



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-Chair

Andrea Ferro

Andrew Hanley

Nathan Gibboney

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, June 10, 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**

May 13, 2019

4. **Abrogation**

a. **ABR19-0001**

Petitioner: Lashree Holdings, LLC; Agent: Joe London
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to abrogate all of that portion of the 33-foot wide RR spur and utility r/w lying within Block K, Ocala Industrial Park, according to the plat thereof as recorded in Plat Book H, Page 46, of the public records of Marion County, Florida, located generally south of SW 17th Street and east of SW 12th Avenue.

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, July 2, 2019**, City Council meeting.

5. **Zoning Changes**

a. **ZON19-0019**

Petitioner: Cornerstone School, Inc.; Agent: Paolo Mastroserio
Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request to change the zone from R-3, Multi-Family Residential, to INST, Institutional, for property located at 2313 SE Lake Weir Avenue, approximately .58 acres.

Recommended Action: Approval

City Council Tentative Schedule: This item was presented to City Council in ordinance form for introduction at the **Tuesday, June 4, 2019**, City Council meeting and will be presented

for a public hearing on **Tuesday, June 18, 2019** City Council meeting.

b. PD19-0001

Petitioner: Concept Development, Inc.; Matt Cason, President

Planner: David Boston AICP (352-629-8243)
dboston@ocalafl.org

A request to amend the PD plan and to allow a Day Care Facility, for property located at the northwest corner of SE 22nd Avenue and SE 17th Street, approximately 1.29 acres.

Recommended Action: Request to withdraw

6. Land Use Changes

a. LUC19-0005

Petitioner: Cradle Holdings, Inc.; Agent: Steven H. Gray

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: 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, July 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.

7. Community Redevelopment Area

a. CRA19-0012

Petitioner: City of Ocala Community Redevelopment Agency

Planner: Gus Gianikas, AICP, (352-629-8311)
ggianikas@ocalafl.org

A request to find the proposed amendment to the North Magnolia Redevelopment Plan consistent with the Ocala Comprehensive Plan.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to Community Redevelopment Area Board at the **Tuesday, July 16, 2019, meeting**. The amendment will be presented to City Council in resolution form upon completion of review of the proposal by affected taxing authorities. The legal ad notice regarding the City Council public hearing will be published in the Ocala Star

Banner or contact city staff for more information.

b. CRA19-0015

Petitioner: City of Ocala Community Redevelopment Agency

Planner: Gus Gianikas, AICP (352-629-8311)

ggianikas@ocalafl.org

A request to find the proposed amendment to the Downtown Redevelopment Plan to incorporate the Ocala Midtown Master Plan into the Redevelopment Plan consistent with the Ocala Comprehensive Plan.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to Community Redevelopment Area Board at the **Tuesday, July 16, 2019, meeting**. The amendment will be presented to City Council in resolution form upon completion of review of the proposal by affected taxing authorities. The legal ad notice regarding the City Council public hearing will be published in the Ocala Star Banner or contact city staff for more information.

c. CRA19-0016

Petitioner: City of Ocala Community Redevelopment Agency

Planner: Gus Gianikas, AICP (352-629-8311)

ggianikas@ocalafl.org

A request to find the proposed amendment to the East Ocala Redevelopment Plan to incorporate the Ocala Midtown Master Plan into the Redevelopment Plan consistent with the Ocala Comprehensive Plan.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to Community Redevelopment Area Board at the **Tuesday, July 16, 2019, meeting**. The amendment will be presented to City Council in resolution form upon completion of review of the proposal by affected taxing authorities. The legal ad notice regarding the City Council public hearing will be published in the Ocala Star Banner or contact city staff for more information.

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

9. **Adjournment**