



City of Newberry

Planning & Zoning Board

Monday, November 01, 2021
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

ANNOUNCEMENTS

CONSENT AGENDA

1. October 4, 2021, Planning & Zoning Board Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

2. Request by CHW to change the Future Land Use Map classification on ±220-acres from Agriculture to Planned Development

Quasi-Judicial Hearing First Reading: Ordinance 2021-71/CPA 21-12, an application by Causseaux, Hewett, and Walpole, Inc. dba CHW, Agent for TANGLEWOOD PROPERTIES OF GAINESVILLE LLC, Owner, to amend the Future Land Use Plan Map of the City of Newberry Comprehensive Plan by changing the future Land Use Classification from AGRICULTURE to PLANNED DEVELOPMENT on ±220-acres, located south of West Newberry Road/SR 26 and east of SW 202nd Street, and identified by Alachua County Parcel Numbers 01923-000-000, 01923-004-000, 01923-007-001, 01923-008-000, and 01923-009-000.

3. Request by CHW to rezone ±220-acres from Agricultural (A) to Planned Development (PD)

Quasi-Judicial Hearing First Reading: Ordinance 2021-72/LDR 21-19, an application by Causseaux, Hewett, and Walpole, Inc. dba CHW, Agent for TANGLEWOOD PROPERTIES OF GAINESVILLE LLC, Owner, to amend amend the Official Zoning Atlas of the City of Newberry Land Development Regulations by changing the zoning from Agricultural (A) to Planned Development (PD) on ±220-acres, located south of West Newberry Road/SR 26 and east of SW 202nd Street, identified by Alachua County Parcel Numbers 01923-000-000, 01923-004-000, 01923-007-001, 01923-008-000, and 01923-009-000. (This application is contingent upon approval of Application CPA 21-12.)

4. Request by Shabnam Rumpf-Monadizadeh to rezone ±4.27-acres from Agricultural (A) to Commercial Neighborhood (CN)

Quasi-Judicial Hearing First Reading: Ordinance 2021-73/LDR 21-27, an application by Shabnam Rumpf-Monadizadeh, Owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from Agricultural (A) to Commercial Neighborhood (CN) on property located on the south side of SR 26/West Newberry Road along both sides of a portion of SW 174th Street, identified by Alachua County tax parcel number 04370-001-000.

5. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Number 01756-000-000).

Quasi-Judicial Public Hearing: Ordinance 2021-57/CPA 21-23, 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, identified by Alachua County Parcel Number 01756-000-000.

6. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Number: 01756-000-000).

Quasi-Judicial Public Hearing: Ordinance 2021-58/LDR 21-32, 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: 01756-000-000. (This application is contingent upon approval of Application CPA 21-23.)

7. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Numbers 01834-004-000 and 01834-005-000).

Quasi-Judicial Public Hearing: Ordinance 2021-59/CPA 21-22, 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, identified by Alachua County Parcel Numbers 01834-004-000 and 01834-005-000.

8. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Numbers: 01834-004-000 and 01834-005-000)

Quasi-Judicial Public Hearing: Ordinance 2021-60/LDR 21-31, 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 previously voluntarily annexed to the City and identified by Alachua County Parcel Numbers: 01834-004-000 and 01834-005-000. (This application is contingent upon approval of Application CPA 21-22.)

9. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Numbers 04262-000-000, 04263-001-000, 04263-000-000, 04272-000-000, and 04273-000-000).

Quasi-Judicial Public Hearing: Ordinance 2021-61/CPA 21-24, 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, identified by Alachua County Parcel Numbers 04262-000-000, 04263-001-000, 04263-000-000, 04272-000-000, and 04273-000-000.

10. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Numbers: 04262-000-000, 04263-001-000, 04263-000-000, 04272-000-000, and 04273-000-000).

Quasi-Judicial Public Hearing: Ordinance 2021-62/LDR 21-33, 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: 04262-000-000, 04263-001-000, 04263-000-000, 04272-000-000, and 04273-000-000. (This application is contingent upon approval of Application CPA 21-24.)

11. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Number 04273-001-000).

Quasi-Judicial Public Hearing: Ordinance 2021-63/CPA 21-20, 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, identified by Alachua County Parcel Number 04273-001-000.

12. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Number: 04273-001-000)

Quasi-Judicial Public Hearing: Ordinance 2021-64/LDR 21-29, 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 previously voluntarily annexed to the City and identified by Alachua County Parcel Number: 04273-001-000. (This application is contingent upon approval of Application CPA 21-20.)

13. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Number 02696-010-007).

Quasi-Judicial Public Hearing: Ordinance 2021-67/CPA 21-19, 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, identified by Alachua County Parcel Number 02696-010-007.

14. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Number: 04273-001-000)

Quasi-Judicial Public Hearing: Ordinance 2021-68/LDR 21-28, 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 previously voluntarily annexed to the City and identified by Alachua County Parcel Number: 04273-001-000. (This application is contingent upon approval of Application CPA 21-19.)

15. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on previously annexed property (Parcel Number 01925-009-000 and 01925-009-001).

Quasi-Judicial Public Hearing: Ordinance 2021-69/CPA 21-21, 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, identified by Alachua County Parcel Numbers 01925-009-000 and 01925-009-001.

16. Rezoning previously annexed property from Alachua County Rural/Agriculture to City of Newberry Agricultural (Parcel Number: 01925-009-000).

Quasi-Judicial Public Hearing: Ordinance 2021-70/LDR 21-30, 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: 01925-009-000 and 01925-009-001. (This application is contingent upon approval of Application CPA 21-21.)

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. The City of Newberry City Commission Policy Is to End the Public Meeting At 10:30 P.M. the Evening of the Regularly Scheduled Meeting Unless Extended by the City Commission. Any Matter on the Agenda Not Acted upon Shall Be Continued to the Next Regularly Scheduled City Commission Meeting, or a Special Meeting, At the Commission's Discretion. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this workshop 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.