

PUBLIC NOTICE

OCALA PLANNING AND ZONING COMMISSION

TIME: 5:30 P.M.

DATE: MONDAY, January 14, 2019

**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

Agenda

Monday, January 14, 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**

4. **Zoning**

a. **ZON18-0019**

Petitioner: City of Ocala

Planner: Ian Rynex, AICP (352-629-8329)

irynex@ocalafl.org

A request to change the zone from R-2, Two Family Residential to B-2, Community Business for property located at 1224 W Silver Springs Boulevard, approximately .39 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 in ordinance form for introduction at the **Tuesday, February 5, 2019**, City Council meeting and for adoption on **Tuesday, February 19, 2019**.

5. **Abrogation**

a. **ABR18-0002**

Petitioner: City of Ocala

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

nsmith@ocalafl.org

A request to vacate all of the 12-foot wide alley as shown on the plat of Palmer's Addition as recorded in Plat Book A, Page 179, of the public records of Marion County, Florida.

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 as a resolution for approval at the **Tuesday, February 5, 2019**, City Council meeting.

6. **Beau Makarewicz**

a. **ANX18-0007**

Petitioner: Beau Makarewicz
Planner: Francine Sutton, AICP (352-629-8387)
fsutton@ocalafl.org

A request to annex property located at 1820 SW 3rd Avenue, approximately .24 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 in ordinance form for introduction at the **Tuesday, February 5, 2019**, City Council meeting and for adoption on **Tuesday, February 19, 2019**.

b. LUC18-0007

Petitioner: Beau Makarewicz
Planner: Francine Sutton, AICP (352-629-8387)
fsutton@ocalafl.org

A request to change the land use from Commercial (County) to Low Intensity for property located at 1820 SW 3rd Avenue, approximately .24 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 in ordinance form for introduction at the **Tuesday, February 5, 2019**, City Council meeting and for adoption on **Tuesday, February 19, 2019**.

c. ZON18-0023

Petitioner: Beau Makarewicz
Planner: Francine Sutton, AICP (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 1820 SW 3rd Avenue, approximately .24 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 in ordinance form for introduction at the **Tuesday, February 5, 2019**, City Council meeting and for adoption on **Tuesday, February 19, 2019**.

6. **Next meeting: Monday, February 11, 2019 at 5:30 pm**
7. **Adjournment**