

PUBLIC NOTICE

OCALA PLANNING AND ZONING COMMISSION

TIME: 5:30 P.M.

DATE: MONDAY, October 12, 2020

**WHERE: City Hall – Council Chambers – 2nd Floor
110 SE Watula Avenue**

via Zoom at <https://zoom.us/j/97314299662>

Interested parties with access to a computer with a microphone can participate or offer public comment via Zoom by using the "raise hand" icon, at which time the individual will be placed in a queue to be recognized. Alternatively, individuals who do not have access to a microphone can either call (312) 626-6799 or offer public comment through chat feature by using the "Q&A" function in Zoom. "Q&A" comments will be accessible to Commission members in real time. Individuals may utilize the call-in option to listen to the meeting and offer public comment by calling (312) 626-6799. When prompted, the individual calling in will need to enter the webinar ID: 973 1429 9662, then press the pound key (#) to confirm she or he is a participant. Each caller can indicate her or his desire to offer public comment by dialing "star-9" (*9). Participants will be called upon in the order requests are received.

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 GROWTH MANAGEMENT DEPARTMENT AT (352) 629-8404, 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE.



Ocala Planning and Zoning Commission

Agenda

Monday, October 12, 2020

Meeting Information

Location:

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

Zoom meeting at

<https://zoom.us/j/97314299662>

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
Chief Planning Official

David Boston, Ph.D., 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. In an effort to accommodate all interested parties wishing to participate in the upcoming Ocala Planning and Zoning Commission Meeting, Monday, October 12, 5:30 p.m., the public may utilize the following options for contributing to the meeting:

In-person

The City will limit seating based on current social distancing guidelines, which requires six feet in between seats. Seats will be available on a first come, first served basis until safe maximum capacity is reached. Capacity limits will be as follows: 24 visitors in council chambers, ten visitors in the second-floor lobby, and ten visitors in the downstairs lobby of City Hall to view the meeting via television monitors. If participants want to make a verbal comment during the city council meeting, they must be present on the second-floor lobby or in the council chambers; otherwise, they will be able to submit a question or comment via the Q & A feature in the Zoom meeting. The City will accommodate any attendees; however, any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the premise

Online

To ask a question or make a comment via computer, laptop, or smartphone:

Online participants will not be able to make verbal comments; however, they will be able to utilize the Q & A feature to post a question or comment.

- Visit the Zoom website to download and install the Zoom software.
- After installing Zoom, you will be prompted to launch the application.
- Enter the Webinar ID: 973 1429 9662.
- Enter first and last name in the “your name” field.
- Enter the email address in the appropriate field; click join.
- A prompt will appear to join with computer audio or to dial in via telephone for audio.
- Use the “RAISE HAND” icon to provide public comments and enter the question or comment in the Q & A section of the chat.

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. An audio recording of the meetings will be uploaded to the City of Ocala's website at www.ocalafl.org.

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.**

2. **Proof of Publication**

3. **Consideration of Minutes**

September 14, 2020

4. **Annexation/Land Use/Zoning re: United Refrigeration**

a. **ANX20-0007**

Petitioner: Angela Steppen Hodges, Manager of Angela Steppen Properties, LLC
Planner: Ian Rynex (352-629-8329)
irynex@ocalafl.org

A request to annex property located at 4570 NE 35th Street, approximately 3.66 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, November 3, 2020**, City Council meeting and for adoption on **Tuesday, November 17, 2020**.

b. **LUC20-20-0002**

Petitioner: Angela Steppen Hodges, Manager of Angela Steppen Properties, LLC
Planner: Ian Rynex (352-629-8329)
irynex@ocalafl.org

A request to change land use from Commercial District ^(County) to Low Intensity for property located at 4570 NE 35th Street, approximately 3.66 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, November 3, 2020**, City Council meeting and for adoption on **Tuesday, November 17, 2020**.

c. ZON20-0015

Petitioner: Angela Steppen Hodges, Manager of Angela Steppen Properties, LLC

Planner: Ian Rynex (352-629-8329)

irynex@ocalafl.org

A request to change zoning from M-1, Light Industrial ^(County) and M-2, Heavy Industrial ^(County) to M-1 Light Industrial, for property located at 4570 NE 35th Street, approximately 3.66 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, November 3, 2020**, City Council meeting and for adoption on **Tuesday, November 17, 2020**.

5. Zoning

a. ZON20-0014

Petitioner: City of Ocala

Planner: Aubrey Hale (352-629-8550)

ahale@ocalafl.org

A request to change zoning from GU, Governmental Use to M-2, Medium Industrial, for property generally located south of West Hwy 40, west of SW 60th Avenue (Ocala International Airport), north of SW 38th Street and east of SW 80th Avenue, approximately 423.65 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, November 3, 2020**, City Council meeting and for adoption on **Tuesday, October 17, 2020**.

b. ZON20-0016

Petitioner: Estate of Michael J. Sosnowski, Daniel Sosnowski, Personal Representative and Pauline Robbins

Planner: Ian Rynex (352-629-8329)

[lrynex@ocalafl.org](mailto:irynex@ocalafl.org)

A request to change zoning from R-2, Two Family Residential to R-3, Multiple Family Residential, for property located at 322 & 324 NW 25th Street and 2423 & 2425 NW 4th Avenue, approximately 1.01 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, November 3**, City Council meeting and for adoption on **Tuesday, November 17, 2020**.

c. ZON20-0017

Petitioner: Ocala Cleat Company, Henry J. G. Moxon, President

Planner: Laura Mauriello (352-629-8387)

lmauriello@ocalafl.org

A request to change zoning from R-1, Single Family Residential and M-3, Heavy Industrial to R-3, Multiple Family Residential, for property located in the 1800 block of NW 21st Street, approximately 10.95 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 in ordinance form for introduction at the **Tuesday, November 3**, City Council meeting and for adoption on **Tuesday, November 17, 2020**.

d. PD20-0005

Petitioner: TG Florida Holdings, LLC

Planner: David Boston (352-629-8343)

dboston@ocalafl.org

A request to amend the design and allowable uses of a Planned Development to facilitate multifamily development on property located in the 3200 block of SW 42nd Street, approximately 23.5 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, November 3**, City Council meeting and for adoption on **Tuesday, November 17, 2020**.

6. Code Changes

a. COD20-0011

Petitioner: City of Ocala

Planner: Nancy Smith (352-629-8392)

nsmith@ocalafl.org

A request to amend the definition and regulations of the mini-warehouse use and to delete the neighborhood storage center use to effectively consolidate the two uses.

Recommended Action: Approval

City Council Tentative Schedule: This item will be presented to City Council in ordinance form for introduction/first public hearing at the **Tuesday, November 3, 2020**, City Council meeting and will be presented for adoption on **Tuesday, November 17, 2020**.

7. **Next meeting: Monday, November 9, 2020 at 5:30 pm**

8. **Adjournment**