



# Ocala Planning and Zoning Commission

## Agenda

**Monday, June 12, 2017**

### Meeting Information

*Location:*

**City Hall  
City Council Chambers  
(2<sup>nd</sup> Floor)  
110 SE Watula Avenue  
Ocala, FL 34471**

*Time:*

**5:30 p.m.**

*Board Members*

Rus Adams  
*Chairman*

Nathan R. Gibboney  
*Vice Chairman*

Andrea Ferro

Andrew Hanley

Richard A. Kesselring

Crystal McCall

Ted Schatt

Nancy Stacy (non-voting)  
*School Board Representative*

*Staff*

**Peter Lee, AICP**  
*Planning Director*

**Patricia Hitchcock, AICP**  
*Planning & Zoning Manager*

### **WELCOME!**

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) is comprised of citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P & Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

### **GENERAL RULES OF ORDER**

The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the P & Z, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairman recognizes you, state your name and address and speak directly into the microphone. Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

### **APPEALS**

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

1. **Call to Order**

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum
- c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. **Please note that the City Council meetings will begin at 4:00 p.m.**, and are held at City Hall, City Council Chambers, 2nd Floor, located at 110 SE Watula Avenue.

2. **Proof of Publication**

3. **Consideration of Minutes**

May 8, 2017

4. **Annexation/Land Use/Zoning**

a. **ANX17-0003**

Petitioner: Missionary Bible Baptist Church dba South Point Church  
Planner: David Boston, AICP (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to annex property located at 3401 SE Lake Weir Avenue, approximately 4.17 acres.

*Recommended Action: Approval*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, July 18, 2017**, City Council meeting and for adoption on **Tuesday, August 1, 2017**

b. **LUC17-0002**

Petitioner: Missionary Bible Baptist Church dba South Point Church  
Planner: David Boston, AICP (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to change the land use from Medium Residential (County) to Low Intensity for property located at 3401 SE Lake Weir Avenue, approximately 4.17 acres.

*Recommended Action: Approval*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, July 18, 2017**, City Council meeting and for adoption on **Tuesday, August 1, 2017**

c. **ZON17-0007**

Petitioner: Missionary Bible Baptist Church dba South Point Church

Planner: David Boston, AICP (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to change the zone from R-1, Single Family Dwelling (County) to INST, Institutional for property located at 3401 SE Lake Weir Avenue, approximately 4.17 acres.

*Recommended Action: Approval*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, July 18, 2017**, City Council meeting and for adoption on **Tuesday, August 1, 2017**

## 5. **Zoning**

### a. **ZON16-0012**

Petitioner: Lakeram Lalgie  
Planner: Nancy Smith, AICP (352-629-8313)  
[nsmith@ocalafl.org](mailto:nsmith@ocalafl.org)

A request to change the zone from R-1, Single Family Residential to M-1, Light Industrial for property located in the 3200 block of NW 28th Street, approximately 4.98 acres.

*Recommended Action: Approval*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, July 18, 2017**, City Council meeting and for adoption on **Tuesday, August 1, 2017**

### b. **ZON17-0009**

Petitioner: Michael D. Hopkins “The Yard @ Pine Oaks LLC”  
Planner: Aubrey Hale (352-629-8550)  
[ahale@ocalafl.org](mailto:ahale@ocalafl.org)

A request to change the zone from M-3, Heavy Industrial to M-2, Medium Industrial for property located at 1836 NW 31<sup>st</sup> Street, approximately 3.0 acres.

*Recommended Action: Denial of M-2, Medium Industrial and Approval of M-1, Light Industrial*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, July 18, 2017**, City Council meeting and for adoption on **Tuesday, August 1, 2017**

### c. **ZON17-0015**

Petitioner: T. Richard Barber Jr. Revocable Living Trust U/A/D 7/19/96, T. Richard Barber Jr., Trustee  
Planner: Nancy Smith, AICP (352-629-8313)

[nsmith@ocalafl.org](mailto:nsmith@ocalafl.org)

A request to change the zone from M-3, Heavy Industrial to B-2, Community Business for property located at 2940 West Silver Springs Boulevard, approximately 6.3 acres.

*Recommended Action: Approval*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, July 18, 2017**, City Council meeting and for adoption on **Tuesday, August 1, 2017**

**d. ZON17-0016**

Petitioner: SR 200 Partners, LLC  
Planner: Aubrey Hale (352-629-8550)  
[ahale@ocalafl.org](mailto:ahale@ocalafl.org)

A request to change the zone from OP, Office Park to B-2, Community Business for property located in the 4700 block of SW College road, also known as SR 200, approximately 1.15 acres.

*Recommended Action: Approval*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, July 18, 2017**, City Council meeting and for adoption on **Tuesday, August 1, 2017**

**e. ZON17-0017**

Petitioner: City of Ocala  
Planner: Nancy Smith, AICP (352-629-8313)  
[nsmith@ocalafl.org](mailto:nsmith@ocalafl.org)

A request to change the zone from B-1, Neighborhood Business to GU, Governmental Use for property located South of NE 4<sup>th</sup> Street, West of NE 8th Avenue, North of NE 3<sup>rd</sup> Street and East of NE 7<sup>th</sup> Terrace, approximately .61 acres.

*Recommended Action: Approval*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, June 6, 2017**, City Council meeting and for adoption on **Tuesday, June 20, 2017**

**6. Abrogation**

**a. ABR17-0002**

Petitioner: SEC Management Group, LLC and Wild Frontier Condo Developers, LLC  
Planner: Aubrey Hale (352-629-8550)

[ahale@ocalafl.org](mailto:ahale@ocalafl.org)

A request to abrogate all of the NW 31<sup>st</sup> Street right-of-way lying east of NW 16<sup>th</sup> Avenue and west of N.W. Gainesville Road.

*Recommended Action: Request to table*

**7. Site Plan**

**a. SPL17-0002**

Petitioner: LeCraw Engineering  
Planner: David Boston, AICP (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to approve the PUD final development plan for property located in the 4800 block of SW College Road, approximately 1.70 acres.

*Recommended Action: Approval*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council as a resolution for approval at the **Tuesday, July 18, 2017**, City Council Meeting

**8. Code Amendment**

**a. COD17-0005**

Petitioner: City of Ocala  
Planner: Tye Chighizola, AICP (352-629-8490)  
[tchighizola@ocalafl.org](mailto:tchighizola@ocalafl.org)

A request to add a definition of a medical marijuana treatment center and allowing the use as a permitted use in the B-2 (Community Business), B-4 (General Business) and B-5 (Wholesale Business) zoning districts subject to criteria.

*Recommended Action: Approval*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, July 18, 2017**, City Council meeting and for adoption on **Tuesday, August 1, 2017**

**9. Next meeting: Monday, July 10, 2017 at 5:30 pm**

**10. Adjournment**