

# **PUBLIC NOTICE**

## **OCALA PLANNING AND ZONING COMMISSION**

**TIME: 5:30 P.M.**

**DATE: WEDNESDAY, November 13, 2019**

**CITY COUNCIL CHAMBERS  
(2<sup>ND</sup> 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

## Draft Agenda

Wednesday, November 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.

### Meeting Information

*Location:*

**City Hall  
City Council Chambers  
(2<sup>nd</sup> 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*

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 5:00 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**

October 14, 2019

4. **Subdivision**

- a. **SUB19-0001**  
Ocala Park Commons Final Plat  
4025 SW College Rd
- b. **SUB19-0008**  
Tall Oaks Preserve Conceptual Subdivision  
2311 NE 24<sup>th</sup> St

5. **Abrogation**

- a. **ABR19-0005**  
Petitioner: City of Ocala  
Planner: Nancy Smith AICP (352-629-8313)  
[nsmith@ocalafl.org](mailto:nsmith@ocalafl.org)

A request to abrogate that remaining portion of a 20' alley, lying between SE 7th Street and SE 8th Street, generally in the 700 block, of Ocala Highlands as recorded in Plat Book C, Page 1, 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 in resolution form for approval at the **Tuesday, December 3, 2019**, City Council meeting.

6. **Land Use/Zoning re: YMCA**

- a. **LUC19-0010**  
Petitioner: Marion County  
Planner: Laura Mauriello (352-629-8387)  
[lmaureillo@ocalafl.org](mailto:lmaureillo@ocalafl.org)

A request to change the land use from Public to Neighborhood, for property located in the 3000 block of SE 17<sup>th</sup> Street, approximately 9.43 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, December 3, 2019**, City Council meeting and for adoption on **Tuesday, December 17, 2019**.

**b. ZON19-0020**

Petitioner: Marion County

Planner: Laura Mauriello (352-629-8387)

[lmariello@ocalafl.org](mailto:lmariello@ocalafl.org)

A request to zone to B-1, Neighborhood Business, for property located in the 3000 block of SE 17<sup>th</sup> Street, approximately 9.43 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, December 3, 2019**, City Council meeting and for adoption on **Tuesday, December 17, 2019**.

**7. Zoning**

**a. ZON19-0028**

Petitioner: Kathy Wan Yi Chen

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

[nsmith@ocalafl.org](mailto:nsmith@ocalafl.org)

A request to zone to B-2, Community Business, for property located at 3816 NW Blitchton Road, approximately .31 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, December 3, 2019**, City Council meeting and for adoption on **Tuesday, December 17, 2019**.

**b. ZON19-0029**

Petitioner: Concept Companies, Inc.

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

[phitchcock@ocalafl.org](mailto:phitchcock@ocalafl.org)

A request to change zoning from B-2, Community Business and M-1, Light Industrial to OP, Office Park, for property located in the 3500 block of NW Blitchton Road, east of I-75, approximately 22.0 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, December 3, 2019**, City Council meeting and for adoption on **Tuesday, December 17, 2019**.

**8. Code Changes**

**a. COD19-0007**

Petitioner: City of Ocala

Planner: Tye Chighizola, AICP (352-629-8404)  
[tchighizola@ocalafl.org](mailto:tchighizola@ocalafl.org)

An amendment to the Code of Ordinances Section 122-2 (Definitions) and Section 122-3 (District Use Definitions) by adding definitions of Hemp, Indoor greenhouse and Indoor hemp facility and allowing Indoor greenhouse and Indoor hemp facility as permitted uses in the M-1 (Light Industrial) and M-2 (Medium Industrial) zoning districts (Sections 122-287, 122-762 and 122-782), subject to criteria in new Sections 122-1228 (Indoor greenhouse) and 122-1229 (Indoor hemp facility).

*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, December 3, 2019**, City Council meeting and for adoption on **Tuesday, December 17, 2019**.

**b. COD19-0008**

Petitioner: City of Ocala

Planner: Tye Chighizola, AICP (352-629-8404)  
[tchighizola@ocalafl.org](mailto:tchighizola@ocalafl.org)

An amendment to the Code of Ordinances Section 122-3 (District Use Definitions) by adding a definition of a Construction and demolition landfill and allowing a Construction and demolition landfill as a special exception in the M-2 (Medium Industrial) and M-3 (Heavy Industrial) zoning districts (Sections 122-287, 122-784 and 122-804), subject to criteria in a new Section 122-1224 (Construction and demolition landfill).

*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, December 3, 2019**, City Council meeting and for adoption on **Tuesday, December 17, 2019**.

**c. COD19-0009**

Petitioner: City of Ocala

Planner: Tye Chighizola, AICP (352-629-8404)  
[tchighizola@ocalafl.org](mailto:tchighizola@ocalafl.org)

An amendment to the Code of Ordinances Section 122-3 (District Use Definitions), Section 122-287 (Table of Permitted Uses) and Section 122-462 (Agricultural Permitted Uses) by revising the name of the use and definition of a Horse racing facility (track operations, pari-mutuel betting and cardroom).

*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, December 3, 2019**, City Council meeting and for adoption on **Tuesday, December 17, 2019**.

**d. COD19-0010**

Petitioner: City of Ocala

Planner: Patricia Z. Hitchcock, AICP (352-629-8304)  
[tchighizola@ocalafl.org](mailto:tchighizola@ocalafl.org)

An amendment to Section 110-155 to provide for hospital signage in the OP, Office Park, zone as allowed in the INST, Institutional, zone by Section 110-156(b).

*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, December 3, 2019**, City Council meeting and for adoption on **Tuesday, December 17, 2019**.

9. **Next meeting: Wednesday, December 9, 2019 at 5:30 pm**

10. **Adjournment**