



# Special Commission Meeting

November 12, 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. Newberry Veterans Memorial Fundraising Update

PUBLIC ANNOUNCEMENTS

*(Please limit announcements to 2 minutes)*

CONSENT AGENDA

2. October 28, 2024 Commission Meeting Minutes

PUBLIC HEARINGS AND ORDINANCES

3. First Reading for a Small-Scale Future Land Use Map Amendment from Industrial to Commercial

*Legislative Public Hearing: Ordinance 2024-28/CPA 24-07, a petition by Joy Glanzer, on behalf of Coleman Gerald & Melanie, owners, to amend the Future Land Use Plan Map of the Comprehensive Plan of the City of Newberry from Industrial to Commercial, on property located at 849 NW SR 45 consisting of approximately 1.28 acres; identified as Parcel Number 01898-000-000.*

4. Rezoning the Property Located at 849 NW SR 45 from Industrial (I), to Commercial, Intensive (C-I)

*Quasi-Judicial Public Hearing: Ordinance 2024-29/LDR 24-22, an application Joy Glanzer, on behalf of Coleman Gerald & Melanie, owners, to amend the zoning atlas of the City of Newberry from Industrial (I) to Commercial, Intensive (CI) for a site located at 849 NW SR 45 consisting of approximately 1.28 acres; Alachua County Tax Parcel Number 01898-000-000.*

5. Rezoning the Property Located at 22 SW 258th Street from Commercial, Neighbor (CN), to Commercial, Central Business District(C-CBD).

*Quasi-Judicial Public Hearing: Ordinance 2024-37/LDR 24-25, an application Juan Daniel Garcia, Dura Design Build agent for Hedges Eye Care and Dr. Stephen Hedges, owners, to amend the zoning atlas of the City of Newberry from Commercial, Neighborhood (CN) to Commercial, Central Business District (C-CBD) for a site located at 22 SW 258th Street consisting of approximately 0.16 acres; Alachua County Tax Parcel Number 02272-000-000.*

6. Establishment of The Ranch Community Development District

*Legislative: Second reading of Ordinance 2024-38/LDR 24-15, establishing The Ranch Community Development District, a special-purpose limited government and taxing district, for Phase 1 of the NC Ranch Planned Development.*

7. Establishment of the Westone Community Development District

*Legislative: Second reading of Ordinance 2024-36/LDR 24-13, establishing the Westone Community Development District, a special-purpose limited government and taxing district, for the Westone Planned Residential Development.*

AGENDA ITEMS

8. FDOT SR 26 Twin Pairs Subordination Agreements

9. Charter Officer Annual Evaluations

COMMENTS

Citizens

*(Please limit your comments to 5 minutes)*

City Manager

City Attorney

City Clerk

Commission

Mayor

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.