



Ocala Planning and Zoning Commission

Meeting Information

Location

Citizen Service Center
Second Floor
Training Room
201 S.E. 3rd Street

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, November 9, 2009

Note Location Change

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 will be held at the Ocala Police Department's 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

October 12, 2009 meeting.

3. Annexation

a. ANX09-0008

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

A request to **annex** approximately 8.89 acres, located at the 2800 block of N.E. 36th Avenue.

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, December 1, 2009** City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, December 15, 2009.***

4. Land Use and Zoning

a. LUC09-0019/ ZON09-0022

Petitioner: Barhoush Holdings, LLC, Abdul J. Hussein Barhoush, Manager,
and Ira Ronald Fox
Agent: Steven H. Gray
Planner: Jody Cone (Contact at 352-629-8530)
jcone@ocalafl.org

A request to **change the land use from** HDR, High Density Residential, to PS, Professional Services, and request to **change the zoning** from RO, Residential Office, to O-1 Office (City), for property located at 2201 S.W. 10th Road, approximately .92 acres.

Recommended Action: Recommend denial to 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, December 1, 2009** City Council meeting. Second and final reading/public hearing of the ordinances will be **Tuesday, December 15, 2009**.*

b. ZON09-0019

Petitioner: Gino Federico & Armando Federico and successors, Trustees
under Declaration of Trust entitled Gino Federico Realty Trust.
Agent: Steven H. Gray
Project Planner: Jody Cone (Contact at 352-629-8530)
jccone@ocalafl.org

A request to **change the zoning** from R-1, Single Family Residential, to B-2, Community Business, for property located between I-75 and N.W. 35th Avenue, North of N.W. 21st Street, approximately 12.66 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 in ordinance form for introduction at the **Tuesday, December 1, 2009** City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, December 15, 2009**.*

c. ZON09-0023

Petitioner: Slade Properties, LLC, Tina Anastasia, Vice President
Project Planner: Jody Cone (Contact at 352-629-8530)
jccone@ocalafl.org

A request to **change the zoning from** R-3, Multi- Family Residential, to RO, Residential Office, for property located at 1015 S.E. Fort King Street, approximately .47 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 in ordinance form for introduction at the **Tuesday, December 1, 2009** City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, December 15, 2009**.*

5. Code Amendments

a. COD09-0016

Petitioner: City of Ocala
Project Planner: Patti Hitchcock (Contact at 352-629-8304)
phitchcock@ocalafl.org

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING ZONING; AMENDING SECTION 122-287 TO ADD HAIRSTYLING SHOP AS A PERMITTED USE SUBJECT TO CRITERIA IN THE RO, RESIDENTIAL OFFICE, ZONING DISTRICT; AMENDING SECTION 122-373(3) TO ADD HAIRSTYLING SHOP AS A PERMITTED USE SUBJECT TO CRITERIA IN THE RO, RESIDENTIAL OFFICE, ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

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 in ordinance form for introduction/first public hearing at the **Tuesday, December 1, 2009** City Council meeting. Second and final reading/public hearing of the ordinance will be **Tuesday, December 15, 2009**.*

b. CPTA09-0022

Petitioner: City of Ocala
Project Planner: Dorothy LeBlanc (352-629-8341)
dleblanc@ocalafl.org

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF OCALA, FLORIDA CONCERNING CAPITAL IMPROVEMENTS; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT BY DELETING TABLE 1- SCHEDULE OF CAPITAL IMPROVEMENTS(FY2009-2013), TABLE 2 – SUMMARY OF COSTS AND REVENUES(FY 2009-2013) AND TABLE 3 – SUMMARY OF UNFUNDED COSTS (FY 2009-20013) AND SUBSTITUTING THE FOLLOWING: TABLE 1 – SCHEDULE OF CAPITAL IMPROVEMENTS (FY 2010-2014), TABLE 2 – SUMMARY OF COSTS AND REVENUES (FY 2010-2014) AND TABLE 3 – SUMMARY OF UNFUNDED COSTS (FY 2010-2014); PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE (THE PROPOSED ORDINANCE IS CONSISTENT WITH SECTION 163.3177(3)(b)1, FLORIDA STATUTES, WHICH REQUIRES THE CITY TO ADOPT A FINANCIALLY FEASIBLE CAPITAL IMPROVEMENTS SCHEDULE BY DECEMBER

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 in ordinance form for public hearing at the **Tuesday, December 15, 2009** City Council meeting.*

6. Individual Commissioners

7. Director's Report

8. Adjournment