

PUBLIC NOTICE

OCALA PLANNING AND ZONING COMMISSION

TIME: 5:30 P.M.

DATE: MONDAY, April 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, April 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

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, April 12, 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**

March 8, 2021

4. **Subdivision**

a. **SUB21-0001**

Oak Hill Plantation Phase 2A Final Plat
North of SR 40 accessed via NE 46th Ave. through Phase 1 of the subdivision
Presentation by Karen Cupp

5. **Zoning**

a. **ZON20-0024**

Petitioner: TCT Real Estate, LLC
Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request to change zoning from M-1, Light Industrial and B-4, General Business, to M-1, Light Industrial, and M-2, Medium Industrial, for property located at 4301 S Pine Avenue, approximately 38.56 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, May 4, 2021**, City Council meeting and for adoption on **Tuesday, May 18, 2021**.

6. **Hillpointe, LLC**

a. **FLUP20-0002**

Petitioner: Hillpointe, LLC
Planner: David Boston (352-629-8243)
dboston@ocalafl.org

A request to amend Future Land Use policy 18.12 to remove section one addressing the number of single-family dwelling units, for property located at 3527 SW 20th Street, approximately 18.96 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, May 4, 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. PD20-0010

Petitioner: Hillpointe, LLC
Planner: David Boston (352-629-8243)
dboston@ocalafl.org

A request to change zoning from R-1, Single Family Residential and PUD, Planned Unit Development to PD, Planned Development, and approval of the conceptual site development plan for property located at 3527 SW 20th Street, approximately 34.69 acres.

Recommended Action:

City Council Tentative Schedule: The public hearings for consideration of an ordinance to change the zoning and resolution to approve the conceptual site development plan will be scheduled following receipt of review comments from DEO on the above Comprehensive Plan case FLUP20-0002.

7. Public Hearings

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 4100 block of SW 40th Street.

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 4100 block of SW 40th Street.

8. Code Changes

a. COD20-0012

Petitioner: City of Ocala
Planner: Nancy Smith (352-629-8392)
nsmith@ocalafl.org

A request to amend Chapter 122, Zoning, to provide for recreational vehicle parks in the B-2, Community Business, and B-4, General Business, zoning districts; establishing definitions, minimum acreage and criteria to guide development of recreational vehicle parks in section 122-1218.

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/first public hearing at the **Tuesday, May 4, 2021**, City Council meeting and will be presented for adoption on **Tuesday, May 18, 2020**.

b. COD21-0003

Petitioner: City of Ocala

Planner: Nancy Smith (352-629-8392)

nsmith@ocalafl.org

A request to update Chapter 114, Subdivisions, to provide for electronic submittal; to remove obsolete references to *Florida Statutes*, the *Florida Administrative Code* and City of Ocala Engineering Standards; to provide for the developers' agreement in Step 3, Improvements Plans; and other minor changes.

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/first public hearing at the **Tuesday, May 4, 2021**, City Council meeting and will be presented for adoption on **Tuesday, May 18, 2020**.

9. Next meeting: Monday, May 10, 2021 at 5:30 pm

10. Adjournment