



Commission Meeting

February 26, 2024
7:00 PM

25440 West Newberry Road, Newberry, Florida 32669

AGENDA

CALL TO ORDER

APPROVAL OF AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

(Please limit presentations to 15 minutes)

1. Proclamation Designating February 26, 2024 as James (Jim) Easton Day in Newberry, Florida

PUBLIC ANNOUNCEMENTS

(Please limit announcements to 2 minutes)

CONSENT AGENDA

2. February 12, 2024, Commission Meeting Minutes
3. Construction Plans for Phase 6 of the Newberry Town Center Planned Development.

Resolution 2024-06/SD 24-04, an application by Christopher Potts, P.E., Agent, on behalf of Norfleet-Green Development II, LLC, Owner, for approval of construction plans related to Phase 6 of the Newberry Town Center Planned Development on ±7.1 acres generally located on the east side of State Road 45 between Southwest 15 Avenue and Southwest 23 Road; Parcel No. 01924-002-000.

PUBLIC HEARINGS AND ORDINANCES

4. Amendments to the existing City solar farm development regulations
5. City of Newberry petition to add "Chapman & White's Addition" to the Downtown plat for providing Alleyway vacation.

Quasi-Judicial Public Hearing: First Reading of Ordinance 2024-01, an application by City of Newberry to amend chapter 82, Article 1, Section 82-3, entitled downtown plat addition, providing for closing, abandoning, releasing and vacation of public alleyways as shown on the plat entitled Original Newberry Chapman & White's Addition.

6. Changing the Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture of a recently annexed Marlowe's property.

Legislative Second Reading: Ordinance 2024-04/CPA 24-02, an application by Herbert A. Marlowe, Jr., 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 Numbers. 02579-005-000, 02579-006-000 and 02579-007-000 consisting of approximately 29 acres more or less.

7. A request to rezone Agriculture classification from Alachua County to City of Newberry Agriculture (A) zoning on an annexed property.

Quasi-Judicial Public Hearing: Ordinance 2024-05/LDR 24-05, a petition by Herbert A. Marlowe, Jr., 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 Numbers. 02579-005-000, 02579-006-000 and 02579-007-000 consisting of approximately 29 acres more or less. (This application is contingent upon approval of Application CPA 24-02).

8. Changing the Future Land Use Map classification from Alachua County Rural/Agriculture to City of Newberry Agriculture on an annexed Whitehurst's property.

Legislative Public Hearing: Ordinance 2024-02/ CPA 24-01, an application by CHW Professional Consultants, agent, on behalf of Whitehurst Cattle Company, 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 on property voluntarily annexed to the City, identified by Alachua County Parcel Number 02659-000-000 consisting of approximately 161 acres more or less.

9. Rezone Agricultural (A) classification of Alachua County to City of Newberry Agricultural (A) zoning on an annexed Whitehurst's property.

Quasi-Judicial Public Hearing: Ordinance 2024-03/LDR 24-04, a petition by CHW Professional Consultants, agent, on behalf of Whitehurst Cattle Company, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from Alachua county Agriculture to city of Newberry on property previously voluntarily annexed to the City as shown on the location map below and identified by Alachua County Parcel Number 02659-000-000 consisting of approximately 161 acres more or less. (This application is contingent upon approval of Application CPA 24-01.)

10. Changing the Future Land Use Map classification from Agricultural to Material- Oriented Industrial Use on the south 50 acres of a property on Parcel Numbers 01875-000-000 and 01875-001-000 for Norfleet Industrial Development.

Legislative Public Hearing: Ordinance 2024-07/CPA 23-13, an application by CHW Professional Consultants, agent, on behalf of E.D. Norfleet, Jr. and Phyllis Norfleet and

Katrina Bill, owners, amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from City of Newberry Agricultural to Material-Oriented Industrial Use, on the south 50 acres of Alachua County Parcel Numbers. 01875-000-000 and 01875-001-000 consisting of approximately 50 acres more or less.

11. Rezone application from Agricultural (A) to Industrial (I) zoning on the south 50 acres of a property on Parcel Numbers 01875-000-000 and 01875-001-000 for Norfleet's industrial Development.

Quasi-Judicial Public Hearing: Ordinance 2024-08/LDR 23-18, a petition by CHW Professional Consultants, agent, on behalf of E.D. Norfleet, Jr. and Phyllis Norfleet and Katrina Bill, owner, to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from Agriculture (A) to Industrial (I) on the south 50 acres of Alachua County Parcel Numbers. 01875-000-000 and 01875-001-000 consisting of approximately 50 acres more or less. (This application is contingent upon approval of Application CPA 23-13).

12. Request to change the Future Land Use from Agriculture to Commercial on 3.67 Acres (parcel 01924-002-000)

Quasi-judicial Public Hearing: First reading of Ordinance 2024-10/CPA 24-03, an application by Intellectual Partners 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 COMMERCIAL on property consisting of approximately 3.7 acres and identified by Alachua County Parcel Number 01924-002-000.

13. A request to rezone 21831 West Newberry Road, a property generally located at the southwest corner of State Road 26 and Southwest 218 Street and consisting of 3.7 acres from Agricultural (A) to Commercial, Intensive (CI); Parcel No. 01924-002-000.

Quasi-Judicial Public Hearing: First reading of Ordinance 2024-11/LDR 24-07, a petition by Intellectual Partners, LLC, owner, to amend the Official Zoning Atlas of the City of Newberry (This petition is contingent upon approval of File No. CPA 24-03).

AGENDA ITEMS

14. Professional Design Services Contract for the Easton Gymnasium Expansion Project
15. Regional Wastewater Treatment Facility and Expansion Project Legislative Appropriation Grant
16. SW 15th Avenue Road Reconstruction Project: Land Transfer Agreement.
17. Discuss Amending LDRs to Regulate Commercial Big Boxes
18. Public Charter School Proposal Discussion

COMMENTS

City Manager

City Attorney

City Clerk

Commission

Mayor

Citizens

(Please limit your comments to 5 minutes)

MEETING ADJOURNMENT



Judy S. Rice, City Clerk

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.