



Ocala Planning and Zoning Commission

Meeting Information

Location

**Ocala Police Department
Community Room
402 South Pine Ave**

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, October 12, 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) 629-8404 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 begin at 4:00 PM at the Ocala Police Department, Community Room, located at 402 South Pine Avenue.** Please contact the Planning and Development Department at (352) 629-8404 with any questions.

2. Consideration of Minutes

September 14, 2009 and September 28, 2009 meeting

3. Public Hearings

a. PHR09-0007

Petitioner: Lucy Proetto
Project Planner: Jody Cone (Contact at 352-629-8530)
jcone@ocalafl.org

A request for a **public hearing** to allow a one chair beauty salon in R-1, Single Family Residential, for property located at 2208 SE Lake Weir Avenue, approximately 0.51 acres.

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 a public hearing at the **Tuesday, November 3, 2009**, City Council meeting.*

b. PHR09-0008

Petitioner: City of Ocala
Project Staff: Marc Mondell (Contact at 352-629-8310)
mmondell@ocalafl.org

The City of Ocala intends to submit an application for the creation of an Enterprise Zone to the Office of Tourism, Trade, and Economic Development. In accord with F.S. 290.0057(2) the Enterprise Zone strategic plan is being submitted to the Planning &

Zoning Commission for its determination of conformity with the City of Ocala comprehensive plan.

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 a public hearing at the **Tuesday, November 3, 2009**, City Council meeting.*

4. Land Use and Zoning

a. ZON09-0018

Petitioner: Circle Fore Corporation
Project Planner: Jody Cone (Contact at 352-629-8530)
jcone@ocalafl.org

A request to **change the zoning** from B-1, Neighborhood Business (County), to O-1, Office (City), for property located at the 4900 block of S.W. 48th Avenue, approximately 5.0 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, November 3, 2009** City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, November 17, 2009**.*

b. LUC09-0015/ ZON09-0016

Petitioner: AOR Real Estate, LLC
Project Planner: Jody Cone (Contact at 352-629-8530)
jcone@ocalafl.org

A request to **change the land use from** UND, Urban Neighborhood District (County), to PS, Professional Services (City), and request to **change the zoning** from B-1, Neighborhood Business (County), to O-1 Office (City), for property located in the 4400 block of SW 48th Avenue, approximately 4.0 acres.

Recommended Action: Recommend Approval to the City Council

*City Council Schedule: Upon recommendation of approval or denial by the P & Z, these items will be presented to City Council in ordinance form for introduction at the **Tuesday, November 3, 2009** City Council meeting. Second and final reading/public hearing of the ordinances will be **Tuesday, November 17, 2009**.*

5. Code Amendments

a. COD09-0017

Petitioner: City of Ocala
Project Planner: Mike Daniels (Contact at 352-629-8404)
mdaniels@ocalafl.org

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING ZONING; ADDING A SPRINGS PROTECTION OVERLAY ZONE; REGULATING THE USE OF FERTILIZERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

Recommended Action: Recommend the item be withdrawn at this time.

6. Individual Commissioners

7. Director's Report

8. Adjournment