



City of Newberry

Planning & Zoning Board

Monday, December 06, 2021
6:00 PM

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

CALL TO ORDER

APPROVAL OF AGENDA

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

ANNOUNCEMENTS

PRESENTATIONS

1. Newberry Urban Services Area Boundary

CONSENT AGENDA

2. November 1, 2021, Planning & Zoning Board Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

3. Request by CHW to change the Future Land Use Map classification on ±272-acres from Agriculture to Planned Development

Legislative Hearing: Ordinance 2021-77/CPA 21-18, an application by Causseaux, Hewett, and Walpole, Inc. dba CHW, Agent for Glaeser Tract Investment, 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 ±272-acres, located south of West Newberry Road/SR 26 and east of SW 202nd Street, and identified by Alachua County Parcel Numbers 01920-000-000, 01920-001-000, 01920-002-000, 01920-002-001, and 01920-003-000.

4. Request by CHW to rezone ±272-acres from Agricultural (A) to Planned Development (PD)

Quasi-Judicial Hearing First Reading: Ordinance 2021-78/LDR 21-26, an application by Causseaux, Hewett, and Walpole, Inc. dba CHW, Agent for GLAESER TRACT INVESTMENT, 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 ±272-acres, located south of West Newberry Road/SR 26 and east of SW 202nd Street, and identified by Alachua County Parcel Numbers 01920-000-000, 01920-001-000, 01920-002-000, 01920-002-001, and 01920-003-000. (This application is

contingent upon approval of Application CPA 21-18.)

5. Future Land Use Change from Residential Low Density to Commercial on 2.34 Acres (parcels 01950-000-000, 01950-001-000, 01951-000-000, and 01951-001-000)

Legislative Public Hearing: Ordinance 2021-75/CPA 21-26, an application by JBPro, Agent for Drummond and Russell Jr., Helen L. Jeffcoat, and Michael Willis, Owners, to amend the Future Land Use Plan Map of the City of Newberry Comprehensive Plan by changing the Future Land Use classification from RESIDENTIAL LOW DENSITY to COMMERCIAL on approximately 2.34 Acres, identified by Alachua County Parcel Numbers 01950-000-000, 01950-001-000, 01951-000-000, and 01951-001-000.

6. Rezoning from Residential, Single Family (RSF-1) and Residential, Single Family (RSF-2) to Commercial, Intensive (CI) on 2.34 Acres (parcels 01950-000-000, 01951-001-000, 01951-000-000, and 01951-001-000)

Quasi-Judicial Public Hearing: Ordinance 2021-76/LDR 21-35, an application by JBPro, Agent for Drummond and Russell Jr., Helen L. Jeffcoat, and Michael Willis, Owners, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from RESIDENTIAL, SINGLE FAMILY (RSF-1) and RESIDENTIAL, SINGLE FAMILY (RSF-2) to COMMERCIAL, INTENSIVE (CI) on approximately 2.34 Acres, identified by Alachua County Parcel numbers 01950-000-000, 01951-001-000, 01951-000-000, AND 01951-001-000. (This application is contingent upon approval of Application CPA 21-26.)

7. Future Land Use Change from Alachua County Rural/Agriculture to City of Newberry Commercial on previously annexed property (parcel 01928-004-000)

Legislative Public Hearing: Ordinance 2021-65/CPA 21-25, an application by Morgan L “Lee” Smith, IV, Agent for RPM Auto LLC, 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 COMMERCIAL on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 01928-004-000.

8. Rezoning of previously annexed property from Alachua County Agriculture to City of Newberry Commercial Automotive (CA) (parcel 01928-004-000)

Quasi-judicial Public Hearing: Ordinance 2021-66/LDR 21-34, an application by Morgan L “Lee” Smith, IV, Agent for RPM Auto LLC, Owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURE (A) to CITY OF NEWBERRY COMMERCIAL AUTOMOTIVE (CA) on property previously voluntarily annexed to the City, identified by Alachua County Parcel Number 01928-004-000. (This application is contingent upon approval of Application CPA 21-25.)

9. Changing Future Land Use Map classification from Alachua County Rural/Agriculture to City

of Newberry Agriculture on previously annexed property (Parcel Number 04370-001-000).

Legislative Public Hearing: Ordinance 2021-73/CPA 21-29, 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 04370-001-000.

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

Quasi-Judicial Hearing: Ordinance 2021-74/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 Alachua County Agriculture (A) to City of Newberry Commercial Neighborhood (CN) on property previously voluntarily annexed to the City and identified by Alachua County Parcel Number 04370-001-000. (This application is contingent upon approval of Application CPA 21-29.)

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.