

PUBLIC NOTICE

OCALA PLANNING AND ZONING COMMISSION

TIME: 5:30 P.M.

DATE: MONDAY, April 8, 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

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

Agenda

Monday, April 8, 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**

March 11, 2019

4. **Subdivision**

- a. **SUB18-0005**
Lynwood Estates
Final Plat
East side of NE 23rd Avenue, south of NE 14th Street

5. **Zoning Changes**

- a. **ZON18-0021**
Petitioner: PXR Partners, LLC
Planner: David Boston, AICP (352-629-8243)
dboston@ocalafl.org

A request to change the zone from R-1A, Single Family Residential, to R-3, Multi-Family Residential, for property located in the 1900 block of SW 17th Place, approximately 1.70 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, May 7, 2019**, City Council meeting and for adoption on **Tuesday, May 21, 2019**.

- b. **ZON19-0013**

Petitioner: Successful Investments, LLC; Stephen Ghioto, Managing Member
Planner: Francine Sutton, (352-629-8387)
fsutton@ocalafl.org

A request to change the zone from R-1A, Single Family Residential to R-2, Two Family Residential, for property located at 2311 NE 24th Street, approximately 4.4 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, May 7, 2019**, City Council meeting and for adoption on **Tuesday, May 21, 2019**.

c. ZON19-0015

Petitioner: Ocala Lumber Sales Company; Henry J.G. Moxon, President

Planner: Ian Rynex (352-629-8329)

irynex@ocalafl.org

A request to change the zone from R-1A, Single Family Residential to B-2, Community Business, for property located at 377 NW 14th Street, approximately .75 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, May 7, 2019**, City Council meeting and for adoption on **Tuesday, May 21, 2019**.

6. Land Use/Zoning re: Priest property

a. LUC19-0003

Petitioner: Henry Camp Priest, as Second Successor Trustee of the Priest Family Trust

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

nsmith@ocalafl.org

A request to change the land use from Low Intensity to Employment Center for property located in the 4700-4800 block of South Pine Avenue, approximately 52.84 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 Department of Economic Opportunity (DEO) at the **Tuesday, May 7, 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.

b. FLUP19-0001

Petitioner: Henry Camp Priest, as Second Successor Trustee of the Priest Family Trust

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

nsmith@ocalafl.org

A request to add a policy to the Future Land Use Element of the Comprehensive Plan addressing development conditions for property located in the 4700-4800 block of South Pine Avenue, approximately 52.84 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 Department of

Economic Opportunity (DEO) at the **Tuesday, May 7, 2019**, City Council meeting. The public hearings for consideration of an ordinance to add a policy to the Comprehensive Plan will be scheduled and noticed following receipt of review comments from DEO.

c. ZON19-0012

Petitioner: Henry Camp Priest, as Second Successor Trustee of the Priest Family Trust
Planner: Nancy Smith, AICP (352-629-8313)
nsmith@ocalafl.org

A request to zone to B-5, Wholesale Business for property located in the 4700-4800 block of South Pine Avenue, approximately 52.84 acres.

Recommended Action:

City Council Tentative Schedule: The public hearings for consideration of an ordinance to change the zoning will be scheduled following receipt of review comments from DEO on the above two Comprehensive Plan cases.

7. Land Use change re: Pine Oaks

a. LUC19-0001

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

A request to change the land use from Public to Medium Intensity/Special District for property located south of NW 35TH Street, East of NW 27th Avenue, north of NW 21st Street and west of railroad, approximately 217.54 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 Department of Economic Opportunity (DEO) at the **Tuesday, May 7, 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.

8. Form-based Code expansion and rezoning

a. COD19-0001

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

A request to amend design requirements and regulating map provisions of the Form-based Code (FBC) zoning district.

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, May 7, 2019**, City Council meeting and for adoption on **Tuesday, May 21, 2019**.

b. ZON19-0017

Petitioner: City of Ocala

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

A request to change the zone from R-2, R-3, B-1, B-2, and INST to FBC, Form-based Code, for properties located on the south side of the 500-1500 blocks of West Silver Springs Boulevard, approximately 16.53 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, May 7, 2019**, City Council meeting and for adoption on **Tuesday, May 21, 2019**.

9. Code Amendment re: housing incentive fund

a. COD19-0002

Petitioner: City of Ocala

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

A request to amend and simplify the provisions of the housing incentive fund, amend the affordable housing density incentive, and repeal outdated provisions of chapter 106.

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, May 7, 2019**, City Council meeting and for adoption on **Tuesday, May 21, 2019**.

10. Election of Officers

11. Next meeting: Monday, April 8, 2019 at 5:30 pm

12. Adjournment