



Planning & Zoning Board Special Meeting

Tuesday, August 27, 2024
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. PZB Meeting Minutes 06-03-2024

PUBLIC HEARINGS AND ORDINANCES

2. Whittle's Mini Storage site and development plan.

Quasi-Judicial Public Hearing: Resolution 2024-31/ SDP 24-02, an application by Gmuer Engineering, agent, on behalf of Whittle's Mini Storage LLC, owner, for a Site and Development Plan for an additional 30,000 square feet of self-storage facility use and related site improvements on a 31-acre site located at 27240 West Newberry Road; Alachua County Tax Parcel 02512-001-016.

3. **O2B Kids Site and Development Plan.**

Quasi-Judicial Public Hearing: Resolution 2024-14/Application SDP 24-04, an application by CHW, Agent, for RWM Newberry LLC, Owner, for Site and Development Plan Approval to allow construction of a 11,060 square foot day care facility, on a portion of Alachua County parcel control number 01902-000-000.

4. Small Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Number 01925-010-000).

Legislative Public Hearing: Ordinance 2024-20/CPA 24-07, an application by **Jamie Nelson**, owner, 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 (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 01925-010-000 consisting of approximately 4.76 acres more or less.

5. Rezoning from Agriculture classification from Alachua County to City of Newberry Agriculture (A) zoning on an annexed property (Parcel Number 01925-010-000).

Quasi-Judicial Public Hearing: Ordinance 2024-21/LDR 24-17, a petition by **Jamie Nelson**, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURAL (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 01925-010-000 consisting of approximately 4.76 acres more or less. (This application is contingent upon approval of Application CPA 24-07.)

6. Small Scale Future Land Use Map Amendment from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed property (Parcel Number 04442-000-000).

Legislative Public Hearing: Ordinance 2024-22/CPA 24-08, an application by Daniel and Meghan Shore, owner, 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 (A) on property previously voluntarily annexed to the city as shown on the location map below and identified by Alachua County Parcel Number 04442-000-000, consisting of approximately 9.85 acres more or less.

7. Rezoning from Agriculture classification from Alachua County to City of Newberry Agriculture (A) zoning on an annexed property (Parcel Number 04442-000-000).

Quasi-Judicial Public Hearing: Ordinance 2024-23/LDR 24-18, a petition by Daniel and Meghan Shore, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURAL (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 04442-000-000 consisting of approximately 9.85 acres more or less. (This application is contingent upon approval of Application CPA 24-08.)

8. Preliminary Plat for Country Way South Phase 2.

Resolution 2024-16/SD 24-06, an application by CHW, agent on behalf of Norfleet Properties LLLP, Owner, for approval of construction plans related to Phase 2 of the Country Way South on 10.22 acres generally located west of US 27/SR 45. Parcel No: 02540-001-000

9. Small-Scale Future Land Use Map Amendment from Residential Low Density to Commercial

Legislative Public Hearing: Ordinance 2024-26/CPA 24-05, an application by Robert F. Phillips and Gena M. Phillips, Trustees of the Robert F. Phillips and Gena M. Phillips Revocable Living Trust, owner, 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 located at 25909 West Newberry Road consisting of approximately 0.24 acres; Alachua County Tax Parcel Number 02268-000-000.

10. Rezoning the property located at 25909 West Newberry Road from Residential, Single-Family

(RSF-2) to Commercial, Central Business District (C-CBD).

Quasi-Judicial Public Hearing: Ordinance 2024-25/LDR 24-11, an application by Robert F. Phillips and Gena M. Phillips, Trustees of the Robert F. Phillips and Gena M. Phillips Revocable Living Trust to change the zoning designation from Residential, Single-Family (RSF-2) to Commercial, Central Business District (C-CBD) for a site located at 25909 West Newberry Road consisting of approximately 0.24 acres; Alachua County Tax Parcel Number 02268-000-000.

11. Rezoning the property located at 311 Northwest 250 Street from Commercial, Intensive (CI) to Commercial, Central Business District (C-CBD).

Quasi-Judicial Public Hearing: Ordinance 2024-24/LDR 24-19, an application by eda consultants, inc., agent, on behalf of Thamina Kader and Mohammed Abul Chowdury, owners, to change the zoning designation from Commercial, Intensive (CI) to Commercial, Central Business District (C-CBD) for a site located at 311 Northwest 250 Street consisting of approximately 1.34 acres; Alachua County Tax Parcel Number 01963-001-000.

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.