

PUBLIC NOTICE

OCALA PLANNING AND ZONING COMMISSION

TIME: 5:30 P.M.

DATE: MONDAY, June 14, 2021

**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, June 14, 2021

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

Richard A. Kesselring

Crystal McCall

Todd Rudnianyn

Allison Campbell (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, June 14, 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 and ten visitors in the second-floor lobby. If participants want to make a verbal comment during the 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 premises.

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.

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**

May 10, 2021

4. **Annexation/Land Use/Zoning re: BDG Albee, LLC and Belleair Development LLC on behalf of Lisa Vu**

a. **ANX20-0012**

Petitioner: BDG Albee LLC and Bellaire Development LLC on Behalf of Lisa Vu
Planner: Ian Rynex (352-629-8329)
irynex@ocalafl.org

A request to annex into the City of Ocala, for property located at 4240 SW 43rd Court and 4300 SW 43rd Court, approximately 9.56 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, July 6, 2021**, City Council meeting and for adoption on **Tuesday, July 20, 2021**.

b. **LUC2-0004**

Petitioner: BDG Albee LLC and Bellaire Development LLC on Behalf of Lisa Vu
Planner: Ian Rynex (352-629-8329)
irynex@ocalafl.org

A request to change the future land use classification from Low Residential (County) to Neighborhood, for property located at 4240 SW 43rd Court and 4300 SW 43rd Court, approximately 9.56 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, July 6, 2021**, City Council meeting and for adoption on **Tuesday, July 20, 2021**.

c. **PD20-0009**

Petitioner: BDG Albee LLC and Bellaire Development LLC on Behalf of Lisa Vu

Planner: Ian Rynex (352-629-8329)
irynex@ocalafl.org

A request to change the zoning district from A-1, Agricultural (County), to PD, Planned Development, for property located at 4240 SW 43rd Court and 4300 SW 43rd Court, approximately 9.56 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, July 6, 2021**, City Council meeting and for adoption on **Tuesday, July 20, 2021**.

5. **Future Land Use Plan**

a. **FLUP21-0001**

Petitioner: Robert C. Albright
Planner: David Boston (352-629-8243)
dboston@ocalafl.org

A request to amend Future Land Use Policy 18.10 to allow multifamily development, for property located at 2550 SE 24th Street, approximately 23.57 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, July 6, 2021** City Council meeting. The public hearings for consideration of an ordinance to change the Comprehensive Plan land use policy will be scheduled and noticed following receipt of review comments from DEO.

6. **Zoning**

a. **ZON21-0006**

Petitioner: Thompson Thrift Development, Inc.
Planner: David Boston (352-629-8243)
dboston@ocalafl.org

A request to change zoning district from B-2, Community Business and OP, Office Park to R-3, Multiple-Family Residential, for property located in the 4600 to 5200 block of SW 48th Avenue, approximately 23.18 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, July 6, 2021**, City Council meeting and for adoption on **Tuesday, July 20,**

2021.

b. ZON21-0008

Petitioner: Edward M. McDonald/Thomas Engineering Group, LLC

Planner: Ian Rynex (352-629-8329)
irynex@ocalafl.org

A request to change zoning district from B-2, Community Business and B-4, General Business to SC, Shopping Center, for property located at 2800 SW College Road and 2832 SW College Rd, approximately 7.47 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, July 6, 2021**, City Council meeting and for adoption on **Tuesday, July 20, 2021**.

7. Public Hearing

a. PHR21-0001

Petitioner: Akhtar Akhtaruzzaman

Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request to approve a tree restoration plan, for property located in the 4000 block of SW 40th Street, approximately 3.64 acres.

Recommended Action:

City Council action on this request is not required.

b. PHR21-0002

Petitioner: Akhtar Akhtaruzzaman

Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request to approve a tree restoration plan, for property located in the 4000 block of SW 40th Street, approximately 1.37 acres.

Recommended Action:

City Council action on this request is not required.

c. PHR21-0004

Petitioner: Back to Health Chiropractic

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

A request to approve an illuminated freestanding monument sign, for property located at 1400 SE Magnolia Extension, approximately .87 acres.

Recommended Action:

City Council action on this quest is not required.

8. Abrogations

a. ABR21-0005

Petitioner: City of Ocala

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

A request to abrogate that portion of a 10 foot alley, lying between the NW corner of Block 1, Lot 5 and NW 13th Street of Broward's Addition, as recorded in Plat Book D, Page 81, 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, July 6, 2021**, City Council meeting.

b. ABR21-0006

Petitioner: City of Ocala

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

A request to abrogate that portion of a 10 foot alley, lying between NW 13th Street and NW 14th Street of Broward's Addition, as recorded in Plat Book D, Page 81, 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, July 6, 2021**, City Council meeting.

c. ABR21-0007

Petitioner: City of Ocala

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

A request to abrogate that portion of a 12 foot alley, lying between NW 13th Street and NW 14th Street of Broward's Addition, as recorded in Plat Book D, Page 81, 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, July 6, 2021**, City Council meeting.

9. Code Changes

a. COD21-0006

Petitioner: City of Ocala

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

A request to amend the Code of Ordinances to update standards in the Form-based Code (FBC) zoning district related to public art, signage, and accessory structures.

Recommended Action:

City Council Tentative Schedule: This item was presented to City Council in ordinance form for introduction/first public hearing at the **Tuesday, July 6, 2021**, City Council meeting, and upon recommendation of approval or denial by the P & Z Commission, this item will be presented for adoption on **Tuesday, July 20, 2020**.

b. COD21-0007

Petitioner: City of Ocala

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

A request to allow a construction and demolition landfill as a permitted use in the M-2 and M-3 zoning districts, subject to a Chapter 163 Development Agreement

Recommended Action:

City Council Tentative Schedule: This item was presented to City Council in ordinance form for introduction/first public hearing at the **Tuesday, July 6, 2021**, City Council meeting, and upon recommendation of approval or denial by the P & Z Commission, this item will be presented for adoption on **Tuesday, July 20, 2020**.

10. Next meeting: Monday, July 12, 2021 at 5:30 pm

11. Adjournment