



Ocala Planning and Zoning Commission

Meeting Information

Location

**Citizen Service Center
201 SE 3rd Street
(Second Floor)
Training Room**

Time

5:30 p.m.

Board Members

August J. Greiner, Jr.,
Chairman

Rus Adams,
Vice Chairman

Justin Albright

Robert DeJohn

Richard A. Kesselring

John McLeod

Joanne Yancey

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, September 28, 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

August 12, 2009 meeting

3. Plat Vacations

a. PLV09-0003

Petitioner: City of Ocala
Project Staff : Estelle Lens (Contact at 352-629-8521)
elens@ocalafl.org

A request for **vacation of plat** for a portion of State Road 200 Service Road and two 16 foot utility easements within the Executive Park plat (Plat Book T, Page 12, Public Records of Marion County, Florida) located east of the intersection of State Road 200 and SW 40th 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 as a resolution at the **Tuesday, N, 2009** City Council meeting.*

4. Land Use and Zoning

a. ZON09-0014

Petitioner: David LoVece
Project Planner: Jody Cone (Contact at 352-629-8529)
jcone@ocalafl.org

A request to **change the zoning** from R-2, Two Family Residential, to R-1AA, Single Family Residential, located at 1643 NW 18th Street, approximately .15 acres.

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, October 20, 2009** City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, November 3, 2009**.*

5. Development Agreements

a. DMA09-0001

Petitioner: NSC 3rd & 25th, LLC
 Project Planner: Patti Hitchcock (Contact at 352-629-8529)
phitchcock@ocalafl.org

The proposed second amendment will address the following: (i) provide development of the remaining undeveloped portion of the Property (Phase 2 of the development as depicted in the original Development Agreement) in three phases (revised Phases 2, 3 and 4); (ii) allow the development of revised Phases 2, 3 and 4 at separate times; and (iii) provide that NSC 3rd & 25th, LLC will, immediately upon the effective Date of this Agreement, extend the front yard, landscaping and buffer improvements which have been constructed along the frontage of Phase 1 on NE 3rd Street along the entire frontage of the Property on NE 3rd Street (i.e., extension of the front yard, landscaping and buffer improvements along the frontage of new Phase 4 on NE 3rd Street).

Recommended Action: Recommend approval to City Council

*City Council Schedule: Upon recommendation of approval or denial by the P & Z, this item will be presented to City Council for the second and final public hearing at the **Tuesday, October 20, 2009**, City Council meeting.*

6. Code Amendments

a. COD09-0015

Petitioner: City of Ocala
 Project Planner: Mike Daniels (Contact at 352-629-8529)
mdaniels@ocalafl.org

An ordinance amending the Code of Ordinances of the City of Ocala, Florida, concerning transportation concurrency; providing findings concerning Senate Bill 360 adopted by the 2009 Florida legislature; readopting Chapter 86 of the City code; adding a section to be numbered 86-11 dealing with transportation concurrency exception areas; providing for severability; providing for the repeal of conflicting ordinances; and providing an effective date.

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,***

*October 20, 2009, City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, November 3, 2009.***

7 Individual Commissioners

8. Director's Report

9. Adjournment