



Planning & Zoning Board

Monday, November 06, 2023
6:00 PM

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

Following the Historic Architectural Review Board Meeting
Which begins at 6:00 P.M. in the City Hall Meeting Room

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. October 25, 2023 Planning & Zoning Board Special Meeting Minutes.

PUBLIC HEARINGS AND ORDINANCES

2. A request for a small-scale Future Land Use Map Amendment from Residential Low Density to Commercial on ± 0.28 acres

Legislative Public Hearing: Ordinance 2023-34/CPA 23-11, an application by I S Property Holdings, LLC to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from Residential Low Density to Commercial on a site consisting of approximately 0.28 acres; identified by Alachua County Tax Parcel Number 002173-000-000.

3. A request to rezone the City Hall and Cold Storage properties from Residential, Single-Family (RSF-2) and Commercial, Central Business District (C-CBD) to Public Facilities (PF) and Commercial, Central Business District (C-CBD) on a site consisting of ± 1.93 acres.

Quasi-Judicial Public Hearing: Ordinance 2023-33/LDR 23-16, an application by the City of Newberry and I S Property Holdings, LLC to amend the Official Zoning Atlas of the City of Newberry by changing the zoning districts from Residential, Single-Family (RSF-2) and Commercial, Central Business District (C-CBD) to Public Facilities (PF) and Commercial, Central Business District (C-CBD) on property located at 25440 West Newberry Road and 98 Northwest 254 Street consisting of ± 1.93 acres; identified by Alachua County Parcel Numbers: 02173-000-000 and 02174-000-000.

4. A request for approval of a Subdivision, Preliminary Plat, known as Magnolia Acres.

Quasi-Judicial Public Hearing, Resolution 2023-55/ SD 23-10, a request by Eda Consultants Inc., Agent on behalf of RRL Newberry Holding, LLC., for a Major Subdivision, Preliminary Plat. The project is approximately 80 acres containing 15 lots, generally located South of SW 15th Avenue and east of SW 266 St., Alachua County Parcel Numbers 02545-000-000.

5. A request for preliminary plat for Phase 1 of the Tanglewood Planned Development.

Quasi-Judicial Public Hearing, Resolution 2023-59/SD 23-08, a request by CHW Professional Consultants, agent, on behalf of Tanglewood Properties of Gainesville, LLC, owner, for preliminary plat of Phase 1 of the Tanglewood Planned Development; a portion of Alachua County Tax Parcels 01923-000-000 and 01923-008-000.

AGENDA ITEMS

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. 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, not later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.