



Planning and Zoning Board

Monday, December 04, 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. November 6, 2023, Planning & Zoning Board Meeting Minutes.

PUBLIC HEARINGS AND ORDINANCES

2. **A request for Site and Development Plan approval for construction of the City of Newberry Wastewater Treatment Facility and related site improvements on a site consisting of ±195.73 acres.**

Quasi-Judicial Public Hearing: Resolution 2023-62/SDP 23-08, an application by CHW Professional Consultants, agent, on behalf of the City of Newberry, owner, for Site and Development Plan Approval for the City of Newberry Wastewater Treatment Facility and related site improvements on a site consisting of ±195.73 acres. The site is generally located on the east side of County Road 337/Southwest 266 Street, between Southwest 18 Road and Southwest 30 Avenue, as shown on the location map below, and identified as portion of Alachua County Parcel Number (s) 02538-009-001; 02538-008-000; 02538-007-000; 02538-010-000; 02538-005-000.

3. A request for a text amendment to the Future Land Use Element of the City of Newberry Comprehensive Plan, as amended, creating a Specific Locations Sub Element for the project known as NC Ranch Planned Development.

Legislative Public Hearing: Ordinance 2023-36/CPA 23-12, an application by Patrice Boyes, Esq. and CHW Professional Consultants, agent, 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., owner, to amend the text of the Future Land Use Element of the Comprehensive Plan, creating the Specific Locations Sub Element for a project known as NC Ranch Planned Development generally located west of US-27/State Road 45/Northwest 250 Street, between Northwest 53 Lane and Northwest 10 Avenue and consisting of approximately 1,293 acres; more particularly described in Exhibit A of Ordinance 2023-36.

AGENDA ITEMS

TOPICS FROM MEMBERS FOR DISCUSSION

4. EnterTextHere

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.