



Ocala Planning and Zoning Commission

Agenda

Monday, March 11, 2019

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**

February 11, 2019

4. **Zoning**

a. **ZON19-0010**

Petitioner: Linda R. McBride, Personal Representative; Wencesio Minami and Elizabeth Obregon; Agent: Gary C. Simons
Planner: Ian Rynex (352-629-8329)
irynex@ocalafl.org

A request to change the zone from B-4, General Business to M-1, Light Industrial for property located at 31865 NE Jacksonville Road and 1882 NE 2nd Avenue, approximately 1.32 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, April 2, 2019**, City Council meeting and for adoption on **Tuesday, April 16, 2019**.

b. **ZON19-0009**

Petitioner: Donald and Carla Denson, Trustees
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to change the zone from M-1, Light Industrial to M-2, Medium Industrial for property located at 3082 NE 24th Street, approximately 6.26 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, April 2, 2019**, City Council meeting and for adoption on **Tuesday, April 16, 2019**.

c. **ZON19-0007**

Petitioner: City of Ocala
Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request to change the zone from GU, Governmental Use to R-3, Multiple Family Residential for property located in the 300 block of NE Sanchez Avenue, approximately 1.08 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, April 2, 2019**, City Council meeting and for adoption on **Tuesday, April 16, 2019**.

d. ZON19-0008

Petitioner: City of Ocala

Planner: Aubrey Hale (352-629-8550)

ahale@ocalafl.org

A request to change the zone from R-3, Multiple Family Residential to GU, Governmental Use for property located in the 500 block of NW 16th Avenue, also known as NW Martin Luther King Avenue, approximately 3.71 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, April 2, 2019**, City Council meeting and for adoption on **Tuesday, April 16, 2019**.

5. Land Use

a. LUC19-0001

Petitioner: City of Ocala

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

dboston@ocalafl.org

A request to change the land use from Public to Medium Intensity/Special District for property located south of NW 35TH Street, East of NW 27th Avenue, north of NW 21st Street and west of railroad, approximately 217.54 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 transmittal to the Department of Economic Opportunity (DEO) at the **Tuesday, April 2, 2019**, City Council meeting. The public hearings for consideration of an ordinance to change the Comprehensive Plan land use designation will be scheduled and noticed following receipt of review comments from DEO.

6. Annexation/Land Use/Zoning

a. ANX19-0001

Petitioner: Parker's Tire & Auto Service, Inc.; Kevin Wood, President
Planner: Francine Sutton, (352-629-8387)
fsutton@ocalafl.org

A request to annex property located at 3000 North Pine Avenue, approximately 2.0 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, April 2, 2019**, City Council meeting and for adoption on **Tuesday, April 16, 2019**

b. LUC19-0002

Petitioner: Parker's Tire & Auto Service, Inc.; Kevin Wood, President
Planner: Francine Sutton, (352-629-8387)
fsutton@ocalafl.org

A request to change the land use from Employment Center (County) to Low Intensity for property located at 3000 North Pine Avenue, approximately 2.0 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, April 2, 2019**, City Council meeting and for adoption on **Tuesday, April 16, 2019**

c. ZON19-0011

Petitioner: Parker's Tire & Auto Service, Inc.; Kevin Wood, President
Planner: Francine Sutton, (352-629-8387)
fsutton@ocalafl.org

A request to change the zone from M-1, Light Industrial (County) to M-1, Light Industrial for property located at 3000 North Pine Avenue, approximately 2.0 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, April 2, 2019**, City Council meeting and for adoption on **Tuesday, April 16, 2019**

7. **Next meeting: Monday, April 8, 2019 at 5:30 pm**

8. **Adjournment**