



# Ocala Planning and Zoning Commission

## Agenda

**Monday, December 13, 2021**

### Meeting Information

*Location:*

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

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**

November 8, 2021

4. **Zoning**

a. **ZON21-44561**

Petitioner: 1011 MLK, LLC

Planner: Ian Rynex, AICP (352-629-8329)

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

A request to change zoning from M-1, Light Industrial, to B-4, General Business, for property located at 1011 SW Martin Luther King Jr. Avenue, approximately 2.22 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

b. **ZON21-44578**

Petitioner: Jerriel Bazile

Planner: Nancy Smith, AICP (352-629-8392)

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

A request to change zoning from B-1, Neighborhood Business, and R-2, Two-family Residential, to B-2, Community Business, for property located at the southwest corner of W Silver Springs Boulevard and SW Martin Luther King Jr. Avenue, approximately 0.58 acres.

*Recommended Action:* Table to **April 11, 2022** Planning & Zoning Commission meeting at the request of the applicant

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 3, 2022**, City Council meeting and for adoption on **Tuesday, May 17, 2022**.

**c. ZON21-44560**

Petitioner: BAB Quality Homes, LLC  
Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@ocalafl.org)

A request to change zoning from O-1, Office, to R-3, Multifamily Residential, for property located at the southeast corner of the intersection of SE 30th Avenue and SE 18th Street, approximately 2.91 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**5. Lake Louise**

**a. ANX21-0005**

Petitioner: Lake Louise, LLC  
Agent: Fred Roberts  
Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@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 88.73 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**b. LUC21-0003**

Petitioner: Lake Louise, LLC  
Agent: Fred Roberts  
Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@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 7th Avenue and SW 32nd Street, approximately 88.73 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, January 18, 2022** 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.

**c. FLUP21-44568**

Petitioner: Lake Louise, LLC  
Agent: Fred Roberts  
Planner: Aubrey Hale (352-629-8550)  
[ahale@ocalafl.org](mailto:ahale@ocalafl.org)

A request to adopt a land use policy setting allowable uses and limiting development potential for property located northeast of the intersection of SW 7th Avenue and SW 32nd Street, approximately 88.73 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, January 18, 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.

**6. Annexation/Land Use/Zoning**

**a. ANX21-0006**

Petitioner: City of Ocala  
Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@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:* 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**b. LUC21-0004**

Petitioner: City of Ocala  
Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@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:* 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**c. ZON21-0016**

Petitioner: City of Ocala  
Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@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:* 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**d. ANX21-0007**

Petitioner: City of Ocala  
Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@ocalafl.org)

A request to annex into the City of Ocala property located in the 300 block of SW 32nd Street, approximately 1.01 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**e. LUC21-0005**

Petitioner: City of Ocala  
Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@ocalafl.org)

A request to change land use from Public (County) to Low Intensity (City) for property located in the 300 block of SW 32nd Street, approximately 1.01 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**f. ZON21-0018**

Petitioner: City of Ocala  
Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@ocalafl.org)

A request to change zoning from R-1, Single-family Residential, (County) to GU, Governmental Use, (City) for property located in the 300 block of SW 32nd Street, approximately 1.01 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**g. ANX09-0003**

Petitioner: Second Nine Partners, LLC  
Planner: Patricia Hitchcock, AICP (352-629-8304)  
[phitchcock@ocalafl.org](mailto:phitchcock@ocalafl.org)

A request to annex into the City of Ocala property located at 2600-2610 NW 46th Terrace and 2765 NW 49th Avenue, approximately 17.94 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**h. LUC09-0009**

Petitioner: Second Nine Partners, LLC  
Planner: Patricia Hitchcock, AICP (352-629-8304)  
[phitchcock@ocalafl.org](mailto:phitchcock@ocalafl.org)

A request to change land use from Commercial (County) to Low Intensity (City) for property located at 2600-2610 NW 46th Terrace and 2765 NW 49th Avenue, approximately 17.94 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**i. ZON09-0009**

Petitioner: Second Nine Partners, LLC

Planner: Patricia Hitchcock, AICP (352-629-8304)

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

A request to change zoning from B-2, Community Business (County), to SC, Shopping Center (City) for property located at 2600-2610 NW 46th Terrace and 2765 NW 49th Avenue, approximately 17.94 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, January 4, 2022**, City Council meeting and for adoption on **Tuesday, January 18, 2022**.

**7. Public Hearing**

**a. PHR21-0001**

Petitioner: Akhtar Akhtaruzzaman

Planner: Aubrey Hale (352-629-8550)

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

A request to approve a tree restoration plan, for property located in the 4000 block of SW 40<sup>th</sup> Street, approximately 3.64 acres.

*Recommended Action:* Approval

City Council action on this request is not required.

**b. PHR21-0002**

Petitioner: Akhtar Akhtaruzzaman

Planner: Aubrey Hale (352-629-8550)

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

A request to approve a tree restoration plan, for property located in the 4000 block of SW 40<sup>th</sup> Street, approximately 1.37 acres.

*Recommended Action:* Approval

City Council action on this request is not required.

**8. Next meeting: Monday, January 10, 2022 at 5:30 pm**

**9. Adjournment**