



Agenda Item Summary

File #: 23-00283

Agenda Date: 7/11/2023

Agenda Item Name:

Z22-000006: A Request to Amend Alachua County Comprehensive Plan Future Land Use Element Policy 2.2.3 (Newberry Village)

Presenter:

Gerald Brewington (352) 374-5249

Description:

A request by Bachelor Buttons LLC Holdings and Industrial Consultants and Management Company, owners, and CHW, Inc., agent, for a large-scale Comprehensive Plan text amendment to amend Oaks Mall Activity Center Policy 2.2.3 of the Future Land Use Element (FLUE) and Capital Improvements Element Table 1(d) on approximately 87.15 acres on parcel numbers 06329-000-000, 06331-000-000 and 06326-001-002 located at 8024 Newberry Road.

Recommended Action:

Staff recommends that the Board of County Commission adopt Ordinance 23-xx approving the requested text changes.

Prior Board Motions:

ZOM-34-96, CPA-02-03, CPA-08-06, CPA-02-10: The Board has approved prior land use decisions on these parcels, mostly of which are related to the original Newberry Village approvals and subsequent revisions.

Fiscal Note:

No fiscal impacts anticipated as a result of approving the requested text changes.

Strategic Guide:

All Other Mandatory and Discretionary Services

Background:

The parcels in question have an existing Mixed-Use land use designation. In 2008, a set of policies were drafted (modified in 2010) associated with these parcels. In general, these provided a framework for development as well as an overall development cap based on vehicular trips that would be generated as a result of the development. These policies as well as a series of transportation enhancement improvements (identified in the Capital Improvements Element) remain in place.

The applicant for this Large-Scale amendment is requesting revisions to both FLUE Policy 2.2.3 and well as the elimination of a table in the Capital Improvements Element (CIE). The intent is to eliminate many of those policies in FLUE 2.2.3 presently linked to the Newberry Village (NV) Development that

are now better implemented elsewhere in the Plan (particularly Objective 1.6/Traditional Neighborhood Developments). In the case of CIE Table 1d, the table is proposed for elimination altogether as the proposed NV project is no longer developing as a TOD so the requirement for the developer to be solely responsible for the financing and construction for these external transportation improvements no longer applies. The projects themselves are still present in the general CIE infrastructure and transit tables.