



Ocala Planning and Zoning Commission

Agenda

Monday, February 14, 2022

Meeting Information

Location:

**City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471**

The meeting may be viewed live by selecting it at

<https://www.ocalafl.org/meetings>

Time:

5:30 p.m.

Board Members

William R. Gilchrist, Jr.
Chairman

Rus Adams
Vice-Chair

Richard A. Kesselring

Todd Rudnianyn

Kris Clere

Kevin Lopez

Owen Boone

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) comprises 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.

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**

January 10, 2022

4. **Future Land Use Plan**

a. **FLUP22-44631**

Petitioner: TBMI II, LLC
Agent: Richard V. Busche, P.E.
Planner: Breah Miller (352-629-8341)
bmiller@ocalafl.org

A request to amend Future Land Use Policy 18.14 to require Planned Development (PD) zoning, provide buffer requirements and limit development potential for property located on the east side of SW 60th Avenue, between SW 31st Street and SW 38th Street, approximately 61.39 acres

Recommended Action:

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, March 15, 2022** City Council meeting. The public hearings for consideration of an ordinance to adopt the proposed land use policy will be scheduled and noticed following receipt of review comments from DEO.

5. **Zoning**

a. **ZON22-44635**

Petitioner: MBDT Holdings, LLC
Planner: Divya Govindaraju (352-629-8305)
dgovindaraju@ocalafl.org

A request to change zoning from INST, Institutional, to RO, Residential Office, for property located at 819 NE 10th Street, approximately 0.34 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, March 1, 2022**, City Council meeting and for adoption on **Tuesday, March 15, 2022**.

b. ZON22-44645

Petitioner: Catalyst Development Partners II, LLC
Agent: Fred N. Roberts, Jr
Planner: Patricia Hitchcock (352-629-8304)
phitchcock@ocalafl.org

A request to change zoning to R-3, Multi-family Residential, for property located on the east side of SW 43rd Court in the 3600 block (across from Saddlewood Elementary), approximately 15 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, March 1, 2022**, City Council meeting and for adoption on **Tuesday, March 15, 2022**.

c. ZON22-44636

Petitioner: Whitley Capital LLC
Agent: Fred N. Roberts, Jr
Planner: Divya Govindaraju (352-629-8305)
[dgvindaraju@ocalafl.org](mailto:dgovindaraju@ocalafl.org)

A request to rezone from B-1, Neighborhood Business, to M-2, Medium Industrial, for property located between SW 44th Avenue and SW 46th Avenue in the 400 block (420 SW 44th Avenue), approximately 6.47 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, March 1, 2022**, City Council meeting and for adoption on **Tuesday, March 15, 2022**.

6. Annexation/Land Use/Zoning

a. ANX22-44640

Petitioner: Whitley Capital LLC
Planner: Divya Govindaraju (352-629-8305)
[dgvindaraju@ocalafl.org](mailto:dgovindaraju@ocalafl.org)

A request for annex into the City of Ocala property located between SW 44th Avenue and SW 46th Avenue in the 400 block (430 SW 44th Avenue), approximately 9.23 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, March 1, 2022**, City Council meeting and for adoption on **Tuesday, March 15, 2022**.

b. LUC22-44643

Petitioner: Whitley Capital LLC
Agent: Fred N. Roberts, Jr
Planner: Divya Govindaraju (352-629-8305)
dgovindaraju@Ocalafl.org

A request to change land use from Commerce District (County) to Employment Center (City) for property located between SW 44th Avenue and SW 46th Avenue in the 400 block (430 SW 44th Avenue), approximately 9.23 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, March 1, 2022**, City Council meeting and for adoption on **Tuesday, March 15, 2022**.

c. ZON22-44642

Petitioner: Whitley Capital LLC
Agent: Fred N. Roberts, Jr
Planner: Divya Govindaraju (352-629-8305)
dgovindaraju@Ocalafl.org

A request to rezone from A-1, General Agriculture (County) to M-2, Medium Industrial (City), for property located between SW 44th Avenue and SW 46th Avenue in the 400 block (430 SW 44th Avenue), approximately 9.23 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, March 1, 2022**, City Council meeting and for adoption on **Tuesday, March 15, 2022**.

7. **Next meeting: Monday, March 14, 2022 at 5:30 pm**

8. **Adjournment**

DRAFT