

# **PUBLIC NOTICE**

## **OCALA PLANNING AND ZONING COMMISSION**

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

**DATE: MONDAY, May 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

## 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*

**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, May 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.

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**

April 8, 2019

4. **Annexation/Land Use/Zoning re: Koontz property**

a. **ANX19-0003**

Petitioner: Michael P. & Diane T. Koontz  
Planner: Francine Sutton (352-629-8387)  
[fsutton@ocalafl.org](mailto:fsutton@ocalafl.org)

A request to annex property located at 3111 South Pine Avenue, approximately 1.58 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, June 4, 2019**, City Council meeting and for adoption on **Tuesday, June 18, 2019**.

b. **LUC19-0006**

Petitioner: Michael P. & Diane T. Koontz  
Planner: Francine Sutton (352-629-8387)  
[fsutton@ocalafl.org](mailto:fsutton@ocalafl.org)

A request to change the land use from Commercial (County) to Low Intensity for property located at 3111 South Pine Avenue, approximately 1.58 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, June 4, 2019**, City Council meeting and for adoption on **Tuesday, June 18, 2019**.

c. **ZON19-0018**

Petitioner: Michael P. & Diane T. Koontz

Planner: Francine Sutton (352-629-8387)  
[fsutton@ocalafl.org](mailto:fsutton@ocalafl.org)

A request to change the zone from B-4, Regional Business (County) to B-4, General Business for property located at 3111 South Pine Avenue, approximately 1.58 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, June 4, 2019**, City Council meeting and for adoption on **Tuesday, June 18, 2019**.

## 5. Land Use Changes

### a. LUC19-0005

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

A request to change the land use from Medium Residential (County) to Low Intensity for property located south of SW 66<sup>th</sup> Street, east of SW 60<sup>th</sup> Avenue, north of SW 80<sup>th</sup> Street & West of I-75, approximately 558.53 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 for transmittal to the Department of Economic Opportunity (DEO) at the **Tuesday, June 4, 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.

## 6. Public Hearing

### a. PHR19-0003

Petitioner: Ocala Regional Medical Center  
Planner: Nancy Smith, AICP (352-629-8313)  
[nsmith@ocalafl.org](mailto:nsmith@ocalafl.org)

A request to approve signage in the INST, Institutional zone, for property located at 2897 SE Maricamp Road.

*Recommended Action:*

City Council Tentative Schedule: No action by City Council required

## 7. Code Change

**a. COD19-0003**

Petitioner: City of Ocala

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

A request to amend Section 122-1221 to allow backyard chickens in the rear yard of a single-family dwelling unit, subject to certain restrictions.

*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, June 4, 2019**, City Council meeting and for adoption on **Tuesday, June 18, 2019**.

**8. Next meeting: Monday, June 10, 2019 at 5:30 pm**

**9. Adjournment**