-004-000:; Total 8.26 acres

COM 335 FT N OF SW COR OF SE1/4 POB N 985 FT E 330 FT S 1270 FT W 122 FT N 285 FT W 208 FT POB OR 4614/1242



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-61
LDR 25-24

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04276-004-000 CONSISTING OF APPROXIMATELY 8.24 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

10. Ordinance 2025-62/CPA 25-25 Bounds with Business Impact Statement

ORDINANCE NO. 2025-62
LDR 25-25

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04384-018-000 CONSISTING OF APPROXIMATELY 6.16 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-25**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-25**, an application by Bryan Bounds owner, in corporation with City of Newberry to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Agriculture; Parcel No 04384-018-000, a 6.16 acre undivided on property generally located at 1126 SW 186th Street, Newberry, more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to FloridaCommerce, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

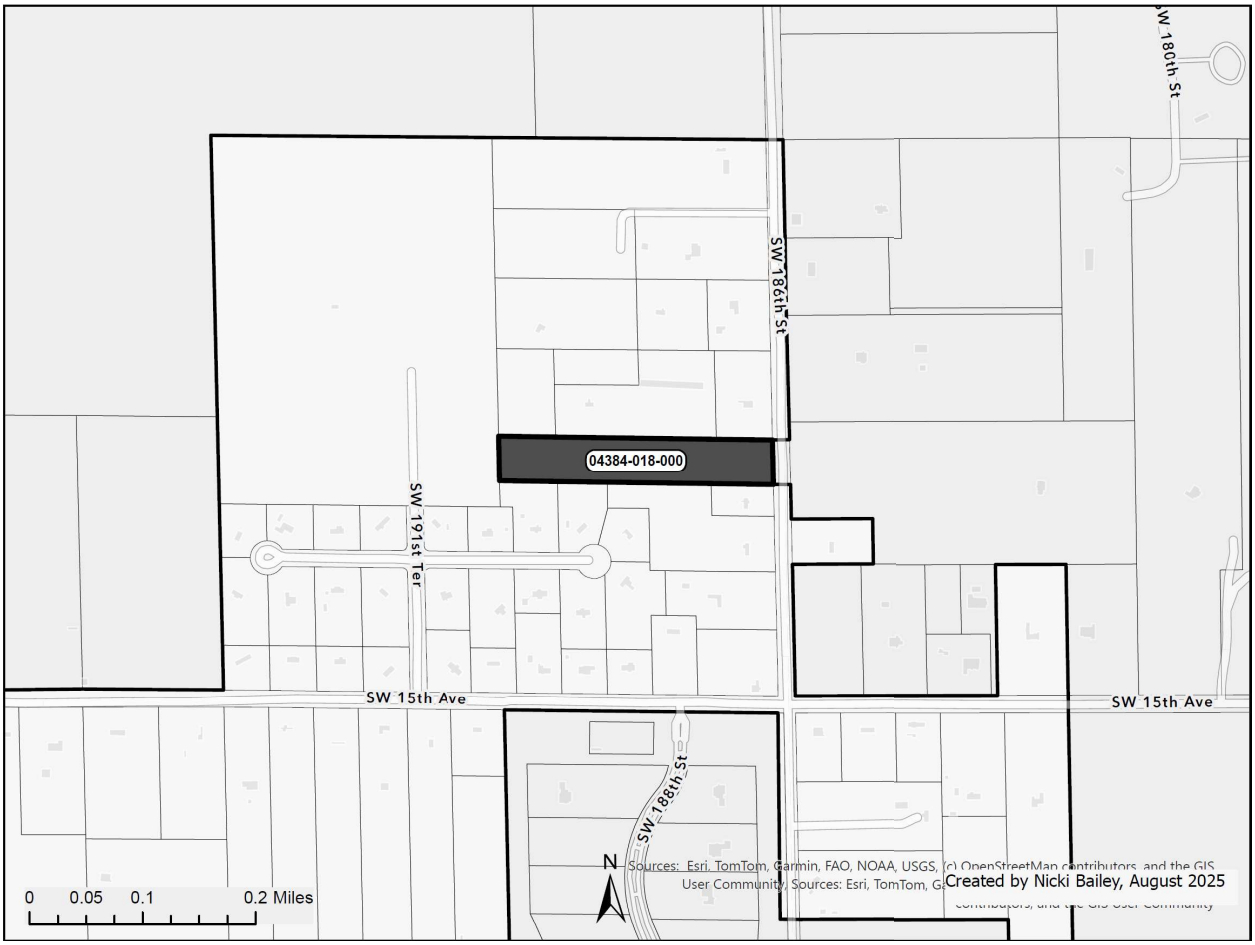
_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with map

EXHIBIT A : Legal Description with map

Parcel ID: 04384-018-000 : Total 6.16 acres

COM SE COR SEC S 88 DEG W 40 FT TO W R/W CR SW 15 N 1 DEG W ALG R/W 1028.72 FT POB W 1278.81 FT N 1 DEG W 210 FT E 1279.03 FT TO W R/W CR SW 15 S 1 DEG E ALG R/W 210 FT TO POB OR 4231/0370 & OR 4382/0211



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-62
LDR 25-25

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04384-018-000 CONSISTING OF APPROXIMATELY 6.16 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

11. Ordinance 2025-63/CPA 25-26 Allen with Business Impact Statement

ORDINANCE NO. 2025-63
LDR 25-26

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 02538-006-001 CONSISTING OF APPROXIMATELY 0.69 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-26**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-26**, an application by Clarence Allen Jr. owner, in corporation with City of Newberry to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Agriculture; Parcel No 02538-006-001, a 0.69 acre undivided on property generally located at 26204 SW 18th Rd., Newberry, more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to FloridaCommerce, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

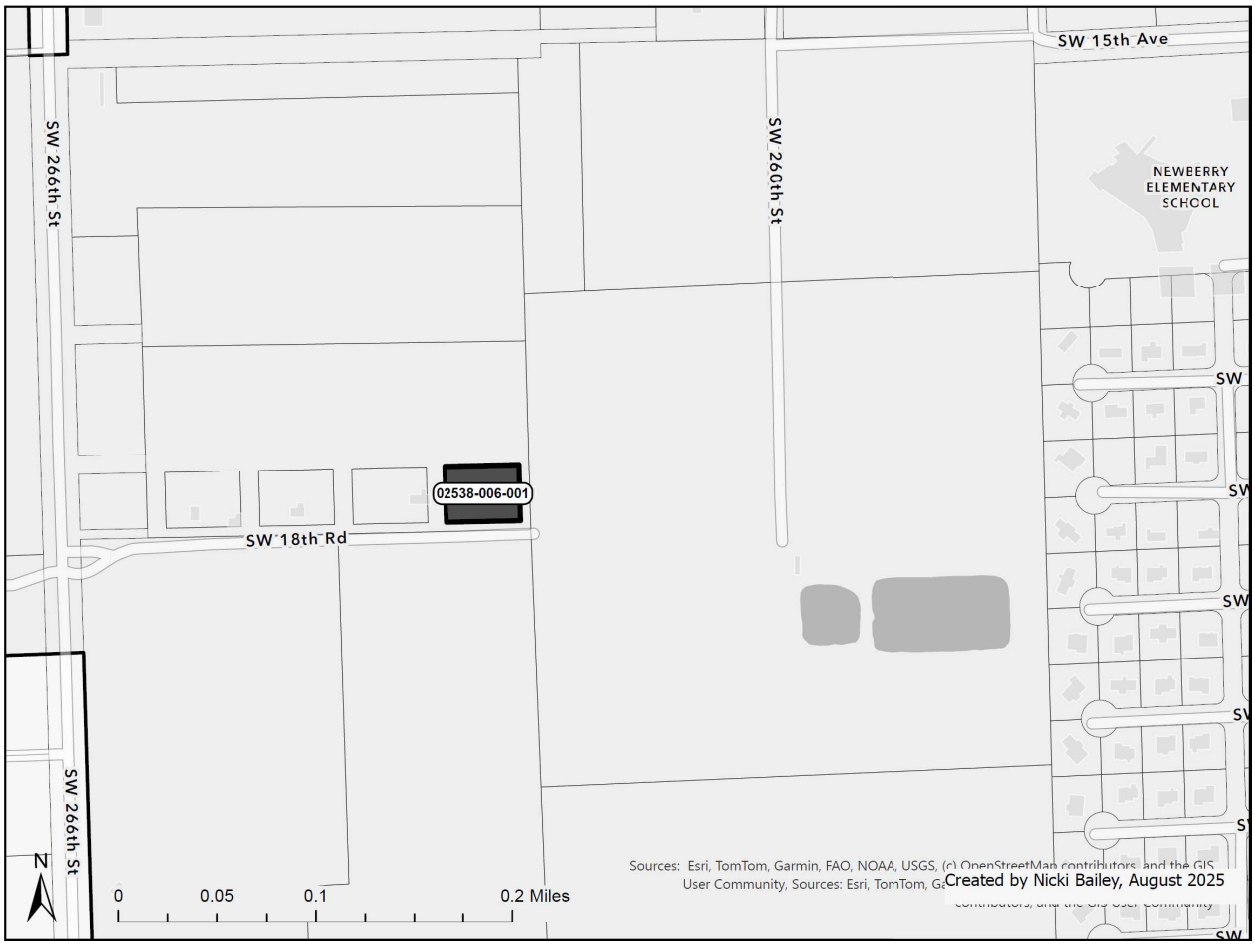
APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with map

EXHIBIT A : Legal Description with map

Parcel ID: 02538-006-001: Total 0.69 acres



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-63
LDR 25-26

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 02538-006-001 CONSISTING OF APPROXIMATELY 0.69 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

12. Ordinance 2025-66/CPA 25-28 Granade with Business Impact Statement

ORDINANCE NO. 2025-66
LDR 25-28

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; PARCEL NUMBER 04399-001-007 CONSISTING OF APPROXIMATELY 1.02 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Commission to prepare, adopt and implement a Comprehensive Plan;

WHEREAS, an application, **LDR 25-28**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below, has been filed with the City by the property owners;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property,

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the City of Newberry Local Planning Agency, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to an application, **LDR 25-28**, an application by Sharon Diane Granade owner, in corporation with City of Newberry to amend the Official Zoning Atlas from Alachua County Agriculture to City of Newberry Agriculture; Parcel No 04399-001-007, a 1.02 acre undivided on property generally located at18203 SW 15th Avenue, Newberry, more particularly described in EXHIBIT A:

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance in accordance with Section 163.3184, Florida Statutes. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to FloridaCommerce, Division of Community Planning and Development, 107 East Madison Street, MSC-160, Tallahassee, FL 32399-4120.

Section 5. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Newberry, Florida, by the City Clerk of the City of Newberry, Florida on the 8th day of August, 2025.

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

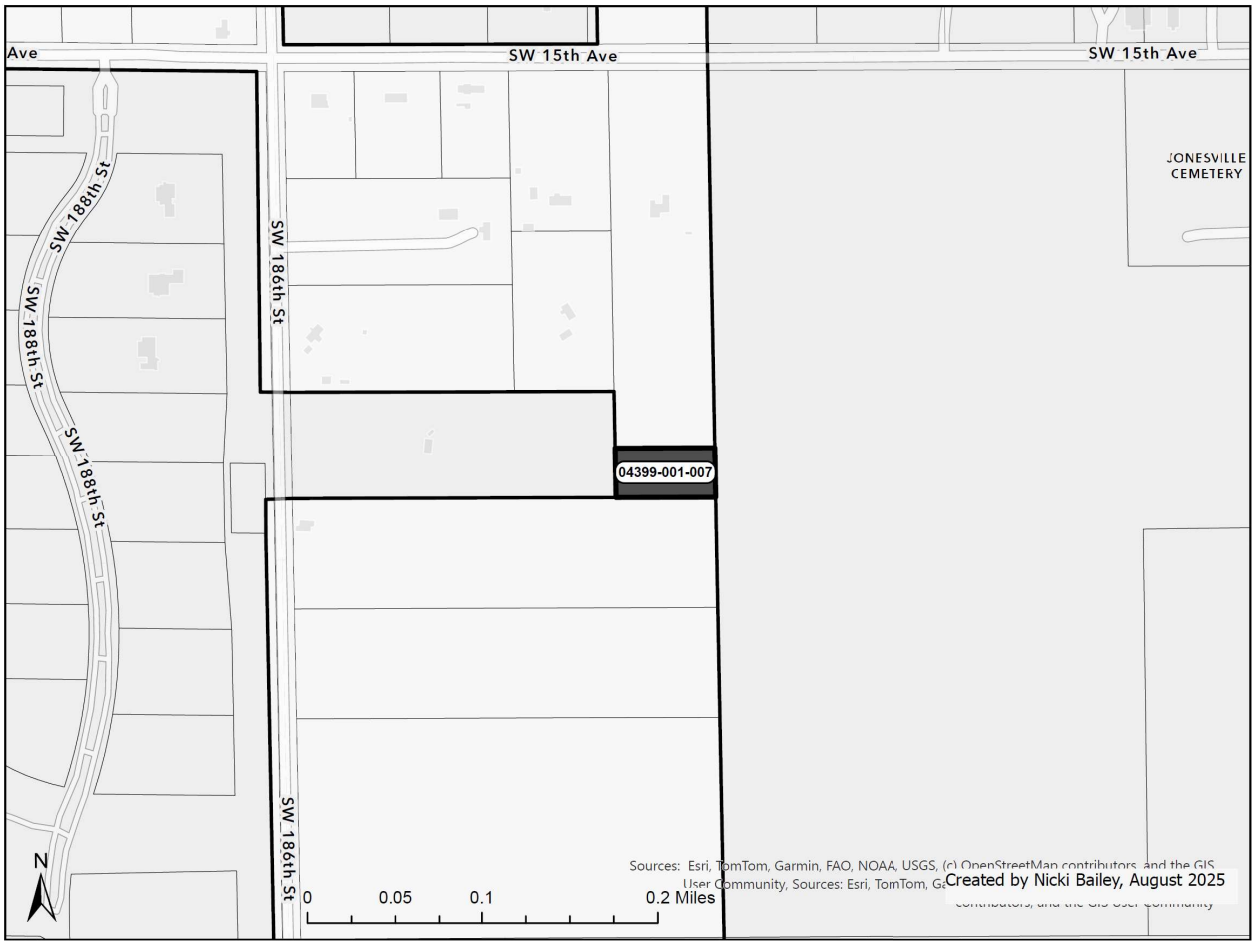
_____
City Attorney's Office

Attachments (1): Exhibit A – Legal Description with map

EXHIBIT A: Legal Description with map

Parcel ID:4399-001-007: Total 1.02 acres

COM NW COR E 1017.34 FT S 40.01 FT TO S R/W CO RD SW 32 S 1135.44 TO POB S 150 FT TO S LINE OF NW1/4 OF NW1/4 E 299.33 FT N 150 FT W APPROX 299.33 FT TO POB OR 1940/2542



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

ORDINANCE NO. 2025-66
LDR 25-28

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA;; PARCEL NUMBER 4399-001-007 CONSISTING OF APPROXIMATELY 1.02 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

1 See Section 166.041(4)(c), Florida Statute

13. Public Notice

Proof of Publication

ALACHUA COUNTY
STATE OF FLORIDA
COUNTY OF ALACHUA

PREPARED BY LEGAL NOTICE COORDINATOR:

Before the undersigned authority personally appeared Ethan Long, who on oath says that he is the OMB Data Analyst Coordinator of Alachua County, Florida; that the attached copy of advertisement: **City of Newberry - Notice of Public Hearing Concerning Ordinances for Future Land Use Map and Zoning Atlas Amendments** for September 8th, 2025 was published on the publicly accessible website, https://alachuacounty.us/Pages/AlachuaCounty.aspx , of Alachua County, Florida on **8/29/2025.**
Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Signature Ethan Long

Date Sept 2nd, 2025

☐Business Impact Estimate published with the advertisement and attached.

THIS SECTION AND BELOW PREPARED BY NOTARY

Sworn and Subscribed before me this 2nd day of September 2025, by Ethan Long who is personally known to me X or who has produced___ as identification.

Signature of Notary Public

Notary Public Seal

SHANNON M HAHN
Notary Public - State of Florida
Commission # HH 187002
My Comm. Expires Oct 15, 2025
Bonded through National Notary Assn.

ATTACH COPY FROM WEBSITE POSTING

Home

Home (https://alachuacounty.us)
+ 2020 Charter Review Commission
+ Alachua County Access Portal
+ Arts Council
+ Business Resources
+ Citizen Services
+ County News
+ County Offices
+ Legal Disclaimers
+ Search
+ Stay Engaged
+ Transparency
+ Video Archive
+ Videos
+ Volunteering
+ Alachua County Meetings & Events
Open Finance Portal (/Pages/Open-Finance-Portal_unpublished.aspx)

Want Updates In Your Inbox? SIGN UP NOW

City of Newberry - Notice of Public Hearing Concerning Ordinances for Future Land Use Map and Zoning Atlas Amendments

Mon Sep 8th 7:00pm

Newberry | Public-Hearings | Land-Use

Newberry City Hall Commission Chambers, 25440 W Newberry Rd, Newberry, FL 32669, USA map

Published August 29th, 2025

NOTICE OF PUBLIC HEARING CONCERNING ORDINANCES FOR FUTURE LAND USE MAP AND ZONING ATLAS AMENDMENTS

THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA HEREBY GIVES NOTICE, that pursuant to Section 163.3184, Florida Statutes, comments objections and recommendations regarding petitions described below will be heard by the City Commission at a public hearing on **Monday, September 8, 2025 at 7:00 p.m.**, or as soon thereafter as the matters can be heard in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

ITEM 1: Ordinance 2025-31/CPA 25-03, an application by NV5 Global, Inc., agent, on behalf of Hawley Family Holdings, LLC, owner, for a small-scale future land use map amendment from Agriculture to Commercial for a property located at 23125 West Newberry Road and consisting of 9.7 acres; identified as Alachua County Tax Parcel No. 01928-002-000.

ORDINANCE NO. 2025-31

CPA 25-03

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA [illegible] RDINANCE NO. 4-91, AS AMENDED, RELATING TO A SMALL-SCALE AMENDMENT TO [illegible] ND USE MAP OF THE CITY OF

NEWBERRY COMPREHENSIVE PLAN; PROVIDING FOR A TURE LAND USE CLASSIFICATION FROM AGRICULTURE TO COMMERCIAL ON CERTAIN L 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

ITEM 2: Ordinance 2025-32/LDR 25-08, an application by NV5 Global, Inc., agent, on behalf of Hawley Family Holdings, LLC, owner, to change the zoning district designation from Agricultural (A) to Commercial, Intensive (CI) for a property located at 23125 West Newberry Road and consisting of 9.7 acres, identified as Alachua County Tax Parcel No. 01928-002-000.

ORDINANCE NO. 2025-32

LDR 25-08

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 AGRICULTURAL (A) TO THE 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

ITEM 3: Ordinance 2025-33/CPA 25-05, an application by NV5 Global, Inc., agent, on behalf of IMS 2707, LLC, owner, for a small-scale future land use map amendment from Agriculture to Commercial for a property generally located at the northwest corner of State Road 26 and Northwest 202 Street and consisting of 25.1 acres, identified as Alachua County Tax Parcel No. 01922-000-000.

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; CONSISTING OF 25.11 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ITEM 4: Ordinance 2025-34/LDR 25-12, an application by NV5 Global, Inc., agent, on behalf of IMS 2707,

Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices, email legalnotices@alachuacounty.us and put "Subscribe" in the subject line.

Contact Us

For any questions or concerns please contact the Legal Notices Coordinator at legalnotices@alachuacounty.us.

Click Here to View Current Emer /info.alachuacounty.us/emergency-orders/?
_gl=1*1819z6*_ga*MTI4MDQzMzY4NS4xNzQ0OU3Njcw*_ga_83ZDCPK2VM*MTc0MDU5MzYzNS4yOTAuMS4xNzQzNTI0ODY5LjI0LjAuMA..)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office at 352-374-5275; TDD/TTY Users please call 711 Florida Relay Service.

View Alachua County's Website Accessibility Policy And Procedures (/Depts/EO/Pages/Website Accessibility.aspx)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or ✉ publicrecordsrequest@alachuacounty.us. Please visit the Public Records Request (/Depts/attorney/Pages/PublicRecordsRequest.aspx) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the SiteImprove Intelligence PlatformTM to help identify and prioritize accessibility issues on our website.

📷 Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL

Alachua County Legal Notices

City of Newberry - Notice of Public Hearing Concerning Ordinances for Future Land Use Map and Zoning Atlas Amendments

Mon Sep 22nd 7:00pm

Newberry | Public-Hearings | Land-Use

Newberry City Hall Commission Chambers, 25440 West Newberry Road, Newberry, Florida 32669 map

Published September 5th, 2025

NOTICE OF PUBLIC HEARING CONCERNING ORDINANCES FOR FUTURE LAND USE MAP AND ZONING ATLAS AMENDMENTS

THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA HEREBY GIVES NOTICE, that pursuant to Section 163.3184, Florida Statutes, comments objections and recommendations regarding petitions described below will be heard by the City Commission at a public hearing on **Monday, September 22, 2025 at 7:00 p.m.**, or as soon thereafter as the matters can be heard in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

Item 1: Ordinance 2025-37/CPA 25-07, an application by Christopher D. & Mary Ann Smith, owners, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 17630 West Newberry Road and consisting of 5 acres, identified as Alachua County Tax Parcel No. 04276-006-001.

ORDINANCE NO. 2025-37

CPA 25-07

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 LAND USE CLASSIFICATION FROM

ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA, CONSISTING OF APPROXIMATELY 5 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 2: Ordinance 2025-52/LDR 25-15, an application by Christopher D. & Mary Ann, Smith, owners, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 17630 West Newberry Road and consisting of 5 acres; identified as Alachua County Tax Parcel No. 04276-006-001.

ORDINANCE NO. 2025-52

LDR 25-15

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE 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 5 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 3: Ordinance 2025-38/CPA 25-08, an application by Smith Elizabeth Ann Life Estate, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for property located at 17626 West Newberry Road and consisting of 4.61 acres, identified as Alachua County Tax Parcel No. 04276-006-000.

ORDINANCE NO. 2025-38

CPA 25-08

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 4.61 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 4: Ordinance 2025-53/LDR 25-16, an application by Smith Elizabeth Ann Life Estate, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 17626 West Newberry Road and consisting of 4.61 acres; identified as Alachua County Tax Parcel No. 04276-006-000.

ORDINANCE 2025-53

LDR 25-16

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURAL (A), ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA, CONSISTING OF 4.61 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 5: Ordinance 2025-39/CPA 25-09, an application by David J. and Teresa L. Pabst, owners, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 27821 West Newberry Road and consisting of 10 acres; identified as Alachua County Tax Parcel Nos. 02512-001-014 and 02512-001-030.

ORDINANCE NO. 2025-39

CPA 25-09

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA, CONSISTING OF 10 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 6: Ordinance 2025-54/LDR 25-17, an application by David J. and Teresa L. Pabst, owners, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 27821 West Newberry Road and consisting of 10 acres, identified as Alachua County Tax Parcel Nos. 02512-001-014 and 02512-001-030.

ORDINANCE NO. 2025-54

LDR 25-17

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURAL (A) TO CITY OF NEWBERRY AGRICULTURAL (A) ON

CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA, CONSISTING TO 10 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 7: Ordinance 2025-41/CPA 25-11, an application by Dalton Berrie, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 28924 Southwest 30 Avenue and consisting of 5.61 acres, identified as Alachua County Tax Parcel No. 02517-001-000.

ORDINANCE NO. 2025-41

CPA 25-11

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 5.61 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 8: Ordinance 2025-56/LDR 25-19, an application by Dalton Berrie, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 28924 Southwest 30 Avenue; identified as Alachua County Tax Parcel No. 02517-001-000.

ORDINANCE NO. 2025-56

LDR 25-19

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 5.61 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 9: Ordinance 2025-42/CPA 25-12, an application by Diane Biernacki, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 4515 Southwest 266 Street and consisting of 1.83 acres; identified as Alachua County Tax Parcel No. 02574-021-000.

ORDINANCE NO. 2025-42

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 1.83 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 10: Ordinance 2025-57/LDR 25-20, an application by Diane Biernacki, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 4515 Southwest 266 Street and consisting of 1.83 acres; identified as Alachua County Tax Parcel No. 02574-021-000.

ORDINANCE NO. 2025-57

LDR 25-20

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 1.83 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 11: Ordinance 2025-43/CPA 25-13, an application by Danny M. and Tambre J. McElroy, owners, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 1131 Southwest 186 Street and consisting of 23.1 acres, identified by Alachua County Tax Parcel No 04377-011-000.

ORDINANCE NO. 2025-43

CPA 25-13

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, AMENDMING 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 TO CITY OF NEWBERRY AGRICULTURE, ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 23.1 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PRO[illegible]N EFFECTIVE DATE.

Item 12: Ordinance 2025-58/LDR 25-21, an app[illegible]y Danny M and Tambre J. McElroy, owners, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 1131 Southwest 186 Street and consisting of 23.1 acres; identified by Alachua County Tax Parcel No. 04377-011-000.

ORDINANCE NO. 2025-58

LDR 25-21

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; PARCEL NUMBER 04377-011-000 CONSISTING OF APPROXIMATELY 23.13 CONTIGUOUS ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 13: Ordinance 2025-45/CPA 25-15, an application Morlynn Property, LLC, owner, for a small-scale future land use amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 17722 West Newberry Road and consisting of 1.36 acres; identified Alachua County Tax Parcel No. 04276-003-000.

ORDINANCE NO. 2025-45

CPA 25-15

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 LAND USE CLASSIFICATION FROM ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 1.36 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 14: Ordinance 2025-60/LDR 25-23, an application by Morlynn Property, LLC, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 17722 West Newberry Road and consisting of 1.36 acres; identified as Alachua County Tax Parcel No. 04276-003-000.

ORDINANCE NO. 2025-60

LDR 25-23

AN ORDINANCE OF THE CITY OF NEWBERRY, FL MENDING 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 1.36 ACRES AND MORE PARTICULARLY; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 15: Ordinance 2025-46/CPA 25-16, an application by Heather J. and Morgan L. Smith, IV, owners, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property generally located on the north side of State Road 26, between Northwest 175 Street and Northwest 182 Street; identified as Alachua County Tax Parcel No. 04276-004-000.

ORDINANCE NO. 2025-46

CPA 25-16

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 LAND USE CLASSIFICATION FROM ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 8.24 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 16: Ordinance 2025-61/LDR 25-24, an application by Heather J. and Morgan L. Smith, IV, owners, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property generally located on the north side of State Road 26, between Northwest 175 Street and Northwest 182 Street and consisting of 8.24 acres; identified as Alachua County Tax Parcel No. 04276-004-000.

ORDINANCE NO. 2025-61

LDR 25-24

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 8.24 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 17: Ordinance 2025-47/CPA 25-17, an appl[illegible] Bryan S. Bounds, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 1126 Southwest 186 Street and consisting of 6.16 acres; identified as Alachua County Tax Parcel No. 04384-018-000.

ORDINANCE NO. 2025-47

CPA 25-17

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 6.16 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 18: Ordinance 2025-62/LDR 25-25, an application by Bryan S. Bounds, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 1126 Southwest 186 Street and consisting of 6.16 acres; identified as Alachua County Tax Parcel No. 04384-018-000.

ORDINANCE NO. 2025-62

LDR 25-25

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 6.16 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 19: Ordinance 2025-48/CPA 25-18, an application by Clarence C. Allen, Jr., owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 26204 Southwest 18 Road and consisting of 0.69 acres; identified as Alachua County Tax Parcel No. 02538-006-001.

ORDINANCE NO. 2025-48

CPA 25-18

AN ORDINANCE OF THE CITY OF NEWBERRY, FL MENDING 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 LAND USE CLASSIFICATION FROM ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 0.69 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 20: Ordinance 2025-63/LDR 25-26, an application by Clarence C. Allen, Jr., owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A); identified as Alachua County Tax Parcel No. 02538-006-001.

ORDINANCE NO. 2025-63

LDR 25-26

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 0.69 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 21: Ordinance 2025-51/CPA 25-21, an application by Sharon Diane Granade, f/k/a Sharon Diane Jones, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture for a property located at 18203 Southwest 15 Avenue and consisting of 1.02 acres; Parcel No 04399-001-007.

ORDINANCE NO. 2025-51

CPA 25-21

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, AMENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO AN A SMALL-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 TO CITY OF NEWBERRY AGRICULTURE ON CERTAIN LANDS RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 1.02 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 22: Ordinance 2025-66/LDR 25-28, an app y Sharon Diane Granade, f/k/a Sharon Diane Jones, owner, to change the zoning district from Alachua County Agriculture (A) to City of Newberry Agricultural (A) for a property located at 18203 Southwest 15 Avenue and consisting of 1.02 acres; identified as Alachua County Tax Parcel No. 04399-001-007.

ORDINANCE NO. 2025-66

LDR 25-28

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 RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 1.02 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Item 23: Ordinance 2025-68/LDR 25-29, a City of Newberry initiated rezoning on behalf of Norita Davis owner to change the zoning district from Agricultural (A) to Agriculture Technology (AT) for a property more commonly known as City of Newberry Agriculture Technology Park located at 22606 West Newberry Road and consisting of 165.88 acres; identified as Alachua County Tax Parcel No. 01919-000-000.

ORDINANCE NO. 2025-68

LDR 25-29

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM AGRICULTURE (A) TO AGRICULTURE TECHNOLOGY (AT) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 165.88 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

ITEM 24: Ordinance 2025-35/CPA 25-05, an application by Civil on Demand, agent, on behalf Laura J. Pries, owner, for a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Material Oriented Industrial for a property located at 710 Northwest County Road 235 and consisting of 9.6 acres; identified as Alachua County Tax Parcel No. 01897-004-000.

ORDINANCE NO. 2025-35

CPA 25-06

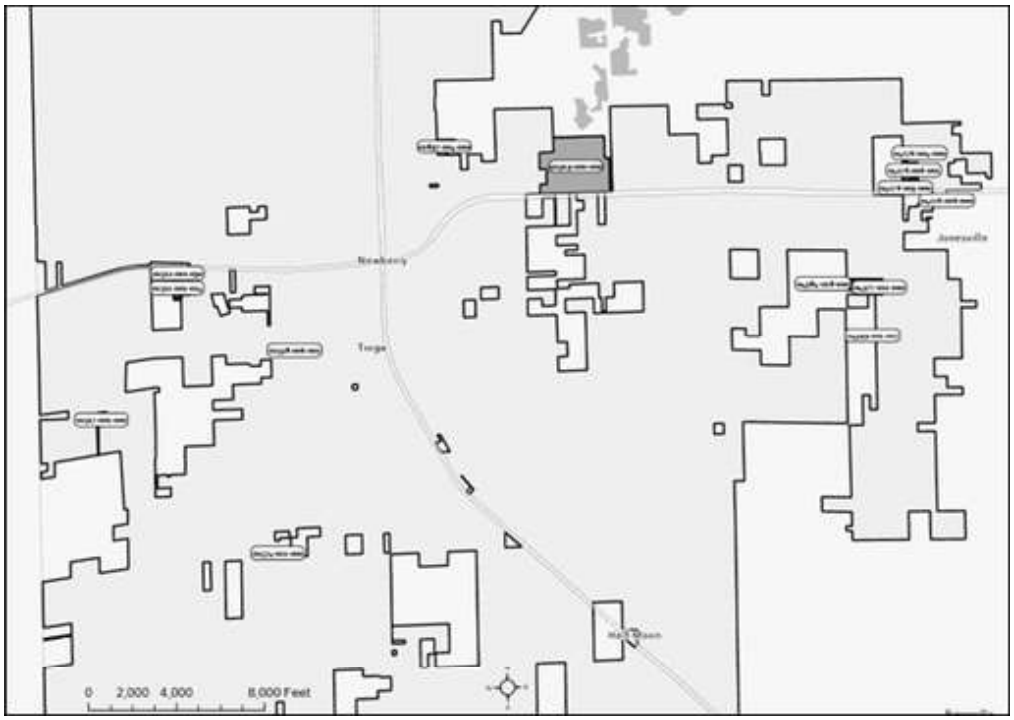
AN ORDINANCE OF THE CITY OF NEWBERRY, FL MENDING ORDINANCE NO. 4-91, AS AMENDED, RELATING TO A SMALL-SCALE AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF NEWBERRY COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE IN FUTURE LAND USE CLASSIFICATION FROM ALACHUA COUNTY RURAL/AGRICULTURE TO CITY OF NEWBERRY MATERIAL ORIENTED INDUSTRIAL ON CERTAIN LANDS RECENTLY ANNEXED WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA; CONSISTING OF 9.62 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A, PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ITEM 25: Ordinance 2025-36/LDR 25-13, an application by Civil on Demand, agent, on behalf of Laura J. Pries, owner, to change the zoning district designation from Alachua County Agriculture (A) to City of Newberry Industrial (I) for a property located at 710 Northwest County Road 235 and consisting of 9.6 acres, identified as Alachua County Tax Parcel No. 01897-004-000.

ORDINANCE NO. 2025-36

LDR 25-13

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 AGRICULTURAL (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 9.62 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE



The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearings and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed amendments. Please call 352-472-5440, or email communitydevelopment@NewberryFL.gov to request a copy of the proposed amendments be sent to you, to submit comments prior to the public hearings, or to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

If Required Business Impact Attached

File Attachments for Item:

18. Ordinance 2025-68/LDR 25-29 City-initiated rezoning change on approximately 165.88 acres (01919-000-000) currently known as the AgTechFood Park.

Quasi-Judicial, Second Reading of Ordinance no. 2025-68/LDR 25-29: 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.

Commission Agenda Item

Meeting Date: September 22, 2025

Title: Ordinance 2025-68/LDR 25-29 City-initiated rezoning change on approximately 165.88 acres (01919-000-000) currently known as the AgTechFood Park.

Quasi-Judicial, Second Reading of Ordinance no. 2025-68/LDR 25-29: 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.

Agenda Section: Public Hearings and Ordinances

Department: Community Development Department

Presented By: Stacey Hectus, AICP, Director

Strategic Goal/Objective: GOAL D.3
A STRONG, DIVERSE LOCAL ECONOMY
OBJ. D.3.3 FACILITATE THE DEVELOPMENT OF THE NEWBERRY AGRICULTURAL TECHNOLOGY PARK

Recommended Action:
1) Recommend approval of Ordinance 2025-68/LDR 25-29, the City-initiated rezoning of this 165.88 acre parcel from Agriculture (A) to Agriculture Technology (AT) as the final action for the Agriculture Technology Park.

Summary:
This is the final stage of the process to make the Agriculture Technology (AT) Park ripe and

ready for any AgTechFood business that would like to locate in Newberry.

The Planning and Zoning Board at the August 26th meeting voted unanimously to recommend approval of this rezoning to the City Commission.

The City Commission at their September 8, 2025 meeting voted unanimously to approve Ordinance 2025-68/LDR 25-29.

Attachments:

1. Business Impact Estimate
2. Final Ordinance 2025-68
3. Staff Report
4. Legal Notice
5. Presentation

Business Impact Estimate

Business Impact Estimate

This form must be included in the agenda packet for the item under which a proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published. Please contact the City Clerk's office for procedural assistance.

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.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If no boxes are checked below, this means the City is of the view that a business impact estimate is required by state law[1] for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

1 See Section 166.041(4)(c), Florida Statutes.

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If any box is checked above, a Business Impact Estimate is not required.

Final Ordinance 2025-68

ORDINANCE NO. 2025-68
LDR 25-29

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.

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Newberry, Florida, hereinafter referred to as the City Commission, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, as amended, the Local Government Comprehensive Planning and Land Development Regulation Act, requires the City Commission to prepare and adopt regulations concerning the use of land and water to implement the City of Newberry Comprehensive Plan, hereinafter referred to as the Comprehensive Plan;

WHEREAS, one of the City's most important economic priorities from the City's 2022 Strategic Plan is the Agriculture Technology Park;

WHEREAS, the process to get to this point has been many years in the making;

WHEREAS, in 2018 this parcel was formally assigned the Corporate Park Future Land Use classification, and the Official Future Land Use Map of the City was edited.

WHEREAS, on June 23, 2025 the City Commission approved the Agriculture Technology (AT) zoning district (Ordinance 2025-10/LDR 25-09).

WHEREAS, this is a City initiated rezoning, **LDR 25-29**, for a Site-Specific Amendment to the Official Zoning Atlas ("rezoning"), as described below. A property ownership affidavit was submitted to the Community Development Department and has been processed by the City;

WHEREAS, the determination of available and necessary infrastructure capacity to support the unknown specific levels of development will be dependent upon subsequent development permit applications and supporting impact studies provided by and at the expense of the owner or applicant;

WHEREAS, adoption of this ordinance neither creates entitlements for future unknown levels of development nor obligates the City to approve development permits;

WHEREAS; the change in zoning district of the property does not obligate the City to provide at its expense municipal services to the property and does not guarantee the availability of municipal services to the property;

WHEREAS, the Planning and Zoning Board of the City of Newberry, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Newberry, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice. At said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing. as described below, and recommended to the City Commission approval of said city-initiated rezoning for an amendment, as described below;

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Commission held the required public hearings, with public notice having been provided on said amendment, as described below, and at said public hearings, the City Commission reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency concerning said city-initiated rezoning for an amendment, as described below;

WHEREAS, the City Commission has determined and found said city-initiated rezoning for the amendment to be consistent with the City's Comprehensive Plan and City's Land Development Regulations ("LDRs"); and,

WHEREAS, the City Commission has determined and found that approval of said city-initiated rezoning for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City of Newberry.

NOW, THEREFORE, BE IT ORDAINED BY THE PEOPLE OF THE CITY OF NEWBERRY, FLORIDA, AS FOLLOWS:

Section 1. Official Zoning Map Amended. Pursuant to the City initiated rezoning, LDR 25-29 request, to amend the Official Zoning Atlas of the City of Newberry Land Development Regulations on lands herein more particularly in Exhibit A consisting of 165.88 acres is HEREBY CHANGED FROM **AGRICULTURAL (A) to AGRICULTURE TECHNOLOGY (AT).**

Section 2. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Scrivener's Error. The correction of typographical errors which do not affect the intent of the ordinance may be authorized by the City Manager or designee without public hearing, by filing a corrected or re-codified copy of the same with the City.

Section 4. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This Ordinance shall be adopted upon the date provided below, as passed.

Section 6. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3215, Florida Statutes, as amended.

DONE THE FIRST READING, by the City Commission of the City of Newberry, Florida, at a regular meeting, this 8th day of September, 2025.

DONE, THE PUBLIC NOTICE, on the website of Alachua County at alachuacounty.us pursuant to Florida Statute 50.0311(3), by the City Clerk of the City of Newberry, Florida on the 11th day of August, 2025.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

DONE THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Newberry, Florida, at a regular meeting, this 22nd day of September, 2025.

BY THE MAYOR OF THE CITY
OF NEWBERRY, FLORIDA

_____
Honorable Timothy R. Marden, Mayor

ATTEST, BY THE CLERK OF THE
CITY COMMISSION OF THE CITY OF
NEWBERRY, FLORIDA:

_____
Judy S. Rice, City Clerk

APPROVED AS TO FORM AND
LEGALITY:

_____
City Attorney's Office

Attachments (#): Exhibit A – Legal Description
Exhibit B – Property Ownership Affidavit

EXHIBIT A
Legal Description

Description: (by surveyor)

Lands described in O.R.B. 910, page 659 of the public records of Alachua County, Florida; LESS AND EXCEPT lands described in O.R.B. 2111, page 3001, said public records; LESS AND EXCEPT lands described as Parcel 104 Part "A" per O.R.B. 2227, page 2855, said public records; LESS AND EXCEPT lands described in O.R.B. 2364, page 2616, said public records; lying in Section 35, Township 9 South, Range 17 East, Alachua County, Florida; being more particularly described as follows:

Commence at the Southwest corner of said Section 35, and run thence North 88°13'26"East, along the South line of said Section, a distance of 1972.76 feet (said point lying South 88°13'26"West a distance of 3292.95 feet from the Southeast corner of said Section 35); thence North 01°46'33"West, a distance of 139.13 feet to the North right-of-way line of West Newberry Road (a.k.a. State Road No. 26) per Parcel 104, Part "A" of O.R.B. 2227, page 2855, said public records and the Point-of-Beginning of the herein described parcel; thence continue North 01°46'33"West, along the East line of said O.R.B. 2111, page 3001, a distance of 1890.70 feet; thence North 88°13'34"East, a distance of 656.28 feet to another East line of said O.R.B. 2111, page 3001; thence North 01°50'29"West, along said East line, a distance of 657.80 feet to the North line of said O.R.B. 910, page 659; thence North 88°30'26"East, along said North line, a distance of 2537.14 feet to the Northeast corner of said O.R.B. 910, page 659; thence South 01°38'44"East, along the East line of said O.R.B. 910, page 659, a distance of 2535.93 feet to the said North right-of-way line of West Newberry Road; thence South 88°13'26"West, along said North right-of-way line, a distance of 563.79 feet; thence South 89°22'10"West, along said North right-of-way line, a distance of 328.15 feet; thence South 88°13'26"West, along said North right-of-way line, a distance of 328.08 feet; thence South 87°04'41"West, along said North right-of-way line, a distance of 328.15 feet; thence South 88°13'26"West, along said North right-of-way line, a distance of 1638.83 feet to the Point-of-Beginning.

LESS AND EXCEPT lands described in O.R.B. 2364, page 2616, said public records.

EXHIBIT B
Property Ownership Affidavit

CITY OF NEWBERRY
Community Development Department
In the Little Red Schoolhouse, 25815 S.W. 2nd Avenue (352) 472-5440
Mailing Address: 25440 W. Newberry Road, Newberry, Florida 32669

For Office Use Only
Date Received: 7/23/25
Staff Initials: AW

PROPERTY OWNERSHIP AFFIDAVIT
(Includes Authorization of Agent, if Applicant is not Owner)

Norita V. Davis
Property Owner

Application No.

N/A
Additional Property Owners

City of Newberry
Authorized Agent(s)

01919-0000-0000
Parcel Number(s)

Rezoning
Type of Application

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the City of Newberry;
3. That I (we), the undersigned, have authorized, and do authorize, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to allow the City of Newberry to consider and act on the subject request; and
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Norita V. Davis
Owner 1 (signature)

Owner 2 (signature)

Owner 3 (signature)

Norita V. Davis
Printed name, Owner 1

Printed name, Owner 2

Printed name, Owner 3

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to (or affirmed) before me by means of ☐ physical presence or ☐ online notarization, this 16th day of July 20 25, by
(Day) (Month) (Year) (Name of Person Making Statement)

Notary Public State of Florida
Michelle N. Hoover
My Commission HH 530540
Expires 7/24/2028

Signature of Notary Public - State of Florida

Michelle Hoover
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification

Type of Identification Produced: N/A

Rev 05-22-2025

Staff Report

25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161
www.NewberryFL.gov

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

File Number: LDR 25-29

Request: City initiated rezoning from Agricultural (A) to Agriculture Technology (AT) on 165.88 acres.

Recommended Action: Adopt Ordinance 2025-68.

SITE DATA TABLE

Owner	Norita V. Davis
Address/Location	22606 W. Newberry Road
Parcel ID	01919-000-000
S/T/R	Section 35, Township 09 South, Range 17 East
Net Area	165.88 acres
Gross Area	N/A
Zoning District	Agricultural (A)
FLUM Designation	Corporate Park
Existing Use	Agricultural/field crop, grazing land class 6
Proposed Use	Agriculture Technology Park

ADJACENT ZONING AND FUTURE LAND USE

	FLUM Designation	Zoning
North	Agriculture	Alachua County Agriculture (A) Mine
East	Agriculture and Commercial	Agriculture (A) and Commercial Intensive (CI)
South	Commercial and Agriculture	Commercial General (CG), Commercial Intensive (CI) and Agriculture (A)
West	Residential Low Density, Planned Development	Planned Development (PD) Alachua County Agriculture Center and IFAS, Residential Single-Family 2 (RSF-2)

Introduction

The City of Newberry, on behalf of Norita V. Davis, is bringing forth a city-initiated rezoning of the property know as the Agricultural Technology Park ("Ag-Tech Park"). This has been an Economic Development priority for over 10 years. It is a goal of the City's 2022 Strategic Plan.

GOAL D.3

A STRONG, DIVERSE LOCAL ECONOMY

OBJ. D.3.3 FACILITATE THE DEVELOPMENT OF THE NEWBERRY AGRICULTURAL TECHNOLOGY PARK

Background/History

In 2004, the City established an Economic Development Committee in connection with the Florida Department of Commerce, formerly known as the Florida Department of Economic Opportunity ("DEO"), and the Florida Agriculture and Mechanical University (FAMU). The Economic Development Committee held a visioning process that identified aspects of the City's character that citizens preferred and would be reinforced through public policy. That visioning process was documented in the Comprehensive Plan. Roughly ten years later the City was awarded a DEO grant for marketing and mapping that laid out the City's strengths, assets, and unique character. In 2015/2016 there was an Economic Development Corridor Study that was a public-private partnership that defined an Economic Development Catalyst (EDC) and identified site development potential. A local planning consultant was contracted by the City to create the Corporate Park Future Land Use category and enhance the Economic Development Element of the City's Comprehensive Plan. In 2018 a DEO grant for an Agri-Tech Research Park, later called the Ag-Tech-Park, was awarded to the City to prepare a master plan concept to attract economic development opportunities. In that same year, Ms. Davis' parcel was formally approved with the Corporate Park Future Land Use classification.

Earlier this year, the City Commission adopted the Agriculture Technology (AT) Zoning District implementing the policies of the Corporate Park Future Land Use. This is the request for this zoning change from Agricultural (A) to Agriculture Technology (AT) to provide for compatible land use and zoning.



Figure 1: Conceptual Master Plan of the Ag-Tech Park*, CON GIS Analyst*

Agency Review

With this Corporate Park model, staff and other agencies will review each of the proposals that come through individually. always keeping in mind the holistic goals and objectives of the Ag-Tech Park, such as ingress, egress, site design, including landscaping and buffering, utilities, etc. This request was reviewed by City departments, and no objections were offered regarding the proposed change of zoning district.

Compatibility

The proposed zoning is required for any development on the parcel to move forward. This is the keystone to the whole development of the Ag-Tech Park. As mentioned in the history section of this report, the planning for this economic development initiative has been in play for over a decade. The new zoning district creates development standards, enables a variety of uses typically located within an agricultural technology park, and provides safeguards to ensure compatibility with surrounding land uses. Additionally, this parcel is within our Overlay District.

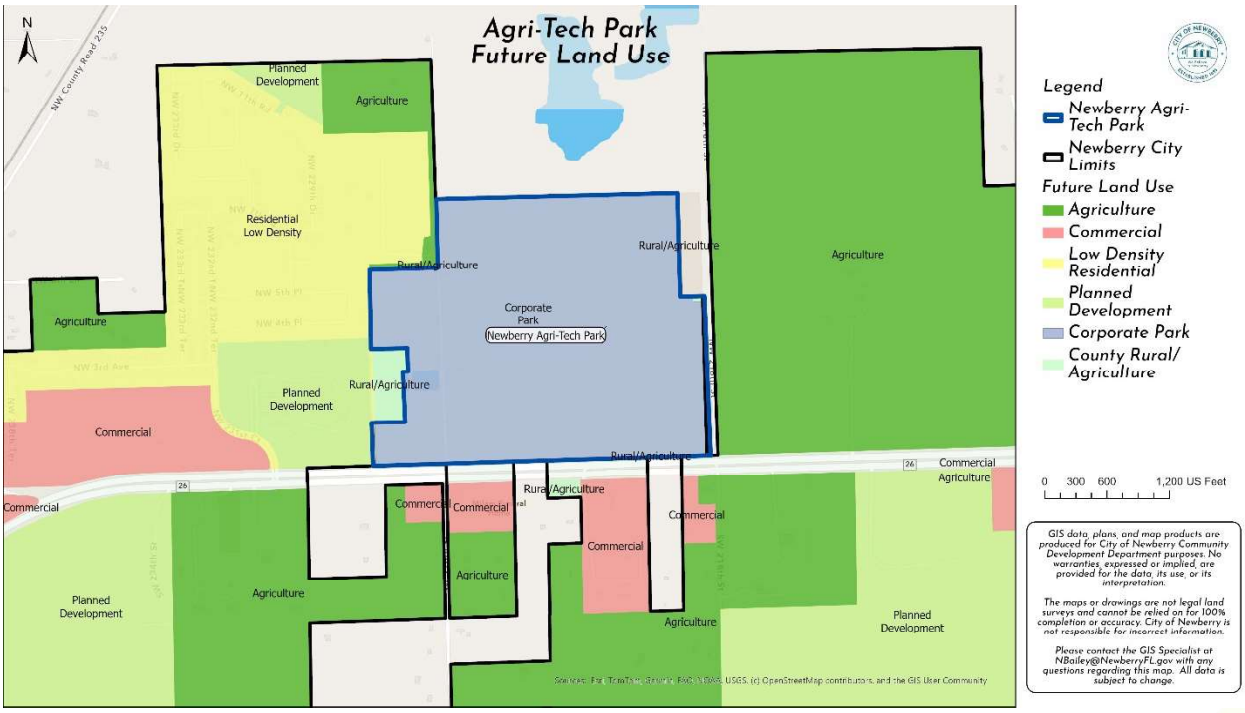


Figure 2: *Current Future Land Use Map of the Ag-Tech Park and surrounding land uses. Source: Nicki Bailey, CON GIS Analyst*

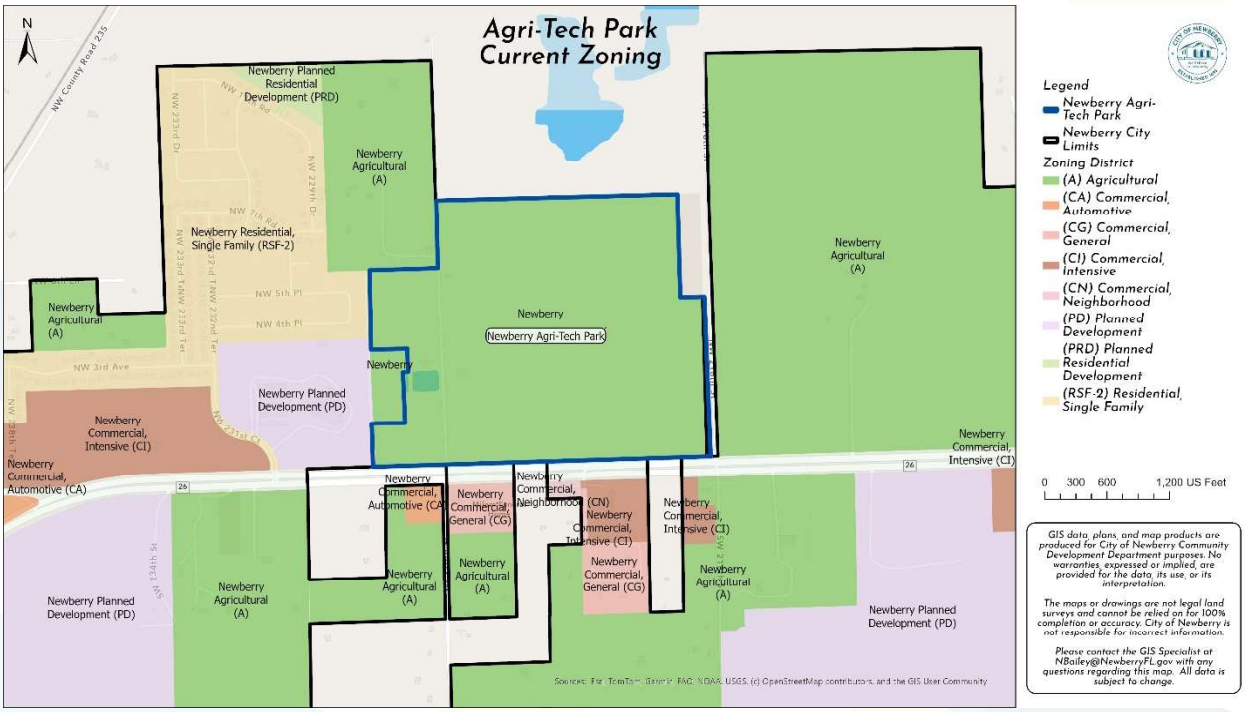


Figure 3: *Existing Zoning Map of the Ag-Tech Park and surrounding Zoning. Source: Nicki Bailey, CON GIS Analyst*

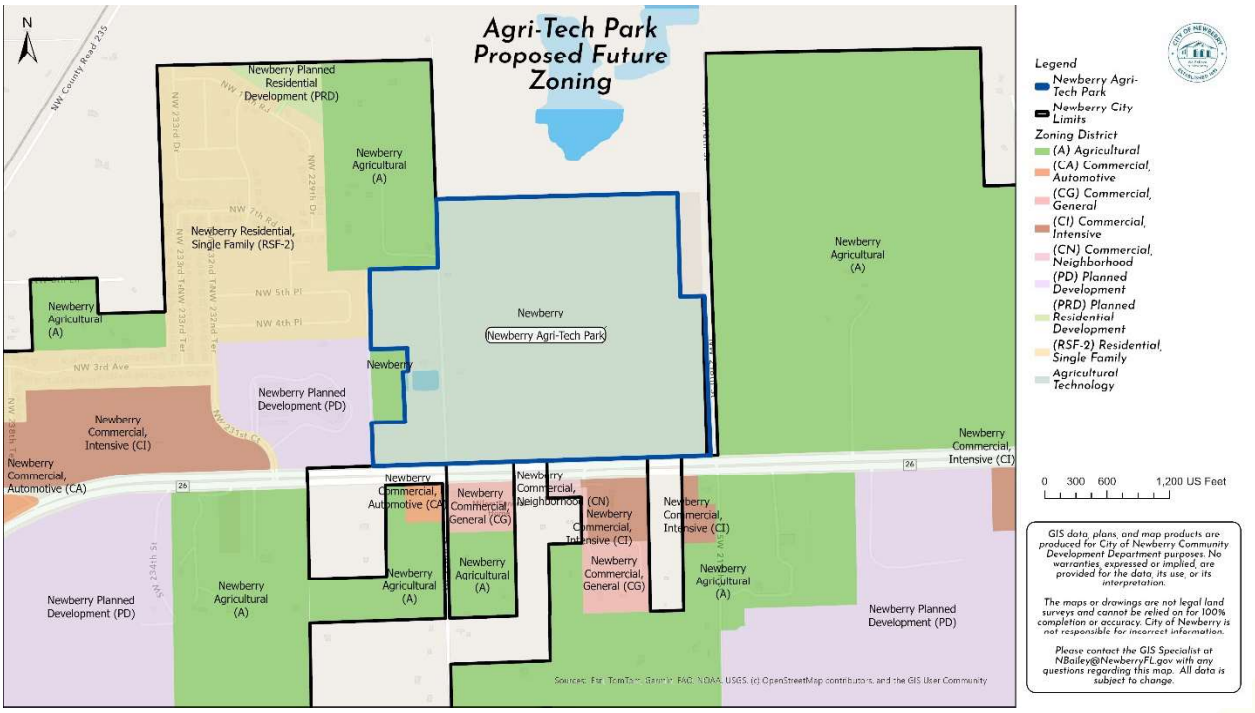


Figure 4: *Proposed Zoning Map of the Ag-Tech Park and surrounding Zoning. Source: Nicki Bailey, CON GIS Analyst*

The proposed district, Agriculture Technology Park (AT), intent and purpose is described in the City of Newberry Code of Ordinances ("CNCO") as follows:

> *Section 4.24. AT Agriculture Technology.*
>
> *Section 4.24.1. Intent. The proposed district is established to support economic development through the creation of the proposed Agriculture Technology Park located within the corporate limits of the City of Newberry. The district is intended to facilitate the development of the Agri-Tech Food Park, and to ensure growth is orderly, consistent, and aligned with the mission of the park and the city of Newberry. The district also aims to safeguard adjacent residential and commercial areas from potential impacts associated with the Park's uses and future expansion. These efforts contribute to the broader goal of preserving property values and maintaining a strong tax base for the City of Newberry. All permitted and special uses within this district must align with the core purpose and mission of the Agriculture Technology Park or its related activities.*

The property is located within the Clay Electric service territory and the available capacity to serve this property will be determined by the provider.

This parcel has city water and wastewater to the west edge of the site located at the IFAS building. Water is also located on the south side on SR 26. Additionally, there is water and wastewater access on the west side of the property.

Findings

The proposed rezoning is the keystone to bring the Agricultural Technology Park to fruition. It would make this parcel ripe and ready for Ag-Tech development.

Staff finds the proposed rezoning is consistent with the City of Newberry Comprehensive Plan and Land Development Regulations. In addition, it supports one of the core economic development initiatives in the City's 2022 Strategic Plan.

August 12, 2025
Stacey Hectus, AICP, Community Development Department

Legal Notice

City of Newberry - Planning and Zoning Board Notice of Public Hearing for Ordinance 2025-68

Tue Aug 26th 5:30pm

Newberry | Public-Hearings | Ordinance

Newberry City Hall Commission Chambers, 25440 West Newberry Road, Newberry, Florida 32669 map

Published August 11th, 2025

THE PLANNING AND ZONING BOARD OF THE CITY OF NEWBERRY, FLORIDA, SERVING AS THE LOCAL PLANNING AGENCY, HEREBY GIVES NOTICE, that pursuant to Section 163.3161 through 163.3215, Florida Statutes, comments, objections, and recommendations regarding petitions described below will be heard by the Planning and Zoning Board at a public hearing on **Tuesday, August 26, 2025 at 5:30 p.m.**, or as soon thereafter as the matters can be heard, in the City Commission Meeting Room, City Hall, located at 25440 West Newberry Road, Newberry, Florida.

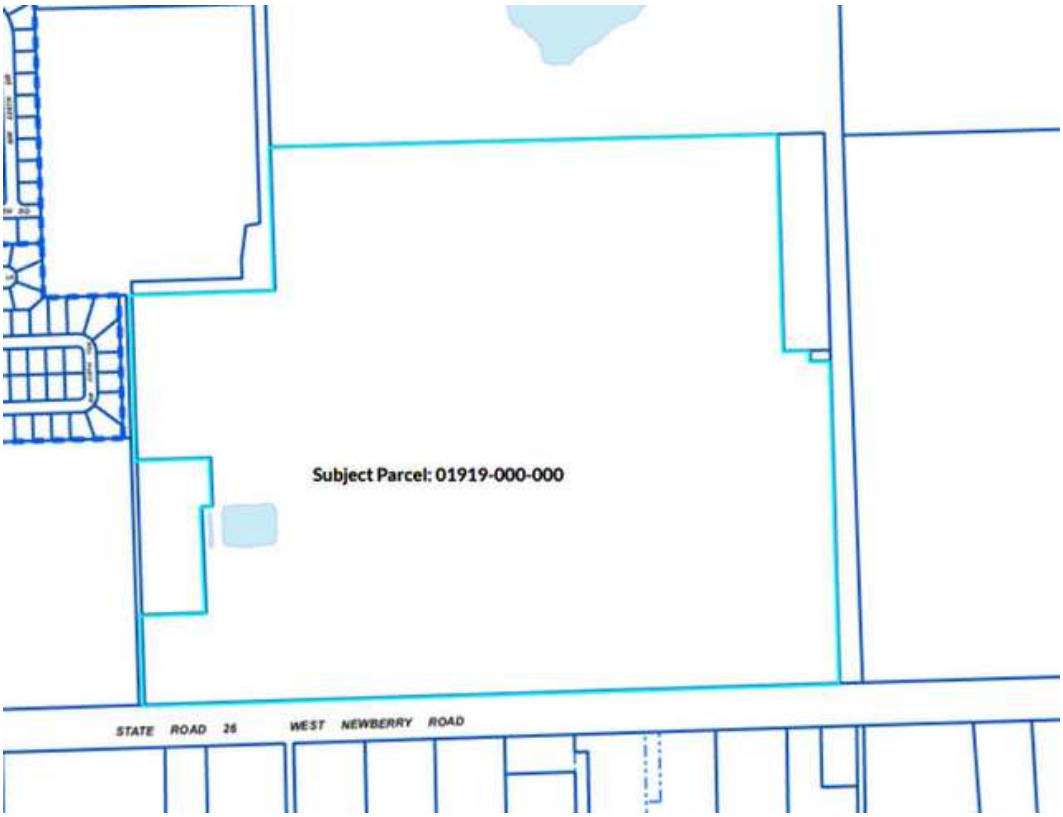
Item 1: Ordinance 2025-68/LDR 25-29, a City of Newberry initiated rezoning on behalf of Norita Davis

owner to change the zoning district from Agriculture (A) to Agriculture Technology (AT) for a property more commonly known as City of Newberry Agriculture Tec rk located at 22606 West Newberry Road and consisting of 165.88 acres; identified as Alachua County Tax Parcel No. 01919-000-000.

ORDINANCE NO. 2025-68

LDR 25-29

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM AGRICULTURE (A) TO AGRICULTURE TECHNOLOGY (AT) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF CITY OF NEWBERRY, FLORIDA; CONSISTING OF 165.88 ACRES AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.



The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time, and place of any continuation of a public hearing shall be announced during the public hearings and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed Amendments. Please call 352-472-5440, or email communitydevelopment@NewberryFL.gov to request a copy of the proposed Amendments be sent to you, to submit comments prior to the public hearings, or to inquire about attending the meeting. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Ac ith disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784,

no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

If Required Business Impact Attached

Print

How to Search

Use the search box to find specific Legal Notices. Single key words such as the type of notice and entity are best. Each notice has "tags" that can also be utilized to sort notices. Tags include: Public Hearing, Board Meeting, Request for Qualifications, Request for Proposal, Notice of Bid, Growth Management, Tax Collector, etc. For past notices change the date range to before the notice date.

Calendar Notifications

Click Subscribe button to add Legal Notices to your calendar, which are updated in real time.

Email Notifications

To receive email notifications of newly posted legal notices, email legalnotices@alachuacounty.us and put "Subscribe" in the subject line.

Contact Us

For any questions or concerns please contact the Legal Notices Coordinator at legalnotices@alachuacounty.us.

Click Here to View Current Emergency Orders (https://info.alachuacounty.us/emergency-orders/?_gl=1*1819lz6*_ga*MTI4MDQzMzk4NS4xNzIyODU3Njcw*_ga_8BZDCPK2VM*MTc0MDU5MzkyNS4yOTAuMS4xNzQwNTk0ODY5LjI0LjAuMA..)

Alachua County aims to continually improve the accessibility and usability of its website. If you are an individual with a disability and you experience difficulty or require assistance or accommodation in using our website, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or call the Alachua County Equal Opportunity Office

at 352-374-5275; TDD/TTY Us[illegible] call 711 Florida Relay Service.

View Alachua County's Website Accessibility Policy And Procedures (/Depts/EO/Pages/Website-Accessibility.aspx)

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

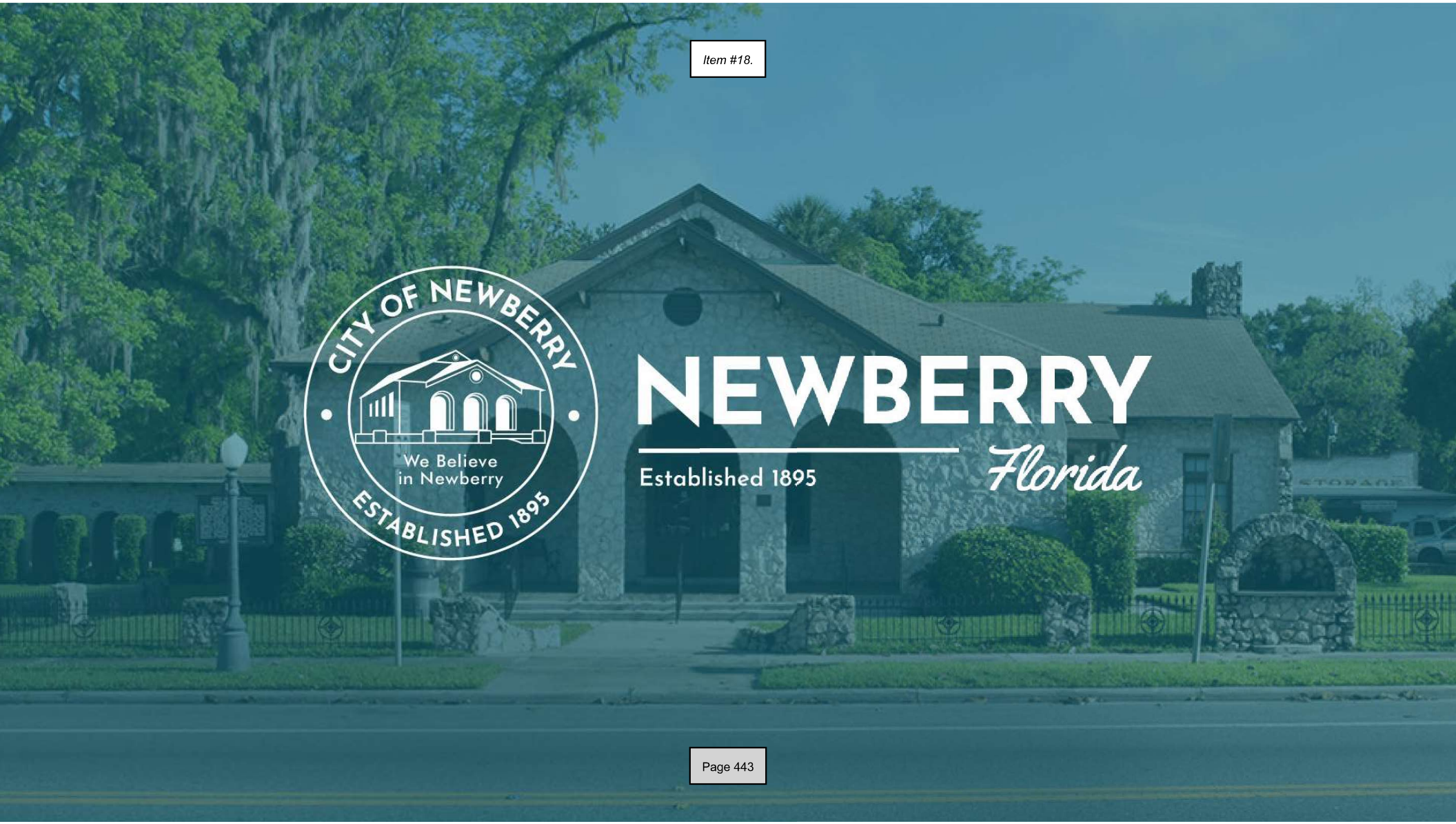
To make a public records request, please contact the Public Records Custodian at (352) 264-6906 or ✉ publicrecordsrequest@alachuacounty.us. Please visit the Public Records Request (/Depts/attorney/Pages/PublicRecordsRequest.aspx) webpage for more information.

This website is a public service. Please read the Legal Disclaimer. Website designed and engineered by Alachua County ITS, Applications Division Version 2014 (v1.0) Under Florida law (Statute 119.011), all information, including e-mail, written letters, documents and phone messages, sent to the Alachua County Board of County Commissioners is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail. Also please be aware that electronic correspondence (e-mail) is made available on the Commission's public archive site immediately upon being sent. Instead, contact Alachua County Offices by phone or in writing.

As part of an ongoing accessibility initiative we are using the Siteimprove Intelligence PlatformTM to help identify and prioritize accessibility issues on our website.

📷 Background image: Lake Alice provided by: PhotoTale Studio, Portrait, Family and Landscape Photographer in Gainesville, FL

Presentation


CITY OF NEWBERRY
We Believe
in Newberry
ESTABLISHED 1895
NEWBERRY
Established 1895
Florida

NEWBERRY Florida
Established 1895

Rezoning

Ordinance 2025-68/LDR 25-29 Change of Zoning from Agriculture (A) to Agriculture Technology (AT) on 167 acres for the Agriculture Technology Park Development

Stacey Hectus, AICP
Community Development Department

September 8, 2025

Recommendation

- The Planning and Zoning Board, at their August 26th meeting voted a unanimous 4-0 vote to recommend adoption of Ordinance 2025-68.

- **Motion to Recommend** adoption of Ordinance 2025-68 amending the Official Zoning Atlas from Agriculture (A) to Agriculture Technology (AT) on a 165.88-acre MOL parcel for the Agriculture Technology Park.

- The second reading of the ordinance will be heard Monday, September 22nd at 7:00 p.m City Commission.

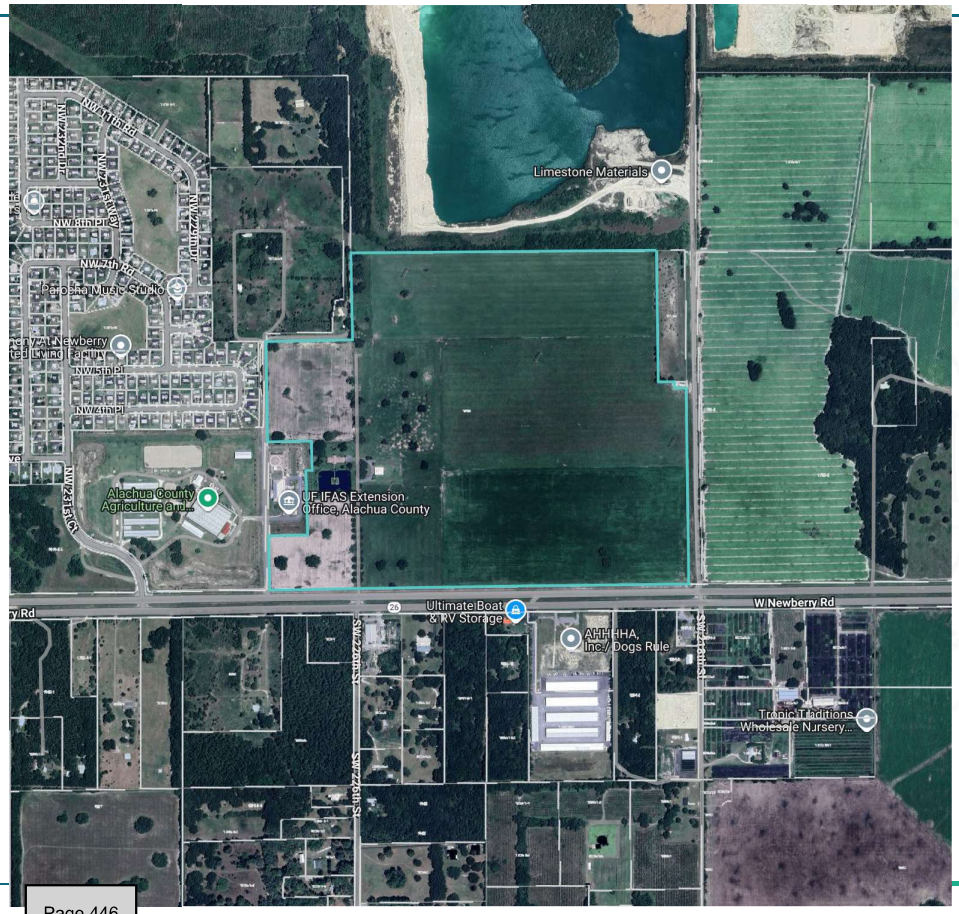
Overview

Parcel: 01919-000-000

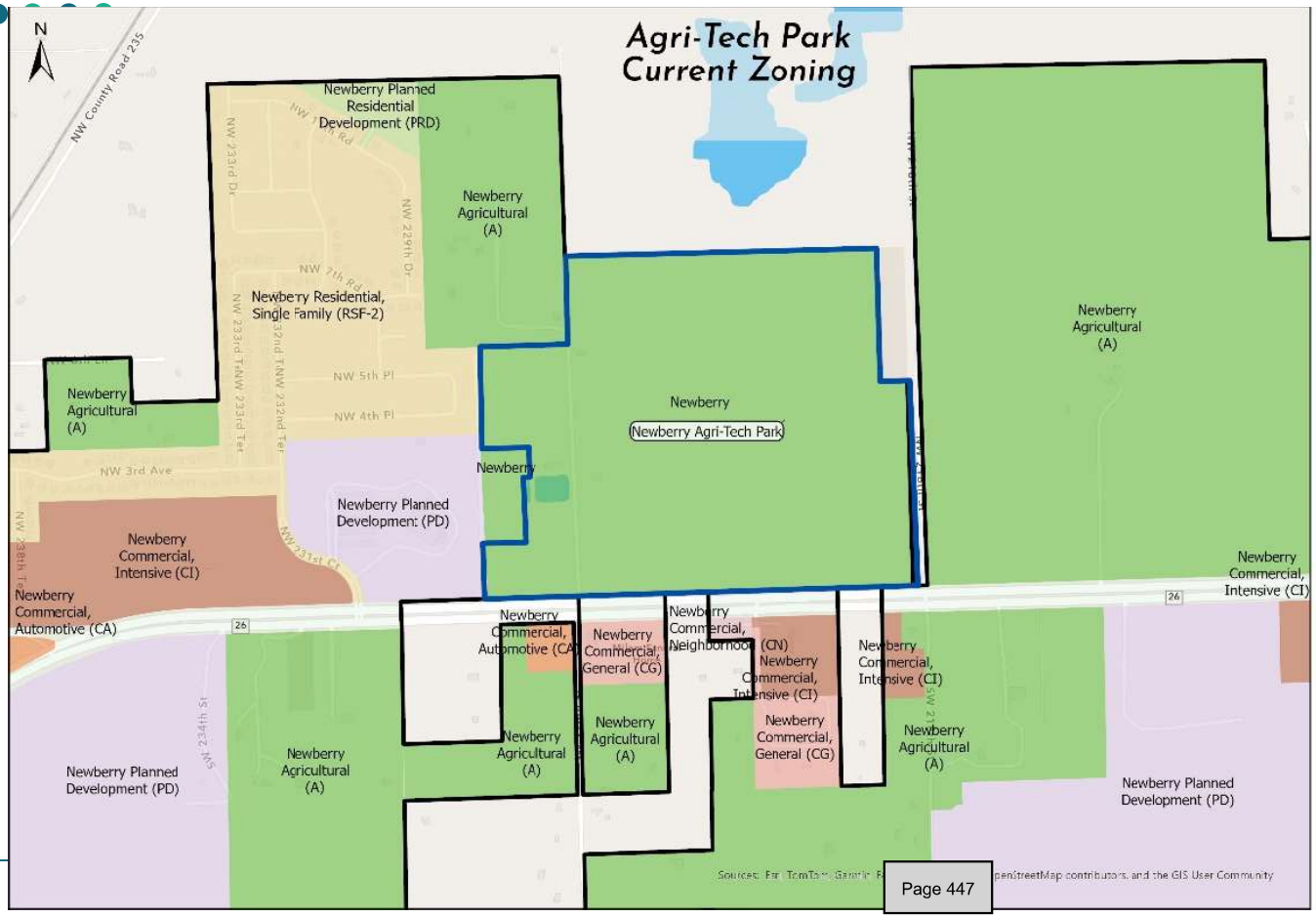
City initiated rezoning

Owner: Norita Davis

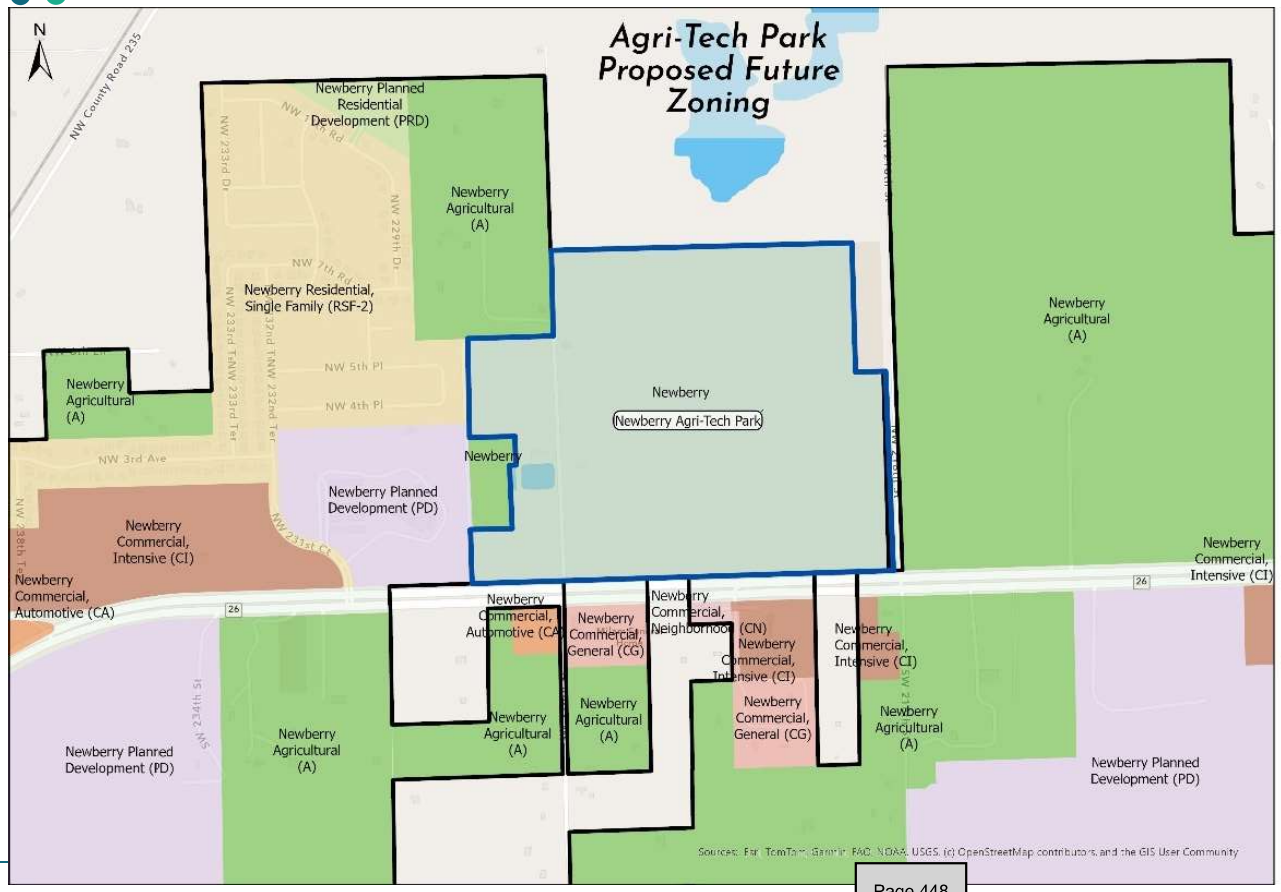
Acres: 165.88



Existing Conditions



Rezoning Request



Legend

- Newberry Agri-Tech Park
- Newberry City Limits

Zoning District

- (A) Agricultural
- (CA) Commercial, Automotive
- (CG) Commercial, General
- (CI) Commercial, Intensive
- (CN) Commercial, Neighborhood
- (PD) Planned Development
- (PRD) Planned Residential Development
- (RSF-2) Residential, Single Family
- Agricultural Technology

0 300 600 1,200 US Feet

GIS data, plans, and map products are produced for City of Newberry Community Development Department purposes. No warranties, expressed or implied, are provided for the data, its use, or its interpretation.

The maps or drawings are not legal land surveys and cannot be relied on for 100% completion or accuracy. City of Newberry is not responsible for incorrect information.

Please contact the GIS Specialist at NBailey@NewberryFL.gov with any questions regarding this map. All data is subject to change.

Adjacent Land Uses and Zoning

	FLUM Designation	Zoning
North	Agriculture	Alachua County Agriculture (A) Mine
East	Agriculture and Commercial	Agriculture (A) and Commercial Intensive (CI)
South	Commercial and Agriculture	Commercial General (CG), Commercial Intensive (CI) and Agriculture (A)
West	Residential Low Density, Planned Development	Planned Development (PD) Alachua County Agriculture Center and IFAS, Residential Single-Family 2 (RSF-2)

2022 Strategic Plan

GOAL D.3

A STRONG, DIVERSE LOCAL ECONOMY

OBJ. D.3.3 FACILITATE THE DEVELOPMENT OF THE NEWBERRY AGRICULTURAL TECHNOLOGY PARK

NEWBERRY Florida
Established 1895

Conceptual Master Plan



Agriculture Technology (AT)

NEWBERRY Florida
Established 1895

Section 4.24.1. Intent.

- Support economic development
- Create Agriculture Technology Park (within City limits)
- Facilitate orderly and consistent growth
- Align with mission of the Park and City
- Protect adjacent residential and commercial areas
- Preserve property values and strong tax base
- Uses must support the Park's core purpose and activities

Agriculture Technology

Section 4.24.2. Permitted Principal uses and Structures.

(1) Agricultural uses, such as crop production, greenhouses, hydroponic farms, mushroom farms and similar activities;

(2) Facilities intended for production or light assembly and warehousing of agricultural and food products and bio-based products produced by plants and microorganisms, for testing or distribution;

(3) Laboratories and related facilities intended for basic and applied research, development of technology-based products and services, or testing of technology-based products and services. Excluding research facilities for quarantining or animal testing;

(4) Business incubators and offices;

(5) Conference center/Event Center;

Agriculture Technology

Permitted Uses Continued

(6) Public, private, and charitable agriculture-related and food technology-related research and educational facilities, and agricultural and food service organizations and consultants, as well as biotechnology research leading to bio-based products produced by plants and microorganisms;

(7) Public utility services for the immediate vicinity, including only minor structures not more than 500 square feet in area;

(8) Technology-dependent and/or computer-based facilities dedicated to the processing of data and analysis of information, provided that these information services support on-site research or product development.

Agriculture Technology

Section 4.24.4. Special exceptions.

(1) Services and retail use incidental to, and in support of, the permitted uses such as limited food-service facilities in support of principal permitted uses, day-care facilities and athletic facilities, provided that these uses are in support of a permitted principal use;

(2) Livestock facilities and animal processing facilities, subject to the nuisance regulations stipulated herein;

(3) Accessory storage facilities, including outdoor storage yards either as allowed uses or with a special exception permit;

(4) Uses similar in purpose and scale to those permitted, but not specifically identified, subject to determination of appropriateness by the Board of Adjustment;

Staff Findings

- The proposed rezoning is the keystone to bring the Agricultural Technology Park to fruition. It would make this parcel ripe and ready for Ag-Tech development.
- Staff finds the proposed rezoning is consistent with the City of Newberry Comprehensive Plan and Land Development Regulations. In addition, it supports one of the core economic development initiatives in the City's 2022 Strategic Plan.

Recommendation

- The Planning and Zoning Board, at their August 26th meeting voted a unanimous 4-0 vote to recommend adoption of Ordinance 2025-68.

- **Motion to Recommend** adoption of Ordinance 2025-68 amending the Official Zoning Atlas from Agriculture (A) to Agriculture Technology (AT) on a 165.88-acre MOL parcel for the Agriculture Technology Park.

- The second reading of the ordinance will be heard Monday, September 22nd at 7:00 p.m City Commission.

Conclusion

Q&A

Clear your doubts.
Ask your Questions

NEWBERRY
Florida
Established 1895

City of Newberry
25440 West Newberry Road
Newberry, FL 32669

352-472-2161

www.newberryfl.gov