



Ocala Planning & Zoning Commission Agenda - Final Monday, June 12, 2023

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Kevin Lopez
Chairman

Rus Adams
Vice-Chair

Richard A. Kesselring

Todd Rudnianyn

Brent Malever

William Gilchrist, Jr.

Owen Boone

Allison Campbell (non-voting)
School Board Representative

Staff

Jeff Shrum
Growth Management Director

Patricia Hitchcock, AICP
Planning Director

Aubrey Hale
Deputy Director, Planning

WELCOME!

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises 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.

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.

This meeting and past meetings may be viewed by selecting it <https://www.ocalafl.org/meetings>.

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 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](#)

4. Subdivisions

- a. [Approve SUB23-45118 Watula South Final Plat & Developers Agreement](#)
Presentation by Karen Cupp
Attachments: [Watula South boundary survey.pdf](#)
[Watula South plat.pdf](#)
[Memo Final Plat and Dev Agmt.doc](#)
[Developers Agreement.pdf](#)

5. Rezoning

a. [ZON23-45179 / P.A.S.D. Investments LLC and Priscilla Investments LLC](#)

Petitioner: P.A.S. D. Investments LLC and Priscilla Investments LLC
 Planner: Breah Miller (352-629-8341)
 bmiller@ocalafl.org

A request to rezone from R-1A, Single-Family Residential, to R-3, Multi-Family Residential, for property located at 1537 NE 19th Ave, approximately 1.81 acres.

Recommended Action: Table

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for introduction at the **Tuesday, July 18, 2023**, City Council meeting and second and final hearing at the **Tuesday, August 1, 2023**, City Council meeting.

b. [ZON23-45189 / Equa-USA LLC](#)

Petitioner: Equa-USA LLC
 Planner: Emily Johnson (352-629-8313)
 ewjohnson@ocalafl.org

A request to rezone from B-1A, Limited Neighborhood Business, to R-3, Multi-Family Residential, for property located at the southeast corner of SW 6th Ave and SW 12th St, approximately 0.29 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for introduction at the **Tuesday, July 18, 2023**, City Council meeting and second and final hearing at the **Tuesday, August 1, 2023** City Council meeting.

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

6. **Comprehensive Plan Amendment**

a. [FLUP23-45191 / 4B Investments, LLC](#)

Petitioner: 4B Investments, LLC
 Agent: W. James Gooding III Gooding & Batsel, PLLC
 Planner: Emily Johnson (352-629-8313)
 ewjohnson@ocalafl.org

A request 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.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council at the **Tuesday, July 18, 2023**, City Council meeting for transmittal to the Florida Department of Economic Opportunity (DEO) for review. Upon completion of review by DEO, the amendment will be scheduled for adoption consideration by City Council.

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

7. **Code Amendment**

a. [COD23-45175 / City of Ocala](#)

Petitioner: City of Ocala
 Planner: Emily Johnson (352-629-8313)
 ewjohnson@ocalafl.org

A request to amend the supplementary regulations for daycare facility play areas to accommodate indoor play areas for licensed urban child care facilities.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for introduction at the **Tuesday, July 18, 2023**, City Council meeting and second and final hearing at the **Tuesday, August 1, 2023**, City Council meeting.

Attachments: [COD23-45175 Memo](#)
[Ordinance draft COD23-45175](#)

b. [COD23-45170 / City of Ocala](#)

Petitioner: City of Ocala
Planner: Patricia Hitchcock
phitchcock@ocalafl.org

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

Recommended Action: Approve

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for introduction at the **Tuesday, July 18, 2023**, City Council meeting and second and final hearing at the **Tuesday, August 1, 2023** City Council meeting.

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

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

Adjournment