



Planning & Zoning Board Special Meeting

Wednesday, October 25,
2023
6:00 PM

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

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. 09-05-2023 PZB Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

2. A request for a large-scale Future Land Use Map Amendment from Agriculture to Planned Development for a project known as NC Ranch Planned Development on approximately 1,293 acres

Legislative Public Hearing: Ordinance 2023-23/CPA 23-06, an application by Patrice Boyes, Esq. and CHW Professional Consultants on behalf of Norfleet Properties, LLLP; E.D. Norfleet & Sons, Inc.; E.D. Norfleet, Jr. and Phyllis Norfleet; E.D. Norfleet III; Katrina Bill; and, Norfleet Construction Co. to amend the Future Land Use Plan Map of the Comprehensive Plan from Agriculture to Planned Development for a project known as NC Ranch Planned Development generally located west of US-41/State Road 45/Northwest 250 Street ("US41 Corridor"), between Northwest 53 Lane and Northwest 10 Avenue and consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-23.

3. A request to rezone a 1,293-acre site from Agricultural (A) to Planned Development (PD) for a project known as NC Ranch Planned Development

Quasi-Judicial Public Hearing: Ordinance 2023-24/LDR 23-06, an application by Patrice Boyes, Esq. and CHW Professional Consultants on behalf of Norfleet Properties, LLLP; E.D. Norfleet & Sons, Inc.; E.D. Norfleet, Jr. and Phyllis Norfleet; E.D. Norfleet III; Katrina Bill; and, Norfleet Construction Co. to change the zoning designation from Agricultural (A) to Planned Development (PD) for a development known as NC Ranch Planned Development generally located west of US-41 between Northwest 53 Lane and Northwest 10 Avenue consisting of

approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-24.

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.