



# Ocala Planning and Zoning Commission

## Agenda

**Monday, August 9, 2021**

### Meeting Information

*Location:*

**City Hall  
City Council Chambers  
(2<sup>nd</sup> 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**  
*Planning Director*

**David Boston, Ph.D., AICP**  
*Chief Planning Official*

**Aubrey Hale**  
*Chief Development Official*

### **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, August 9, 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**

July 12, 2021

4. **Subdivisions**

a. **SUB21-0003**

Maricamp & SE 24<sup>th</sup> Street Commercial – Conceptual Subdivision Plan  
Presentation by Karen Cupp

b. **SUB21-44353**

Ridge at Heath Brook Phase 1 – Final Plat Approval  
Presentation by Karen Cupp

5. **Annexation/Land Use/Zoning**

a. **ANX21-0005**

Petitioner: Lake Louise, LLC  
Agent: Fred Roberts  
Planner: David Boston (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to annex into the City of Ocala property located northeast of the intersection of SW 7th Avenue and SW 32nd Street, approximately 93.61 acres.

*Recommended Action:* Table - the applicant requested that this item be tabled. The request will be rescheduled and readvertised when the applicant states they are ready to proceed.

b. **LUC21-0003**

Petitioner: Lake Louise, LLC  
Agent: Fred Roberts  
Planner: David Boston (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to change land use from Medium Residential (County) to Low Intensity (City) for property located northeast of the intersection of SW 7<sup>th</sup> Avenue and SW 32<sup>nd</sup> Street, approximately 93.61 acres.

*Recommended Action:* Table - the applicant requested that this item be tabled. The request will be rescheduled and readvertised when the applicant states they are ready to proceed.

**c. ANX21-0006**

Petitioner: City of Ocala  
Planner: David Boston (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to annex into the City of Ocala property located in the 500 block of SW 32nd Street, approximately 9.13 acres.

*Recommended Action:* Table - this case is associated with ANX21-0005 and LUC21-0003 above which the applicant requested to be tabled. The request will be rescheduled and readvertised when the applicant states they are ready to proceed.

**d. LUC21-0004**

Petitioner: City of Ocala  
Planner: David Boston (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to change land use from Public (County) to Low Intensity (City) for property located in the 500 block of SW 32nd Street, approximately 9.13 acres.

*Recommended Action:* Table - this case is associated with ANX21-0005 and LUC21-0003 above which the applicant requested to be tabled. The request will be rescheduled and readvertised when the applicant states they are ready to proceed.

**e. ZON21-0016**

Petitioner: City of Ocala  
Planner: David Boston (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to change zoning from R-1, Single-family Residential, (County) to GU, Governmental Use, (City) for property located in the 500 block of SW 32nd Street, approximately 9.13 acres

*Recommended Action:* Table - this case is associated with ANX21-0005 and LUC21-0003 above which the applicant requested to be tabled. The request will be rescheduled and readvertised when the applicant states they are ready to proceed.

**6. Zoning**

**a. ZON21-0015**

Petitioner: Ocala 489, LLC  
Agent: Jonathan David Tillman  
Planner: David Boston (352-629-8243)  
[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to change zoning from R-1, Single-family Residential, to M-1, Light Industrial, for property located at the 3200 block of NW 28<sup>th</sup> Street, approximately 7.02 acres.

*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. ZON21-0017**

Petitioner: Bulls Rental, LLC  
Agent: Rodney Rogers  
Planner: Ian Rynex (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@ocalafl.org)

A request to change zoning from M-1, Light Industrial, to B-2, Community Business, for property located at 4610 W Highway 40, approximately 18.5 acres.

*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, September 7, 2021**, City Council meeting and for adoption on **Tuesday, September 21, 2021**.

**7. Planned Development**

**a. PD21-44367**

Petitioner: Michael W. Radcliffe Engineering, Inc.  
Agent: Michael W. Radcliffe  
Planner: Ian Rynex (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@ocalafl.org)

A request to amend the PD plan for property located in the 5000 block of SW 49th Road, approximately 35.7 acres.

*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 action on the amendment at the **Tuesday, September 7, 2021** City Council meeting.

8. **Code Changes**

a. **COD21-0006**

Petitioner: City of Ocala

Planner: Nancy Smith (352-629-8392)

[nsmith@ocalafl.org](mailto: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, September 7, 2021**, City Council meeting and for adoption on **Tuesday, September 21, 2021**.

9. **Comprehensive Plan Amendment**

a. **CPTA21-0001**

Petitioner: City of Ocala

Planner: David Boston (352-629-8243)

[dboston@ocalafl.org](mailto:dboston@ocalafl.org)

A request to amend the Comprehensive Plan by adding a Property Rights Element consistent with Florida Statutes, section 163.3177(6)(i).

*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, September 7, 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.

10. **Next meeting: Monday, September 13, 2021 at 5:30 pm**

11. **Adjournment**