



Ocala Planning and Zoning Commission

Agenda

Monday, August 14, 2017

Meeting Information

Location:

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

Time:

5:30 p.m.

Board Members

Rus Adams
Chairman

Nathan Gibboney
Vice-Chair

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**

July 10, 2017

4. **Zoning**

a. **PUD16-0007**

Petitioner: Cradle Holding, Inc.
Planner: David Boston, AICP (352-629-8243)
dboston@ocalafl.org

A request to change the zone from A-1, General Agriculture (County) to PD, Planned Development and to approve the conceptual site development plan for property located at the SE corner of SW 60th Ave & SR 200, on the north by SW 66th Street and bounded on the south by SW 80th St, approximately 446.42 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, September 12, 2017**, City Council meeting and for adoption on **Tuesday, October 3, 2017**.

b. **ZON17-0020**

Petitioner: Marion Community Hospital, Inc.
Planner: Matrell Everett, AICP (352-629-8387)
meverett@ocalafl.org

A request to change the zone from O-1, Office to INST, Institutional for property located at 1503 SW 1st Avenue, approximately .57 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, September 12, 2017**, City Council meeting and for adoption on **Tuesday, October 3, 2017**.

c. ZON17-0021

Petitioner: Cornerstone Management & Investments, LLC
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to change the zone from MH, Mobile Home Park to M-1, Light Industrial for property located east of and adjacent to 1525 NE 22nd Avenue, approximately 1.14 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, September 12, 2017**, City Council meeting and for adoption on **Tuesday, October 3, 2017**.

d. ZON17-0023

Petitioner: BS of Ocala Inc.
Planner: David Boston, AICP (352-629-8243)
dboston@ocalafl.org

A request to change the zone from B-2A, Limited Community Business to B-3C, Community Redevelopment Area Mixed Use 2 for property located at 458 NW 1st Street, approximately 1.09 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, September 12, 2017**, City Council meeting and for adoption on **Tuesday, October 3, 2017**.

e. ZON17-0024

Petitioner: City of Ocala
Planner: David Boston, AICP (352-629-8243)
dboston@ocalafl.org

A request to change the zone from R-3, Multiple-Family Residential to B-4, General Business for property located 450 NW 2nd Street, approximately .09 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, September 12, 2017**, City Council meeting and for adoption on **Tuesday, October 3, 2017**.

5. **Abrogation**

a. **ABR17-0003**

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

A request to abrogate a 275 foot portion of NE 7th Terrace lying south of NE 4th Street.

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, September 12, 2017**, City Council meeting.

6. **Public Hearing**

a. **PHR17-0004**

Petitioner: City of Ocala
Planner: Patricia Z Hitchcock, AICP (352-629-8304)
phitchcock@ocalafl.org

A request for a public hearing to waive the requirements of the RBH Zoning District, Sections 122-424 (1), (2) and (3) through a developer's agreement, on property located at 1006 SE Fort King Street, approximately 0.41 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 for a public hearing at the **Tuesday, September 12, 2017**, City Council meeting.

7. **Code Changes**

a. **COD17-0009**

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

A request to add a definition of an Open Pavilion Homeless Shelter and allow the use as a special exception in the 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 for introduction/ first public hearing at the **Tuesday, September 12, 2017**, City Council meeting and for adoption on **Tuesday, October 3, 2017**.

b. COD17-0010

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

A request to allow the B-4 (General Business) Zoning District as a permitted district under the High Intensity/Central Core Land Use Classification subject to criteria and revising the definition of Community Redevelopment Area (CRA) Industrial Uses.

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 for introduction at the **Tuesday, September 12, 2017**, City Council meeting and for adoption on **Tuesday, October 3, 2017**.

c. COD17-0011

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

A request to revise the definition and locations of a pharmacy.

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 for introduction/first public hearing at the **Tuesday, September 12, 2017**, City Council meeting and for adoption on **Tuesday, October 3, 2017**.

8. **Next meeting: Monday, September 11, 2017 at 5:30 pm**
9. **Adjournment**