



# Commission Meeting

March 11, 2024  
7:00 PM

25440 West Newberry Road, Newberry, Florida 32669

## AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

*(Please limit presentations to 15 minutes)*

1. Proclamation Recognizing Newberry's Hall of Fame Barber

PUBLIC ANNOUNCEMENTS

*(Please limit announcements to 2 minutes)*

CONSENT AGENDA

2. February 26, 2024 Commission Meeting Minutes
3. Easton Newberry Sports Complex Lighting Contract
4. Request for Construction Plans Approval for Phase 4A of the Avalon Woods Mixed-Use Development

*Resolution 2023-58/SD 23-12, an application by JBPro Group, Inc., Agent for M3 Avalon Woods, LLC, Owner, for approval of construction plans related to a plat entitled Avalon Woods Phase 4A Subdivision. The project is approximately 16.46 acres containing 72 lots, identified by Alachua County Tax Parcel 01874-001-000.*

PUBLIC HEARINGS AND ORDINANCES

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

*Legislative Public Hearing: Second reading of Ordinance 2024-10/CPA 24-03, an application by 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 3.7 acres and identified by Alachua County Parcel Number 01924-002-000.*

6. Request to Rezone 21831 West Newberry Road, a Property Generally Located at the Southwest Corner of State Road 26 and Southwest 218 Street and Consisting of 3.7 Acres from Agricultural (A) to Commercial, Intensive (CI); Parcel No. 01924-002-000

*Quasi-Judicial Public Hearing: Second reading of Ordinance 2024-11/LDR 24-07, a petition by Intellectual Partners, LLC, owner, to amend the Official Zoning Atlas of the City of Newberry (This petition is contingent upon approval of File No. CPA 24-03).*

7. Changing the Future Land Use Map Classification from Agriculture to Material-Oriented Industrial Use on the South 50 Acres of a Property on Parcel Numbers 01875-000-000 and 01875-001-000 for Norfleet Industrial Development

*Legislative Public Hearing: Second Hearing: Ordinance 2024-07/CPA 23-13, an application by CHW Professional Consultants, agent, on behalf of E.D. Norfleet, Jr. and Phyllis Norfleet and Katrina Bill, owners, amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Agriculture to Material-Oriented Industrial Use, on the south 50 acres of Alachua County Parcel Numbers. 01875-000-000 and 01875-001-000 consisting of approximately 50 acres more or less.*

8. Rezone Application from Agricultural (A) to Industrial (I) Zoning on the South 50 Acres of a Property on Parcel Numbers 01875-000-000 And 01875-001-000 For Norfleet's Industrial Development

*Quasi-Judicial Public Hearing: Second reading of Ordinance 2024-08/LDR 23-18, a petition by CHW Professional Consultants, agent, on behalf of E.D. Norfleet, Jr. and Phyllis Norfleet and Katrina Bill, owners, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from Agricultural (A) to Industrial (I) on the south 50 acres of Alachua County Parcel Numbers. 01875-000-000 and 01875-001-000 consisting of approximately 50 acres more or less. (This application is contingent upon approval of Application CPA 23-13).*

9. City of Newberry Petition to Add "Chapman & White's Addition" to the Downtown Plat for Providing Alleyway Vacation.

*Quasi-Judicial Public Hearing: First Reading of Ordinance 2024-01, an application by City of Newberry to amend chapter 82, Article 1, Section 82-3, entitled downtown plat addition, providing for closing, abandoning, releasing and vacation of public alleyways as shown on the plat entitled Original Newberry Chapman & White's Addition.*

10. Amendments to the Existing City Solar Farm Development Regulations

*Legislative, second reading of Ordinance 2024-06/LDR 24-06, amending section 4.2.40 of the City of Newberry Land Development Regulations relating to performance standards for the development of electric generation solar arrays.*

## AGENDA ITEMS

## 11. Discuss Amending LDRs to Regulate Commercial Big Boxes

### COMMENTS

City Manager

City Attorney

City Clerk

Commission

Mayor

Citizens

*(Please limit your comments to 5 minutes)*

### MEETING ADJOURNMENT



Judy S. Rice, 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.