

PUBLIC NOTICE

OCALA PLANNING AND ZONING COMMISSION

TIME: 5:30 P.M.

DATE: MONDAY, July 12, 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, July 12, 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

Kris Clere

Allison Campbell (non-voting)
School Board Representative

Staff

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**

June 14, 2021

4. **Plat Vacation**

a. **PLV21-0001**

Petitioner: Ocala Live Oak Medical, LLC
Planner: Laura Mauriello (352-629-8387)
lmauriello@ocalafl.org

A request to vacate a portion of a utility easement located at 1500 SE 17th Street, Unit 600.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council as a resolution for approval at the **Tuesday, August 3, 2021**, meeting.

5. **Zoning**

a. **ZON21-0009**

Petitioner: Ocala SE 8th St, LLC
Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request to change zoning district from FBC, Form Based Code, to B-2, Community Business, for approximately 2.26 acres of property located at 819 SE 1st Ter.

Recommended Action: Approval

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, August 3, 2021**, City Council meeting and for adoption on **Tuesday, August 17, 2021**.

b. ZON21-0010

Petitioner: Ocala Logistics 489, LLC
Agent: Michael H. Knight
Planner: Laura Mauriello (352-629-8387)
hmauriello@ocalafl.org

A request to change zoning district to M-1, Light Industrial, for approximately 4.51 acres of property located at the 3200 block of NW 27th Avenue.

Recommended Action: Approval

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, August 3, 2021**, City Council meeting and for adoption on **Tuesday, August 17, 2021**.

c. ZON21-0011

Petitioner: City of Ocala
Planner: Laura Mauriello (352-629-8387)
hmauriello@ocalafl.org

A request to change zoning district to GU, Governmental Use, for approximately 4.01 acres of property located at 3240 NW 27th Avenue.

Recommended Action: Approval

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, August 3, 2021**, City Council meeting and for adoption on **Tuesday, August 17, 2021**.

d. ZON21-0013

Petitioner: ESTA Global Real Estate Investment, LLC
Planner: Laura Mauriello (352-629-8387)
hmauriello@ocalafl.org

A request to change zoning district from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for approximately 5.28 acres of property located at 4335 NE 21st Street & 4411 NE 21st Street.

Recommended Action: Approval

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, August 3, 2021**, City Council meeting and for adoption on **Tuesday, August 17, 2021**.

e. ZON21-0014

Petitioner: Ocala Properties of Marion County, LLC
Agent: Fred N. Roberts, Jr., Esq., of Klein & Klein, LLC
Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request to change zoning district from R-3, Multi-Family Residential, RO, Residential-Office, and MH, Mobile Home Park, to B-2, Community Business, for approximately 7.44 acres of property located generally at 2426 NE 14th St effective upon final plat approval.

Recommended Action: Approval

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, August 3, 2021**, City Council meeting and for adoption on **Tuesday, August 17, 2021**.

6. Future Land Use Plan & Zoning Amendments

a. LUC21-0002

Petitioner: Lewis Electrical Constructors Inc.

Agent: Daniel Hicks

Planner: Ian Rynex (352-629-8329)

irynex@ocalafl.org

A request to amend Future Land Use designation from Neighborhood to Low Intensity for approximately 12.85 acres of property located at 1123 NW 22nd St.

Recommended Action: Approval

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, August 3, 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.

b. ZON21-0012

Petitioner: Lewis Electrical Constructors Inc.

Agent: Daniel Hicks

Planner: Ian Rynex (352-629-8329)

irynex@ocalafl.org

A request to change zoning district from R-1A, Single-Family Residential to M-1, Light Industrial, for approximately 12.85 acres of property located at 1123 NW 22nd St.

Recommended Action: Approval

City Council Tentative Schedule: City Council consideration of the rezoning will be scheduled after completion of review by the Department of Economic Opportunity (DEO).

7. Code Changes

a. COD21-0006

Petitioner: City of Ocala

Planner: Nancy Smith (352-629-8392)

nsmith@ocalafl.org

A request to amend Chapter 122, Zoning, to correct differences between the zoning districts' list of uses and the Table of Permitted Uses.

Recommended Action: Approval

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, August 3, 2021**, City Council meeting and for adoption on **Tuesday, August 17, 2021**.

8. **Next meeting: Monday, August 9, 2021 at 5:30 pm**

9. **Adjournment**