



Ocala Planning and Zoning Commission

Meeting Information

Location:

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

Time:

5:30 p.m.

Board Members

William R. Gilchrist, Jr.
Chairman

Rus Adams
Vice Chairman

Andrea Ferro

Nathan Gibboney

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

Agenda

Monday, May 13, 2019

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**

April 8, 2019

4. **Annexation/Land Use/Zoning re: Koontz property**

a. **ANX19-0003**

Petitioner: Michael P. & Diane T. Koontz
Planner: Francine Sutton (352-629-8387)
fsutton@ocalafl.org

A request to annex property located at 3111 South Pine Avenue, approximately 1.58 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 4, 2019**, City Council meeting and for adoption on **Tuesday, June 18, 2019**.

b. **LUC19-0006**

Petitioner: Michael P. & Diane T. Koontz
Planner: Francine Sutton (352-629-8387)
fsutton@ocalafl.org

A request to change the land use from Commercial (County) to Low Intensity for property located at 3111 South Pine Avenue, approximately 1.58 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 4, 2019**, City Council meeting and for adoption on **Tuesday, June 18, 2019**.

c. **ZON19-0018**

Petitioner: Michael P. & Diane T. Koontz

Planner: Francine Sutton (352-629-8387)
fsutton@ocalafl.org

A request to change the zone from B-4, Regional Business (County) to B-4, General Business for property located at 3111 South Pine Avenue, approximately 1.58 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 4, 2019**, City Council meeting and for adoption on **Tuesday, June 18, 2019**.

5. **Land Use Changes**

a. **LUC19-0005**

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

A request to change the land use from Medium Residential (County) to Low Intensity for property located south of SW 66th Street, east of SW 60th Avenue, north of SW 80th Street & West of I-75, approximately 558.53 acres.

Recommended Action: Request to table to June 10th meeting due to public notice issue.

6. **Public Hearing**

a. **PHR19-0003**

Petitioner: Ocala Regional Medical Center
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to approve signage in the INST, Institutional zone, for property located at 2897 SE Maricamp Road.

Recommended Action: Approval

City Council Tentative Schedule: No action by City Council required

7. **Code Change**

a. **COD19-0003**

Petitioner: City of Ocala
Planner: Tye Chighizola, AICP (352-629-8404)
tchighizola@ocalafl.org

A request to amend Section 122-1221 to allow backyard chickens in the rear yard of a single-family dwelling unit, subject to certain restrictions.

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 adoption at the **Tuesday, June 18, 2019 meeting.**

8. **Next meeting: Monday, June 10, 2019 at 5:30 pm**
9. **Adjournment**