



# Ocala Planning and Zoning Commission

## Agenda

**Monday, November 13, 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 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**

October 9, 2017

4. **Subdivisions**

- a. **SUB17-0005**  
Market Street at Heath Brook Final Plat  
4400 Block of SW College Road
- b. **SUB17-0007**  
Heath Brook Frontage Park Phase 2  
4800 Block of SW College Road
- c. **SUB17-0008**  
Winding Oaks Commercial Phase 1 Conceptual Subdivision &  
Draft Developer's Agreement  
6000 Block of SW College Road

5. **William R. Bray**

- a. **ZON17-0031**  
Petitioner: William R. Bray  
Planner: Nancy Smith, AICP (352-629-8313)  
[nsmith@ocalafl.org](mailto:nsmith@ocalafl.org)

A request to change the zone from B-5, Wholesale Business to M-1, Light Industrial, for property located at 1120 N Magnolia Avenue, approximately 2.25 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, December 5, 2017**, City Council meeting and for adoption on **Tuesday, December 19, 2017**.

**b. PHR17-0005**

Petitioner: William R Bray

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

A request to approve additional outdoor storage in an M-1, Light Industrial zone, for property located at 1120 N Magnolia Avenue, approximately 2.25 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 introduction/first public hearing at the **Tuesday, December 19, 2017**, City Council meeting.

**6. Code Changes**

**a. COD17-0015**

Petitioner: City of Ocala

Planner: Sean Lanier, PE, CFM (352-351-6772)  
[slanier@ocalafl.org](mailto:slanier@ocalafl.org)

A request to amend Chapters 114 and 122 relating to storm drainage design requirements.

*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, December 5, 2017**, City Council meeting and for adoption on **Tuesday, December 19, 2017**.

**7. Next meeting: Monday, December 11, 2017 at 5:30 pm**

**8. Adjournment**