



# Ocala Planning and Zoning Commission

## Meeting Information

### *Location*

**City Council Chambers**  
Second Floor  
151 SE Osceola Avenue  
Ocala, Florida 34471

### *Time*

**5:30 p.m.**

### *Board Members*

August J. Greiner, Jr.,  
Chairman

Rus Adams,  
Vice Chairman

Justin Albright

Robert DeJohn

John McLeod

Joanne Yancey

Richard A. Kesselring

### *School Board Representative*

Sue Mosley (non-voting)

### *Staff*

Tye Chighizola, AICP  
*Director, Department of  
Planning and Development*

Pete Lee, AICP  
*Chief Planning Official*

Mike Daniels, AICP  
*Planning and Zoning Manager*

## Agenda

### Monday, July 13, 2009

### **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. If you wish to appear before the P & Z, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairman recognizes you, state your name and address and speak directly into the microphone. Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8529 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 begin at 4:00 PM.** Please contact the Planning and Development Department at (352) 629-8529 with any questions.

## 2. Consideration of Minutes

June 8, 2009 meeting

## 3. Subdivisions

- a. **Scott Springs Market Center II**  
Conceptual Plan and Draft Developer's Agreement  
2400 Block of SW 19<sup>th</sup> Avenue Road
- b. **Trinity Tile Subdivision**  
Conceptual Plan and Draft Developer's Agreement  
4800 Block of West State Road 40
- c. **Ocala Reserve**  
Conceptual Subdivision/Final PUD Plan and Draft Developer's Agreement  
2800 Block of NW 16<sup>th</sup> Avenue

## 4. Plat Vacations

- a. **Case PLV09-0002**  
Petitioner: Equity Ventures, LLC

Project Planner: Patricia Hitchcock (Contact at 352-629-8529)  
[phitchcock@ocalafl.org](mailto:phitchcock@ocalafl.org)

A request to **vacate** two 20 foot wide utility easements located at 4620 SW College Road, Ocala, Florida.

*Recommended Action: Recommend Approval to the City Council*

*City Council Schedule: Upon recommendation of approval or denial by the P & Z, this item will be presented to City Council as a resolution at the **Tuesday, August 4, 2009** City Council meeting.*

## 5. Annexations

### a. Case ANX07-0001

Petitioner: Lake Weir Enclave

Project Planner: Patricia Hitchcock (Contact at 352-629-8529)  
[phitchcock@ocalafl.org](mailto:phitchcock@ocalafl.org)

A request to **annex** approximately 2.48 acres, located at 2211 SE Lake Weir Avenue and 2010 through 2121 SE 10<sup>th</sup> Court.

*Recommended Action: Recommend Approval to the City Council*

*City Council Schedule: Upon recommendation of approval or denial by the P & Z, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, August 4, 2009** City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, August 18, 2009**.*

### b. Case ANX09-0004

Petitioner: City of Ocala

Project Planner: Jody Cone (Contact at 352-629-8529)  
[jcone@ocalafl.org](mailto:jcone@ocalafl.org)

A request to **annex** approximately 3.03 acres, located in the 3200 block of SW 60<sup>th</sup> Avenue.

*Recommended Action: Recommend Approval to the City Council*

*City Council Schedule: Upon recommendation of approval or denial by the P & Z, this item will be presented to City Council in ordinance form for introduction at the **Tuesday, August 4, 2009** City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, August 18, 2009**.*

### c. Case ANX09-0005

Petitioner: City of Ocala

Project Planner: Jody Cone (Contact at 352-629-8529)  
[jcone@ocalafl.org](mailto:jcone@ocalafl.org)

A request to **annex** approximately 0.82 acres, located in the 4500 block of West State Road 40.

*Recommended Action: Recommend Approval to the City Council*

*City Council Schedule: Upon recommendation of approval or denial by the P & Z, this item will be presented to City Council in ordinance form for introduction at the **Tuesday,***

*August 4, 2009 City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, August 18, 2009.***

**6. Individual Commissioners**

**7. Director's Report**

- Planning Officials Training – September 15 & 16, 2009 in Jacksonville at APA Florida 2009 Conference

**8. Adjournment**