

PUBLIC NOTICE

OCALA PLANNING AND ZONING COMMISSION

TIME: 5:30 P.M.

DATE: MONDAY, January 9, 2017

**CITY COUNCIL CHAMBERS
(2ND FLOOR)**

**110 SE WATULA AVENUE
OCALA, FLORIDA**

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE AT THE MEETING IN RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE.

IF REASONABLE ACCOMMODATIONS ARE NEEDED FOR YOU TO PARTICIPATE IN THIS MEETING, PLEASE CALL THE DEPARTMENT OF PLANNING AND DEVELOPMENT AT (352) 629-8404, 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE.



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

Rus Adams
Chairman

Robert W. Batsel, Jr.
Vice Chairman

Nathan R. Gibboney

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

Agenda

Monday, January 9, 2017

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**

December 12, 2016

4. **Abrogation**

- a. **ABR16-0004**

Petitioner: NC Serendipity, LLC

Planner: Patricia Z. Hitchcock, AICP (352-629-8304)

phitchcock@ocalafl.org

A request to abrogate that portion of SE Osceola Avenue (40 feet wide), lying south of SE 8th Street.

Recommended Action:

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z board, this item will be presented to City Council as a resolution for approval at the **Tuesday, February 7, 2017** City Council meeting.

5. **Public Hearing**

- a. **PHR16-0003**

Petitioner: RCG Ventures LLC

Planner: Nancy Smith, AICP (352-629-8313)

nsmith@ocalafl.org

A request to replace the existing shopping center freestanding sign at 2400 SW College Road.

Recommended Action:

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented for a public hearing at the **Tuesday, February 7, 2017**, City Council meeting.

6. **Annexation/Land Use/Zoning**

- a. **ANX16-0020**

Petitioner: William C. Vandeven

Planner: Nancy Smith, AICP (352-629-8313)

nsmith@ocalafl.org

A request to annex property located in the 4100 block of SW 21st Street, approximately 1.36 acres.

Recommended Action:

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for in ordinance form for introduction at the **Tuesday, February 7, 2017**, City Council meeting and for adoption on **Tuesday, February 21, 2017**.

b. LUC16-0005

Petitioner: William C. Vandeven
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to change the land use from Low Residential (County) to Neighborhood for property located in the 4100 block of SW 21st Street, approximately 1.36 acres.

Recommended Action:

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for in ordinance form for introduction at the **Tuesday, February 7, 2017**, City Council meeting and for adoption on **Tuesday, February 21, 2017**.

c. ZON16-0016

Petitioner: William C. Vandeven
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to change the zone from A-3, Residential Agricultural Estate (County) to R-1A, Single Family Residential for property located in the 4100 block of SW 21st Street, approximately 1.36 acres.

Recommended Action:

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for in ordinance form for introduction at the **Tuesday, February 7, 2017**, City Council meeting and for adoption on **Tuesday, February 21, 2017**.

7. Winding Oaks Farm

a. ANX16-0016

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

A request to annex property located at the SE corner of SW 60th Ave & SR 200, between SW 60th Ave & I-75 and bounded on the south by SW 80th Ave, approximately 1004.95 acres.

Recommended Action:

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for in ordinance form for

introduction at the **Tuesday, February 7, 2017**, City Council meeting and for adoption on **Tuesday, February 21, 2017**.

b. LUC16-0004

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

A request to change the land use from Urban Residential, Medium Residential and High Residential (County) to Low Intensity for property at the SE corner of SW 60th Ave & SR 200, on the north by SW 66th Street and bounded on the south by SW 80th St, approximately 446.42 acres.

Recommended Action:

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 Florida Department of Economic Opportunity (DEO) at the Tuesday, February 21, 2017, City Council meeting. The public hearings for consideration of an ordinance to change the Comprehensive Plan land use designations will be scheduled and noticed following receipt of review comments from DEO.

8. Zoning

a. ZON16-0012

Petitioner: Lakeram Lalgie
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to change the zone from R-1, Single Family Residential to M-1, Light Industrial for property located in the in the 3200 block of NW 28th Street, approximately 4.98 acres.

Recommended Action:

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for in ordinance form for introduction at the **Tuesday, February 7, 2017**, City Council meeting and for adoption on **Tuesday, February 21, 2017**.

9. Code Amendment

a. COD16-0011

Petitioner: City of Ocala
Planner: Patricia Z Hitchcock, AICP (352) 629-8304
phitchcock@ocalafl.org

A request to amend Section 122-282 concerning outdoor sales and storage and Section 122-722 concerning outdoor sales and storage in a B-4, General Business, zone.

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 in ordinance form for introduction at the **Tuesday, February 7, 2017**, City Council meeting and for adoption on **Tuesday, February 21, 2017**.

b. COD16-0012

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

A request to amend Section 122-923 concerning the setback requirements applicable to shopping centers and to amend Section 122-1244 concerning street-specific setbacks.

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 in ordinance form for introduction at the **Tuesday, February 7, 2017**, City Council meeting and for adoption on **Tuesday, February 21, 2017**.

c. COD16-0013

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

A request to amend the use tables to allow for "physical fitness center" as a permitted use in the M-1 zoning district, with limited outdoor activity permitted.

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 in ordinance form for introduction at the **Tuesday, February 7, 2017**, City Council meeting and for adoption on **Tuesday, February 21, 2017**.

10. Informational Item

a. Midtown Master Plan-P&Z Workshop Meeting, Monday, January 30th at 5:30 pm

11. Next meeting: Monday, February 13, 2017 at 5:30 pm

12. Adjournment