



# Planning & Zoning Board

Monday, November 04, 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. August 27, 2024, Agenda Summary Planning & Zoning Board Meeting & Minutes
2. October 1, 2024, Joint Commission and Planning & Zoning Board Comprehensive Plan Workshop Minutes

PUBLIC HEARINGS AND ORDINANCES

3. A request for Site and Development plan for an Orthodontist office along with infrastructure.

Quasi-Judicial Public Hearing: Resolution 2024-20/Application SDP 24-05, an application by JB Pro, Agent, for Progressive Orthodontics, Owner, for Site and Development Plan Approval to allow construction of a 9,929 square foot Orthodontics office along with associated infrastructure, on a portion of Alachua County parcel control number 02530-004-001.

4. Special Exception for a Publix Liquor Store

Quasi-Judicial Public Hearing: Resolution 2024-51/SE 24-01, an application by Shutts & Bowen, agent, on behalf of Publix Super Markets, Inc., owner, for a special exception to permit a “package store for sale of alcoholic beverages” in the Commercial, Automotive (CA) zoning district on property located at 24100 West Newberry Road on a site consisting of approximately 12.71 acres.

5. 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.*

6. 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.

7. Comprehensive Plan Amendment

Legislative Public Hearing: Ordinance 2024-09, an ordinance amending the City of Newberry Comprehensive Plan Elements : Future Land Use (FLU); Transportation (TRAN); Housing (HOUS); Conservation (CON); Park and Recreation Element (ROS); Economic Development (ED); Intergovernmental Coordination Element (IGC).

8. 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.

## 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 2<sup>nd</sup> 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.