



Ocala Planning and Zoning Commission

Agenda

Monday, November 8, 2021

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

Vacant

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.

COVID measures:

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. The City will accommodate any attendees; however, any persons exhibiting any symptoms of COVID-19 will not be permitted to enter the premises.

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**

October 11, 2021

4. **Subdivision**

a. **SUB21-44374**

College Park Townhomes – Conceptual Subdivision Plan Approval
Presentation by Karen Cupp

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council at the **Tuesday, December 21, 2021** City Council meeting.

5. **Planned Developments**

a. **PD20-0008**

Petitioner: Crystal Park Apartments, LLC
Agent: Don Beaudet
Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request for PD Plan approval for property located on the west side of NW 27th Avenue in the 1400 block, approximately 13.10 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 resolution form at the **Tuesday, December 21, 2021** City Council meeting.

b. **PD21-44384**

Petitioner: Shands Teaching Hospital and Clinics, Inc.
Agent: Doug Kelly, ETM, Inc.
Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request to change zoning from B-2, Community Business, OP, Office Park, and M-1, Light Industrial, to PD, Planned Development, for property located adjacent to the east side of I-75 with frontage on US 27 and NW 35th Avenue Road, approximately 28.2 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, December 7, 2021** City Council meeting, and for adoption and resolution approval on **Tuesday, December 21, 2021**.

6. Annexation/Land Use/Zoning

a. ANX21-44451

Petitioner: McDonald Ventures, LLC
Planner: Ian Rynex, AICP (352-629-8329)
irynex@ocalafl.org

A request to annex into the City of Ocala property located on the east side of NW 44th Avenue, approximately 820 feet south of US 27, approximately 23.24 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, December 7, 2021**, City Council meeting and for adoption on **Tuesday, December 21, 2021**.

b. LUC21-44450

Petitioner: McDonald Ventures, LLC
Planner: Ian Rynex, AICP (352-629-8329)
irynex@ocalafl.org

A request to change land use from Commercial (County) to Low Intensity (City) for property located on the east side of NW 44th Avenue, approximately 820 feet south of US 27, approximately 23.24 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, December 7, 2021**, City Council meeting and for adoption on **Tuesday, December 21, 2021**.

c. ZON21-44449

Petitioner: McDonald Ventures, LLC
Planner: Ian Rynex, AICP (352-629-8329)
irynex@ocalafl.org

A request to change zoning from B-2, Community Business (County), to R-3, Multi-Family Residential (City), for property located on the east side of NW 44th Avenue, approximately 820 feet south of US 27, approximately 23.24 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, December 7, 2021**, City Council meeting and for adoption on **Tuesday, December 21, 2021**.

d. ANX21-44527

Petitioner: Mirza Group-Ocala, LLC
Planner: Nancy Smith, AICP (352-629-8392)
nsmith@ocalafl.org

A request to annex into the City of Ocala property located north of the curve where NW 40th Avenue transitions easterly to NW 3rd Street, approximately 71.58 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, December 7, 2021**, City Council meeting and for adoption on **Tuesday, December 21, 2021**.

e. LUC21-44528

Petitioner: Mirza Group-Ocala, LLC
Planner: Nancy Smith, AICP (352-629-8392)
nsmith@ocalafl.org

A request to change land use from Employment Center (County) to Employment Center (City) for property located north of the curve where NW 40th Avenue transitions easterly to NW 3rd Street, approximately 71.58 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 transmittal to the Department of Economic Opportunity (DEO) at the Tuesday, **December 21, 2021** City Council meeting. The public hearings for consideration of an ordinance to adopt the proposed land use change will be scheduled and noticed following receipt of review comments from DEO.

f. ZON21-44529

Petitioner: Mirza Group-Ocala, LLC
Planner: Nancy Smith, AICP (352-629-8392)
nsmith@ocalafl.org

A request to change zoning from M-1, Light Industrial, A-1, General Agriculture, and R-E, Residential Estate (County), to M-2, Medium Industrial (City), for property located north of the curve where NW 40th Avenue transitions easterly to NW 3rd Street, approximately 71.58 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be scheduled for City Council consideration following review by the Department of Economic Opportunity (DEO) of project LUC21-44528.

7. **Abrogation**

a. **ABR21-44485**

Petitioner: 17th Street Ocala, LLC
Agent: Chris Howson
Planner: Nancy Smith, AICP (352-629-8392)
nsmith@ocalafl.org

A request to abrogate an unimproved fifty (50) foot wide right-of-way extending north from SE 17th Street for a distance of approximately 200 feet, in the 1200 block.

Recommended Action: Withdraw

8. **Zoning**

a. **ZON21-44541**

Petitioner: Donna Machelle Albright Family Trust
Planner: Aubrey Hale (352-629-8550)
ahale@ocalafl.org

A request to change zoning to R-3, Multi-Family Residential, for property located at 2550 SE 24th Street, approximately 23.57 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, December 7, 2021**, City Council meeting and for adoption on **Tuesday, December 21, 2021**.

9. **Code Changes**

a. **COD21-44544**

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

A request to amend the existing lots of record language in Section 122-249 concerning replacing a single-family dwelling unit with a new single-family dwelling unit.

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

b. **COD21-44545**

Petitioner: City of Ocala

Planner: Nancy Smith, AICP (352-629-8392)
nsmith@ocalafl.org

A request to re-establish Section 122-289 to allow for the presence of dogs in outdoor portions of public food establishments.

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

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

11. Adjournment