



## Agenda Item Summary

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**File #: 25-00988**

**Agenda Date: 12/9/2025**

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**Agenda Item Name:**

**Z25-000025: A Request for a Minor Planned Development Amendment to the Jonesville Planned Development**

**Presenter:**

Gerald Brewington (352) 374-5249

**Description:**

A request by NV5, agent, for Shiftforward Inc. and Newberry 13327 W. Newberry Road, LLC, owners, for a minor PD (Planned Development) amendment to remove minimum lot dimension standards from those areas in Section 'B' of the zoning master plan. The parcel has a combined Commercial and Low-Density Residential (1-4 dwelling units per acre) land use designation on approximately 3 acres and is located at 13327 West Newberry Road on Parcels 04333-002-000 and 04333-002-001.

**Recommended Action:**

Staff recommends the BoCC adopt Resolution Z-25-09 approving the requested minor PD amendment

**Prior Board Motions:**

There have been numerous Board actions related to this property. The most recent is a major PD amendment in 2018 (ZOM-03-18)

**Fiscal Note:**

There are no fiscal impacts related to this minor PD amendment request.

**Strategic Guide:**

Housing

**Background:**

The PD approved in 2018 for this parcel included a lot size minimum (80 foot lot width and 10,000 square foot lot size minimum. This condition, offered by the applicant at that time, was adopted as part of the PD approval (ZOM-03-18). Alachua County in its Code does not require lot size minimums within the Urban Cluster. The applicant is requesting that this PD provision (found on the zoning master plan) be removed.