



Ocala Planning and Zoning Commission

Agenda

Monday, July 9, 2018

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

William R. Gilchrist, Jr.

Andrew Hanley

Richard A. Kesselring

Crystal McCall

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**

June 11, 2018

4. **Weeks Auction Company, LLC & GT Investments of Ocala, LLC**

a. **ANX17-0015**

Petitioner: Weeks Auction Company, LLC & GT Investments of Ocala, LLC

Planner: David Boston, AICP (352-629-8243)

dboston@ocalafl.org

A request to annex property located in the 4800-4900 block of West Highway 40, approximately 4.6 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, August 7, 2018**, City Council meeting and for adoption on **Tuesday, August 21, 2018**.

b. **LUC17-0006**

Petitioner: Weeks Auction Company, LLC & GT Investments of Ocala, LLC

Planner: David Boston, AICP (352-629-8243)

dboston@ocalafl.org

A request to change the land use from Employment Center & High Residential (County) to Employment Center (City) for property located in the 4800-4900 block of West Highway 40, approximately 4.6 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, August 7, 2018**, City Council meeting and for adoption on **Tuesday, August 21, 2018**.

c. ZON17-0028

Petitioner: Weeks Auction Company, LLC & GT Investments of Ocala, LLC
Planner: David Boston, AICP (352-629-8243)
dboston@ocalafl.org

A request to change the zoning from A-1, General Agriculture, R-3, Multi-family Dwelling (County) and B-2, Community Business (City) to B-5, Wholesale Business (City) for property located in the 4800-4900 block of West Highway 40, approximately 37.35 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, August 7, 2018**, City Council meeting and for adoption on **Tuesday, August 21, 2018**.

d. DMA18-0004

Petitioner: Weeks Auction Company, LLC & GT Investments of Ocala, LLC
Planner: David Boston, AICP (352-629-8243)
dboston@ocalafl.org

A request to consider a Development Agreement to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes, between the City of Ocala (City) and GT Investments of Ocala, LLC.

Recommended Action: Approval as amended

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for approval on **Tuesday, August 21, 2018**.

5. Plat Vacation

a. PLV18-0001

Petitioner: Kenneth L. Whitsett, as Trustee of the Kenneth L. Whitsett Revocable Trust dated August 17, 1996
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to vacate an 8' wide utility easement adjacent and parallel to the side and rear lot lines of lots 8, 11 and 12 as recorded in Galloway & Sands Subdivision Replat, Book "U", Page 36.

Recommended Action: Approval with amendment

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented as a resolution for approval at the **Tuesday, August 7, 2018 City Council meeting**.

6. **Abrogation**

a. **ABR18-0001**

Petitioner: Thomas M. and Julia Q. Needham
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to abrogate an unnamed 12' wide alley lying west of NE Osceola Avenue and east of N Magnolia Avenue in the 1200 block as recorded in Fla. Central Land Co. Sub, Book "A", Page 162.

Recommended Action: Request to postpone until August 13, 2018

7. **Code Change**

a. **COD18-0007**

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

A request to amend the provisions of the affordable housing incentive fund, update definitions and add other incentives to promote the development of affordable housing.

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, August 7, 2018**, City Council meeting and for adoption on **Tuesday, August 21, 2018**.

8. **Next meeting: Monday, August 13, 2018 at 5:30 pm**

9. **Adjournment**