



City of Newberry Planning & Zoning Board

Monday, October 04, 2021
6:00 PM

*City Hall Meeting Room,
25440 W Newberry Road, Newberry, FL 32669*

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

CONSENT AGENDA

1. August 2, 2021, Planning & Zoning Board Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

2. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Numbers 01861-001-001, 01861-001-000, and 1858-000-000).

Quasi-Judicial Public Hearing: Ordinance 2021-29/CPA 21-13, an application by the City of Newberry to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification from ALACHUA COUNTY RURAL/AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City, identified by Alachua County Parcel Numbers: 01861-001-001, 01861-001-000, and 1858-000-000.

3. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Numbers 01861-001-001, 01861-001-000, and 1858-000-000).

Quasi-Judicial Public Hearing: Ordinance 2021-29/CPA 21-13, an application by the City of Newberry to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification from ALACHUA COUNTY RURAL/AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City, identified by Alachua County Parcel Numbers: 01861-001-001, 01861-001-000, and 1858-000-000.

4. Request to change the Future Land Use from Agriculture to Commercial on 3.67 Acres (parcel 01924-002-000)

Quasi-judicial Public Hearing: CPA 21-11, an application by Andrew Fuller, Agent for Intellectual Partners LLC, Owner, to amend the Future Land Use Plan Map of the City of Newberry Comprehensive Plan by changing the Future Land Use classification from AGRICULTURE to COMMERCIAL on property consisting of approximately 3.67 acres and

identified by Alachua County Parcel Number 01924-002-000.

5. Considering a Development Agreement between the City of Newberry and Intellectual Partners LLC

Quasi-Judicial Public Hearing: DA-LDR 21-18, a development agreement proposed to be entered into between the City of Newberry and Andrew Fuller, Agent, for Intellectual Partners LLC, Owner. The land which is the subject of the Development Agreement is located on the south side of West Newberry Road and to the east of SW 218th Street, addressed as 21831 West Newberry Road and identified as Alachua County Parcel Number 01924-002-000, consisting of ±3.67 acres. The property is also the subject of an associated, separate application to amend the existing site's zoning from Agricultural (A) to Commercial, Intensive (CI). The CI zoning classification limits building intensity to a maximum 1.0 Floor Area Ratio for properties under five acres and requires that no portion of any structure shall exceed 72 feet high. The Development Agreement addresses compliance with design and landscaping requirements resulting from the Community Visioning process, connection to water prior to development, and connection to wastewater when available. The proposed Development Agreement provides that necessary infrastructure improvements and design considerations are in place at the appropriate time.

6. Rezoning from Agricultural (A) to Commercial, Intensive (CI) on 3.67 Acres (parcel 01924-002-000)

Quasi-Judicial Public Hearing: Ordinance 2021-32/ LDR 21-18, an application by Andrew Fuller, Agent, for Intellectual Partners LLC, Owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from AGRICULTURAL (A) to COMMERCIAL, INTENSIVE (CI) on property consisting of approximately 3.67 acres, as shown on the location map below and identified by Alachua County Parcel Number 01924-002-000. (This application is contingent upon approval of Application CPA 21-11.)

7. Request to change Future Land Use from Agriculture to Commercial on 18.48 Acres (parcels 01923-005-000 and 01923-005-001)

Quasi-judicial Public Hearing: CPA 21-15, an application by Joseph J. and Teresa L. Hoffman, Owners, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification from AGRICULTURE to COMMERCIAL on the property consisting of approximately 18.48 acres, located at 20785 and 20737 West Newberry Road, as shown on the location map below and identified by Alachua County Parcel Numbers: 01923-005-000 and 01923-005-001.

8. Considering a Development Agreement between the City of Newberry and Joseph J. and Teresa L. Hoffman

Quasi-Judicial Public Hearing: DA-LDR 21-23, a development agreement proposed to be entered into between the City of Newberry and Joseph J. and Teresa L. Hoffman, Owners. The land which is the subject of the Development Agreement is located on the south side of West Newberry Road, addressed as 20785 and 20737 West Newberry Road, and identified

as Alachua County Parcel Numbers 01923-005-000 and 01923-005-001, respectively, consisting of ±18.48 total acres. The property is also the subject of an associated, separate application to amend the existing site's zoning from Agricultural (A) to Commercial, General (CG). The CG zoning classification limits building intensity to a maximum 40 percent lot coverage with maximum Floor Area Ratios of 0.75 and 0.50 for properties between five and twenty acres; no portion of any structure shall exceed 72 feet high. The Development Agreement addresses compliance with design and landscaping requirements resulting from the Community Visioning process, connection to water prior to development, and connection to wastewater when available. The proposed Development Agreement provides that necessary infrastructure improvements and design considerations are in place at the appropriate time.

9. Rezoning from Agricultural (A) to Commercial, Intensive (CI) on 18.48 Acres (parcels 01924-002-000 and 01923-005-001)

Quasi-Judicial Public Hearing: Ordinance 2021-51/LDR 21-23, an application by Joseph J. and Teresa L. Hoffman, Owners, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from AGRICULTURAL (A) to COMMERCIAL, GENERAL (CG) [recommended zoning is Commercial, Intensive (CI) which includes CG] on property consisting of approximately 18.48 acres, located at 20785 and 20737 West Newberry Road and identified by Alachua County Parcel Numbers: 01923-005-000 and 01923-005-001. (This application is contingent upon approval of Application CPA 21-15.)

10. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Numbers: 01834-003-000 and 01834-006-000)

Quasi-Judicial Public Hearing: Ordinance 2021-52/CPA 21-16, an application by the City of Newberry to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification from ALACHUA COUNTY RURAL/AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City, identified by Alachua County Parcel Numbers: 01834-003-000 and 01834-006-000.

11. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Numbers: 01834-003-000 and 01834-006-000)

Quasi-Judicial Public Hearing: Ordinance 2021-53/LDR 21-24, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from Alachua County Agriculture (A) to City of Newberry Agricultural (A) on property previously voluntarily annexed to the City and identified by Alachua County Parcel Numbers: 01834-003-000 and 01834-006-000. (This application is contingent upon approval of Application CPA 21-16.)

12. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Number 04265-007-000).

Quasi-Judicial Public Hearing: Ordinance 2021-54/CPA 21-17, an application by the City of

Newberry to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the Future Land Use classification from ALACHUA COUNTY RURAL/AGRICULTURE to CITY OF NEWBERRY AGRICULTURE on property previously voluntarily annexed to the City, identified by Alachua County Parcel Number 04265-007-000 .

13. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Number 04265-007-000).

Quasi-Judicial Public Hearing: Ordinance 2021-55/LDR 21-25, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from Alachua County Agriculture (A) to City of Newberry Agricultural (A) on property previously voluntarily annexed to the City and identified by Alachua County Parcel Number 04265-007-000. (This application is contingent upon approval of Application CPA 21-17.)

TOPICS FROM MEMBERS FOR DISCUSSION

MEETING ADJOURNMENT

Copies of any agenda attachments are available for public inspection at the Planning Department, located at 25815 SW 2nd Avenue, Newberry, Florida, during regular business hours.

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