# Planning & Zoning Board

September 08, 2026
6:00 PM

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

Historic Architectural Review Board Meeting to follow
in the City Hall Meeting Room

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

AGENDA ITEMS

1. **08.03.2026 Meeting Minutes**

   *Review and Approval of August 3, 2026 Planning & Zoning Board Meeting Minutes*

2. **CPA 26-18: Small-scale Future Land Use Amendment for Annexation 41 Ag properties.**

   *Legislative, Petition CPA 26-18. A petition of the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Alachua County Rural/Agriculture to City of Newberry Agriculture on 69.95 acres, identified as tax parcel numbers 02526-000-000, 02526-002-000, 02585-025-000, 02657-005-000 and 04399-006-000.*

3. **LDR 26-26: Small-scale Zoning Amendment for Annexation 41 properties.**

   *Legislative, Petition LDR 26-26. A petition of the City of Newberry, Florida, amending the Zoning Map by changing the zoning district from Alachua County Agriculture to City of Newberry Agricultural on 69.95 acres, identified as tax parcel numbers 02526-000-000, 02526-002-000, 02585-025-000, 02657-005-000 and 04399-006-000.*

4. CPA 26-14/LDR 26-19 Stonewood PD will be continued to the October 3, 2026 Planning and Zoning Board meeting.

MEETING ADJOURNMENT

Copies of any agenda attachments are available for public inspection at the Community Development Department, located at 25493 NW 1st Ave, Newberry, Florida, during regular business hours.

If A Person, Firm, or Corporation Desires to Take an Appeal From any Action Taken at the Above Meeting or Hearing, It May Be Necessary to Have A Verbatim Record of the Proceedings and It Is the Person, Firm, or Corporation's Duty to See that Such A Record Is Made. The City of Newberry City Commission Policy Is to End the Public Meeting At 10:30 P.M. the Evening of the Regularly Scheduled Meeting Unless Extended by the City Commission. Any Matter on the Agenda Not Acted upon Shall Be Continued to the Next Regularly Scheduled City Commission Meeting, or a Special Meeting, at the Commission's Discretion. In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities requiring reasonable accommodations to participate in this meeting should contact City

Clerk at 352-472-2161 or ADArequests@newberryfl.gov at least 72 business hours prior to the meeting. Such accommodations may include, but are not limited to, assistive listening devices, alternative formats of meeting materials, sign language interpretation, or physical access arrangements. If you are hearing or speech impaired, please contact the Florida Relay System at 800-955-8770. If you need special accommodations for attendance at this meeting, please contact MV Transportation, Inc. at 352-375-2784, not later than 72 business hours prior to the proceedings.

**File Attachments for Item:**

**1. 08.03.2026 Meeting Minutes**

*Review and Approval of August 3, 2026 Planning & Zoning Board Meeting Minutes*

# Planning & Zoning Board Agenda Item

| | |
|---|---|
| **Meeting Date:** | September 8, 2026 |
| **Title:** | Review and Approval of August 3, 2026 Planning & Zoning Board Meeting Minutes |
| **Agenda Section:** | Consent |
| **Department:** | Planning |
| **Presented By:** | Stacey Hectus, AICP, Director Community Development |
| **Recommended Action:** | 1) Approve minutes. |

**Summary:**
The August 3, 2026 Planning & Zoning Board Minutes are attached.

**Attachments:**
1. August 3, 2026 Planning & Zoning Board Minutes

# Planning & Zoning Board

Monday, August 03, 2026
6:00 PM

***City Hall Meeting Room,***
*25493 NW 1st Avenue, Newberry, FL 32669*

## MINUTES

### CALL TO ORDER

Timothy Marden, Mayor called the meeting to order at 6:00pm

### ROLL CALL

**Members Present:**

Timothy Marden, Mayor
Mellina Parker, Member
Jason McGehee, Member
Bonnie Houser, Member
Shawn Walker, Member
Daniel Thomas, Member

Quorum Check was Satisfied.

**City Staff Present:**

Jordan Marlowe, City Manager
Nicolle Shalley, City Attorney
Stacey Hectus, Director, Community Development
Lauren Yeatter, Assistant Director, Community Development
Bailey Fritz, Staff Assistant

### APPROVAL OF AGENDA

Line item 4. VAR 26-01 Parkwest Estates has been removed from today's agenda.

Planning and Zoning Special Board meeting for August 18th has been cancelled.

Motion made to approve Agenda by Board Member Walker
Seconded by Board Member Houser.
Voting Yea: Unanimous

**Motion Passed: 5-0**

### PLEDGE OF ALLEGIANCE

### CONSENT AGENDA

1. **Review and Approval of July 6, 2026 Planning & Zoning Board Meeting Minutes**

Motion made by Board Member McGehee
Seconded by Board Member Parker.
Voting Yea: Unanimous

**Motion Passed: 5-0**

## PUBLIC HEARINGS AND ORDINANCES

**2. CPA 26-15: Small-scale Future Land Use Amendment for North Gateway Commercial.**

*Legislative, Petition CPA 26-15. A petition of the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Agriculture to Commercial on 24.98 acres, identified as tax parcel number 01922-011-000.*

Assistant Director Yeatter to present the proposed land use from Agriculture to Commercial.

Applicant presented, Sergio Cruz with Menadier Engineering.

Board Member McGehee asked if there were a preliminary review and questions asked to the county and FDOT for traffic control in the area. Cruz verified that there has been discussion and will continue to have discussions on traffic control in that area.

Motion made by Board Member Parker
Seconded by Board Member Thomas
Voting Yea: Unanimous

**Motion Passed: 5-0**

**3. LDR 26-22: Small-scale Rezoning for North Gateway Commercial.**

*Quasi-judicial, Petition LDR 26-22. A petition of the City of Newberry, Florida, rezoning from Agricultural (A) to Commercial, Intensive (CI) on 24.98 acres, identified as tax parcel number 01922-011-000.*

Mayor gives Quasi-judicial overview.

Attorney Shalley reads the LDR and swears in Stacey, Lauren, Marlowe and both reps from Menadier Engineering

Assistant Director Yeatter to present this line item.

Sergio Cruz to present again from Menadier Engineering

Board Member Thomas voices concerns for the homeowners in the area and their peace. What would be the difference between CI and commercial general zoning.

Manager Marlowe to speak on this topic about the difficulty of staff speaking on specific businesses coming in for approval. Every business that goes into the commercial area is required to come back to the board again for approval.

Stacey to speak on trying to zone appropriately for the homeowners in the area but also allowing commercial.

McGehee commends staff on trying to protect the neighbors.

Motion made by Board Member McGehee
Seconded by Board Member Walker
Voting Yea: Unanimous

**Motion Passed: 5-0**

## AGENDA ITEMS

## TOPICS FROM MEMBERS FOR DISCUSSION

Board Member Thomas to comment on Country Ways back to school bash this weekend 4pm-8pm and credits MLK for putting on back to school event this past weekend.

Board Member Parker to speak on an event hosted by Newberry Main Street Organization that is happening Friday at 5pm. Chamber is doing supply giveaway for teachers in the area. Fun4Gator website has a list of all backpack events happening to help send kids back to school with all that they need.

Mayor Marden mentions Community School has their ribbon cutting on Friday morning at 10am. Back to School Community Closet event at DCC on Saturday from 10-2 in the Student Center. Early voting 8/7-8/15 at the Equestrian Center & Norfleet building with Aug 18th being the official voting day.

Marlowe speaks on new website and updated calendar that is easily accessible.

## MEETING ADJOURNMENT

6:51pm

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**File Attachments for Item:**

**2. CPA 26-18: Small-scale Future Land Use Amendment for Annexation 41 Ag properties.**

*Legislative, Petition CPA 26-18. A petition of the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Alachua County Rural/Agriculture to City of Newberry Agriculture on 69.95 acres, identified as tax parcel numbers 02526-000-000, 02526-002-000, 02585-025-000, 02657-005-000 and 04399-006-000.*

# Planning & Zoning Board Agenda Item

| | |
|---|---|
| **Meeting Date:** | September 8, 2026 |
| **Title:** | CPA 26-18: Small-scale Future Land Use Amendment for Annexation 41 Ag properties.<br>Legislative, Petition CPA 26-18. A petition of the City of Newberry, Florida, amending the Future Land Use Map in the Comprehensive Plan by changing the Future Land Use category from Alachua County Rural/Agriculture to City of Newberry Agriculture on 69.95 acres, identified as tax parcel numbers 02526-000-000, 02526-002-000, 02585-025-000, 02657-005-000 and 04399-006-000. |
| **Agenda Section:** | Public Hearings |
| **Department:** | Community Development Department |
| **Presented By:** | Lauren Yeatter, AICP, Community Development Assistant Director |
| **Recommended Action:** | 1) Recommend approval of Petition CPA 26-18. |

**Summary:**
Contingent upon adoption of Annexation 41, the CPA 26-18 application requests a small-scale future land use map amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture future land use classification.

**Attachments:**
1. Staff Memo

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# Staff Memo

**DATE:** September 8, 2026

**FROM:** Lauren Yeatter, AICP, Assistant Director, Community Development Department

**TO:** Mayor and Planning and Zoning Board Members, City of Newberry

**SUBJECT:** Future Land Use Map Amendment for Annexation #41 Properties, Ag to Ag

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This memo provides excerpts from the Future Land Use Elements of the Alachua County and City of Newberry Comprehensive Plans ("FLUEs"). 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.

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.

*Attachments:*

1. City of Newberry Comprehensive Plan excerpt
2. Alachua County Comprehensive Plan excerpt
3. Subject Properties Parcel Numbers and Map

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**ATTACHMENT 1**

**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) |

The City's Land Use categories are listed below, with accompanying requirements, densities, and intensities.

**Agriculture**

The Agriculture land use category consists of areas predominantly used for crop cultivation, specialty farms and dwelling units, silviculture areas, livestock (except for intensive agricultural uses, described below), and the production of photovoltaic solar energy facilities (commonly referred to as solar farms) as defined in the LDRs.

Materials oriented industrial uses shall only be permitted within the Materials Oriented Industrial or Natural Resource-based Industrial FLU categories within this Comprehensive Plan.

Intensive agricultural uses shall only be permitted within the Intensive Agriculture or Natural Resource-based Industrial FLU categories within this Comprehensive Plan.

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Mining uses shall only be permitted within the Mining or Natural Resource-based Industrial FLU categories within this Comprehensive Plan.

In addition, the processing storage and sale of agricultural products and commodities, which are not raised on the premises, riding or boarding stables, commercial kennels, veterinary clinics and animal shelters, group homes, child care centers, cottage industries (as home occupations), private clubs and lodges, off-site signs, cemeteries and crematories, and other similar uses compatible with agricultural uses may be approved as special exceptions within the Agriculture land use category and be subject to an intensity of less than or equal to 20% ISR.

Agricultural density shall be limited to a density of less than or equal to 1 dwelling unit per 5 acres. However, within the Agriculture land use category, notwithstanding the density requirement of 1 dwelling unit per 5 acres stated above, lots equal to or greater than 1 acre and less than 5 acres may be created, as follows:

a)Individual lots;
b)Subdivision lots up to 25 lots; or
c)Planned Rural Residential Development (PRRD) lots.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

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**ATTACHMENT 2**

**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:

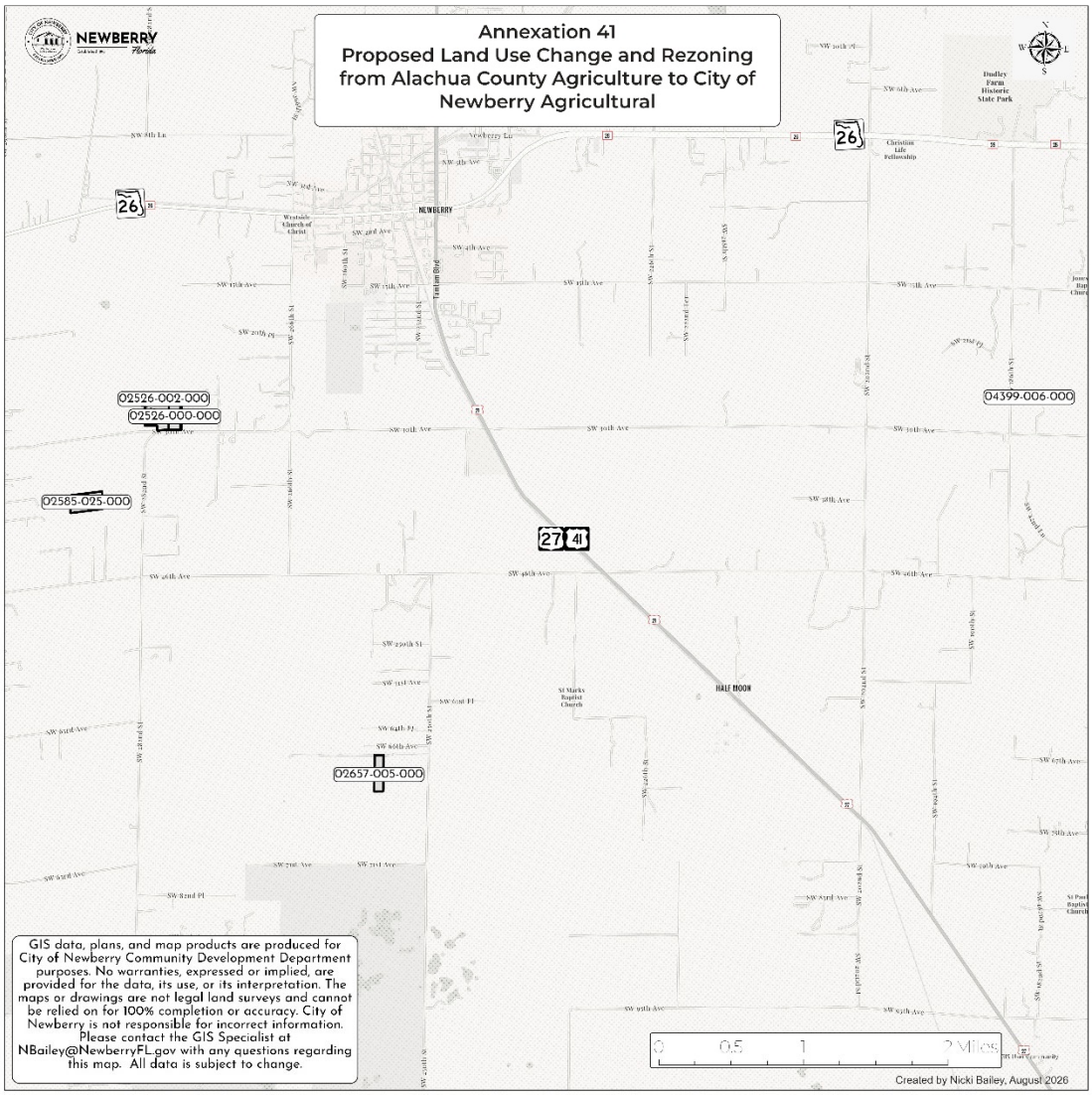
* * *

(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).

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**ATTACHMENT 3**

| Owner Name | Parcel ID | Acres |
|---|---|---|
| Mays, Jr., E. Jack and Deborah | 02657-005-000 | 10 |
| Clarkson-Bergman Family Partnership Ltd. | 02526-000-000, 02526-002-000 | 36.83 |
| Burford, Scott and Amber | 04399-006-000 | 6 |
| The Hermitage LLC | 02585-025-000 | 17.12 |



**File Attachments for Item:**

**3. LDR 26-26: Small-scale Zoning Amendment for Annexation 41 properties.**

*Legislative, Petition LDR 26-26. A petition of the City of Newberry, Florida, amending the Zoning Map by changing the zoning district from Alachua County Agriculture to City of Newberry Agricultural on 69.95 acres, identified as tax parcel numbers 02526-000-000, 02526-002-000, 02585-025-000, 02657-005-000 and 04399-006-000.*

# Planning & Zoning Board Agenda Item

| | |
|---|---|
| **Meeting Date:** | September 8, 2026 |
| **Title:** | LDR 26-26: Small-scale Zoning Amendment for Annexation 41 properties.<br>Legislative, Petition LDR 26-26. A petition of the City of Newberry, Florida, amending the Zoning Map by changing the zoning district from Alachua County Agriculture to City of Newberry Agricultural on 69.95 acres, identified as tax parcel numbers 02526-000-000, 02526-002-000, 02585-025-000, 02657-005-000 and 04399-006-000. |
| **Agenda Section:** | Public Hearings |
| **Department:** | Community Development Department |
| **Presented By:** | Lauren Yeatter, AICP, Community Development Assistant Director |
| **Recommended Action:** | 1) Recommend approval of Petition LDR 26-26. |

**Summary:**
Contingent upon adoption of voluntary Annexation 41, the LDR 26-26 application requests a small-scale zoning amendment from Alachua County Agriculture to City of Newberry Agricultural.

**Attachments:**
1. Staff Memo

NEWBERRY Florida
Established 1895

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# Staff Memo

**DATE:** September 8, 2026

**FROM:** Lauren Yeatter, AICP, Assistant Director, Community Development Department

**TO:** Mayor and Planning and Zoning Board Members, City of Newberry

**SUBJECT:** Rezonings for Annexation #41 Properties, Ag to Ag

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This memo provides excerpts from the Alachua County Code of Ordinances and the City of Newberry Code of Ordinances 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 Rural/Agriculture (A) and the City of Newberry Agricultural (A) are attached for reference. Evaluation of the zoning districts was conducted, and staff determined 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.

*Attachments:*

1. City of Newberry Code of Ordinances, Appendix B, Article 4, Section 4.4
2. Alachua County Code of Ordinances, Section 403.03
3. Subject Properties Parcel Numbers and Map

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**ATTACHMENT 1**

***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;*

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*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.*

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*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.*

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*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)*

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**ATTACHMENT 2**

***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)*

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**ATTACHMENT 3**

| Owner Name | Parcel ID | Acres |
|---|---|---|
| Mays, Jr., E. Jack and Deborah | 02657-005-000 | 10 |
| Clarkson-Bergman Family Partnership Ltd. | 02526-000-000, 02526-002-000 | 36.83 |
| Burford, Scott and Amber | 04399-006-000 | 6 |
| The Hermitage LLC | 02585-025-000 | 17.12 |

