



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, June 12, 2023

5:30 PM

1. Call to Order

Present Vice Chair Arthur "Rus" Adams, Richard "Andy" Kesselring, Todd Rudnianyn, Chairperson Kevin Lopez, Brent Malever, and Allison Campbell

Absent William Gilchrist Jr., and Branson Boone

a. Pledge of Allegiance

b. Roll Call for Determination of a Quorum

Present Vice Chair Arthur "Rus" Adams, Richard "Andy" Kesselring, Todd Rudnianyn, Chairperson Kevin Lopez, Brent Malever, and Allison Campbell

Absent William Gilchrist Jr., and Branson Boone

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 begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Star Banner on May 26, 2023.

a. Proof of Publication

Attachments: [061223 star banner proof.pdf](#)

3. Consideration of Minutes

a. May 8, 2023, Minutes

Attachments: [5-8-23 minutes.pdf](#)

RESULT: APPROVED

MOVER: Arthur "Rus" Adams

SECONDER: Brent Malever

AYE: Vice Chair Adams, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

ABSENT: Gilchrist, and Boone

4. Subdivisions

- a. Approve SUB23-45118 Watula South Final Plat & Developers Agreement

Attachments: [Watula South boundary survey.pdf](#)
[Watula South plat.pdf](#)
[Memo Final Plat and Dev Agmt.doc](#)
[Developers Agreement.pdf](#)

Ms. Cupp displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Discussion:

No board discussion or public comment.

Motion to approve the final plat and developer's agreement subject to completion of legal review.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Todd Rudnianyn

AYE: Vice Chair Adams, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

ABSENT: Gilchrist, and Boone

5. Rezoning

- a. **ZON23-45179** / P.A.S.D. Investments LLC and Priscilla Investments LLC

Ms. Hitchcock requested the Commission table discussion regarding case ZON23-45179.

Discussion:

No board discussion or public comment.

Motion to table ZON23-45179.

RESULT: TABLED

MOVER: Arthur "Rus" Adams

SECONDER: Brent Malever

AYE: Vice Chair Adams, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

ABSENT: Gilchrist, and Boone

- b. **ZON23-45189** / Equa-USA LLC

Attachments: [Memo](#)
[Staff Report](#)
[CaseMap](#)
[AerialMap](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Discussion:

Mr. Dante Glasso, 34 Wood Ridge Drive, Ocala, FL, thanked the Commission for considering their application. The goal is to provide housing for the medical community.

No board discussion or public comment.

Motion to rezone from B-1A, Limited Neighborhood Business, to R-3 Multi Family Residential.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Arthur "Rus" Adams

AYE: Vice Chair Adams, Kesselring, Rudniansyn, Chairperson Lopez, and Malever

ABSENT: Gilchrist, and Boone

6. Comprehensive Plan Amendment

a. FLUP23-45191 / 4B Investments, LLC

Attachments: [FLUP23-45191 Memo](#)
[Policy 18.3 Redline](#)
[FLUP23-45191 Staff Report](#)
[CaseMap](#)
[Aerial Map](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Discussion:

Ms. Campbell stated the School District approved a new student generation number last week.

Mr. James Gooding, 1531 SE 36th Avenue, Ocala, FL, stated text policies are used to add conditions to comp plan approvals and they were used to put restrictions on permitted uses. The applicant is requesting to delete density restrictions to allow development of the property with the current land use.

No public comment.

Motion to amend the City's Future Land use Element of the Comprehensive Plan by deleting Policy 18.3 relating to development conditions for property located at 2015 NE 14th Street and the parcel directly to the east, approximately 9.84 acres.

RESULT: APPROVED
MOVER: Arthur "Rus" Adams
SECONDER: Brent Malever
AYE: Vice Chair Adams, Kesselring, Chairperson Lopez, and Malever
ABSENT: Gilchrist, and Boone
RECUSED: Rudnianyn

7. Code Amendment

a. COD23-45175 / City of Ocala

Attachments: [COD23-45175_Memo](#)
[Ordinance draft_COD23-45175](#)

Ms. Johnson presented the request to amend Section 122-1314 for supplementary regulation for daycare facility play areas.

Discussion:

Ms. Johnson confirmed the City is classified as an urban area by the US Census Bureau.

Mr. Kesselring asked if the new ordinance includes a play area space per child requirement. Ms. Johnson responded the City follows the State guidelines set forth in The Childcare Facility Handbook.

No public comment.

Motion to amend the supplementary regulations for daycare facility play areas to accommodate indoor play areas for licensed urban childcare facilities.

RESULT: APPROVED
MOVER: Brent Malever
SECONDER: Richard "Andy" Kesselring
AYE: Vice Chair Adams, Kesselring, Rudnianyn, Chairperson Lopez, and Malever
ABSENT: Gilchrist, and Boone

b. COD23-45170 / City of Ocala

Attachments: [District Criteria ord- memo](#)
[Sec 122-244 District Criteria ordinance](#)

Ms. Hitchcock presented the request to amend Section 122-244 (District Criteria Chart).

Discussion:

Ms. Hitchcock confirmed the requirement applies to parcels larger than 2-acres with Mr. Rudnianyn. She clarified the 10% secondary use for parcels larger than 5-acres.

Developers who choose PD zoning, can pursue a Chapter 163 Developers Agreement to layout the perimeters for the development project.

Mr. Rudnianyn stated the amendment might create a bureaucratic burden on the developer.

Ms. Hitchcock said the Form-Based Code applies to parcels with Medium Intensity/Special District. The City is working on cleaning up the Zoning Code regulations regarding B-2 zoning, which is not consistent with the underlying land use category.

Mr. Rudnianyn suggested the City create a Form-Based Code.

Growth Management Director Jeff Shrum talked about the 2035 update and revisited some of the approaches that were done. There were conflicts in some areas The goal is to modify the City's zoning code and start the public involvement.

Ms. Hitchcock spoke on the importance of improving the zoning code for the staff and the property owner.

No public comment.

Motion to amend Section 122-244 (District Criteria Chart) concerning the zoning districts allowed in each land classification.

RESULT: APPROVED

MOVER: Arthur "Rus" Adams

SECONDER: Richard "Andy" Kesselring

AYE: Vice Chair Adams, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

ABSENT: Gilchrist, and Boone

Next meeting: July 10, at 5:30 pm.

Adjournment

The meeting adjourned at 6:03 pm.