



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

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

Wednesday, August 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) 629-8529 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

July 13, 2009 meeting

3. Abrogations

a. ABR09-0002

Petitioner: Edward Smith, Jr.

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

A request to **abrogate** that certain 20 foot right-of-way located within the property located at 1717 NE 32nd 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, September 1, 2009** City Council meeting.*

4. Land Use and Zoning

a. LUC09-0007 (2009-1 Large Scale Amendment Series)

Petitioners: Catherine Lee, William Welsh, and Lorna Heisler

Agent: Steve Gray

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

A request to **change the land use** from Medium Density Residential (County), to Light Industrial (City), for property located at the southeast corner of NW 27th Avenue and NW 42nd Street, approximately 20.11 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 for a first public hearing at the **Tuesday, September 1, 2009** City Council meeting.*

b. LUC09-0008 (2009-1 Large Scale Amendment Series)

Petitioner: Gino Federico & Armando Federico and successors, Trustees
under a Declaration of Trust entitled Gino Federico Realty Trust

Agent: Steve Gray

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

A request to **change the land use** from Low Density Residential, to Retail Services, for property located between I-75 and NW 35th Avenue, north of NW 21st Street, approximately 12.66 acres.

Recommended Action: Recommend Approval(subject to a policy) to the City Council

*City Council Schedule: Upon recommendation of approval or denial by the P & Z, this item will be presented for a first public hearing at the **Tuesday, September 1, 2009** City Council meeting.*

c. LUC09-0011 (2009-1 Large Scale Amendment Series)

Petitioner: Dolphin Enterprises, LLC

Agent: Rebecca Furman

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

A request to **change the land use** from Low Density Residential and Neighborhood Business to Retail Services, and to amend Policy 12.14 of the City of Ocala Comprehensive Plan Future Land Use Element for property located at the southeast corner of SW 60th Avenue and SW 31st Street, approximately 61.4 acres.

Recommended Action: Recommend ~~Approval~~ Denial (subject to a policy) to the City Council

*City Council Schedule: Upon recommendation of approval or denial by the P & Z, this item will be presented for a first public hearing at the **Tuesday, September 1, 2009** City Council meeting.*

d. ZON09-0011

Petitioner: Norman P. Clifton III

Agent: Jim Bailey

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

A request to **change the zoning** from B-4, General Business, to B-5, Wholesale Business, for property located at the northwest corner of N. Pine Avenue and NW 22nd Street, approximately 1.23 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, September 1, 2009** City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, September 15, 2009**.*

5. Comprehensive Plan Text Amendments**a. CPTA09-0001 (2009-1 Large Scale Amendment Series)**

Petitioner: City of Ocala

Project Planner: Michael Daniels (Contact at 352-629-8529)
mdaniels@ocalafl.org

The City of Ocala is proposing an amendment to the comprehensive plan to achieve consistency with the statutory requirements of the recently approved growth management legislation. (Senate Bill 360)

*City Council Schedule: Upon recommendation of approval or denial by the P & Z, this item will be presented to City Council for a first public hearing at the **Tuesday, September 1, 2009** City Council meeting.*

6. Individual Commissioners**7. Director's Report****8. Adjournment**