



City of Newberry

Planning & Zoning Board

Monday, May 03, 2021
6:00 PM

Planning & Economic Development Department
In the Little Red School House at 25815 SW 2nd Avenue
25440 W Newberry Road, Newberry, FL 32669
(352) 472-5440

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

The meeting is a hybrid public meeting, as permitted by Newberry Resolution 2020-48. Per Resolution 2020-48, Communications Media Technology (CMT) will continue to be available for the conduct of public meetings. The public may attend virtually through the City's YouTube, Facebook, the Zoom Link below, by calling the phone numbers below (for audio only), Meeting ID: 863 6090 4334 or in person.

The public may submit comments to the board through email (EconomicDevelopment@NewberryFL.gov) or by calling into the public comment message line prior to the meeting. Public comment will be taken by telephone for all non-ministerial items on which the Board votes. Once public comment is opened for an item under discussion, please use the raise my hand or Q&A feature in Zoom. If you are joining by phone press *9 to raise your hand. The meeting moderator will acknowledge your request and you will be unmuted to make your comment. Callers should state their name and limit comments to two minutes.

The public is encouraged to submit any written or photographic documents prior to the meeting EconomicDevelopment@NewberryFL.gov.

Zoom Information

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86360904334>

Or One tap mobile :US: +19292056099,,86360904334# or +13017158592,,86360904334#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 863 6090 4334

International numbers available: <https://us02web.zoom.us/u/kdQ77XM5OK>

YouTube

<https://www.youtube.com/channel/UC9MNwMuigm3PeKHacwz2xQQ>

CALL TO ORDER

APPROVAL OF MINUTES

1. Review and Approval of March 1, 2021, Planning & Zoning Board Meeting Minutes
2. Review and Approval of March 15, 2021, Special Planning & Zoning Board Meeting Minutes

APPROVAL OF AGENDA

ANNOUNCEMENTS

ANNOUNCEMENTS

3. Wastewater Treatment Facility Capacity.

OLD BUSINESS

NEW BUSINESS

4. Amending the Lexington Station Mixed Use Development and renaming the development as Avalon Woods

Quasi-judicial Public Hearing: LDR 21-10, an application by JBPro, Agent for M3 AVALON WOODS, LLC, Owner and also Agent for C L BRICE INC, Owner and CLB, Inc, Owner, to amend the Mixed Use Development (Development Order 20-02) and to consider a Development Agreement between the Applicant and the City of Newberry for property located directly adjacent to the Easton-Newberry Sports Complex and identified as Alachua County Parcel Numbers 01874-200-000, 01874-100-000, 01874-001-000, and 01897-000-000, consisting of ±196 acres.

5. Changing previously annexed property's Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture.

Quasi-Judicial Public Hearing: CPA 21-05, 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 and identified by Alachua County Parcel Number: 02610-000-000.

6. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural.

Quasi-Judicial Public Hearing: LDR 21-15, 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 recently annexed into the City and identified by Alachua County Parcel Number 02610-000-000. (This application is contingent upon approval of Application CPA 21-05.)

7. Changing previously annexed property's Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture.

Quasi-Judicial Public Hearing: CPA 21-06, 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 from Alachua County RURAL/AGRICULTURE to City of Newberry AGRICULTURE, on property previously voluntarily annexed to the City and identified by Alachua County Parcel Numbers: 01926-005-000 and 01926-010-015.

8. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural.

Quasi-Judicial Public Hearing: LDR 21-16, 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 recently annexed into the City and identified by Alachua County Parcel Numbers: 01926-005-000 and 01926-010-015. (This application is contingent upon approval of Application CPA 21-06.)

9. Changing previously annexed property's Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture.

Quasi-Judicial Public Hearing: CPA 21-07, 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 from Alachua County RURAL/AGRICULTURE to City of Newberry AGRICULTURE, on property previously voluntarily annexed to the City and identified by Alachua County Parcel Number 04270-000-000.

10. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural.

Quasi-Judicial Public Hearing: LDR 21-17, 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 recently annexed into the City and identified by Alachua County Parcel Number: 04270-000-000. (This application is contingent upon approval of Application CPA 21-07.)

TOPICS FROM MEMBERS FOR DISCUSSION

ADJOURN

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.

NOTIFICATION: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceeding, and that, for such purpose, they may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. 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, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.