



Ocala Planning & Zoning Commission Agenda - Final Monday, January 13, 2025

Meeting Information

Location

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

Time

5:30 PM

Board Members

Jamie Boudreau
Tucker Branson
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Buck Martin
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

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.gov/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 December 27, 2024.

- a. Ocala Gazette Ad **2025-0397**

Attachments: Ad Proof P&Z 01132025

3. Approval of Minutes

- a. December 9, 2024 Meeting Minutes **2025-0532**

Attachments: December 9, 2024 Meeting Minutes.pdf

4. Subdivision

- a. [Approve SUB23-45387 Emerson Pointe Phase 1A Final Plat](#)

Presentation by Karen Cupp

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, February 4, 2025**, City Council meeting.

Attachments: [Memo.pdf](#)
[Final Plat.pdf](#)
[Boundary Survey Phase 1A.pdf](#)

- b. [Approve SUB24-45758 Pine Oaks Preserve Conceptual Subdivision](#)

Presentation by Karen Cupp

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, February 4, 2025**, City Council meeting.

Attachments: [Memo.pdf](#)
[Conceptual Subdivision Plan.pdf](#)

5. Abrogation

- a. [Public hearing to abrogate approximately 0.06 acres of the eastern one-hundred and sixty-four \(164\) feet of the alley between SW 2nd Avenue and SW 3rd Avenue \(Parcel 2854-025-010\) \(Case: ABR23-45350\) \(Quasi-Judicial\).](#)

Presentation By: Kristina Wright

- Attachments:** [staff report ABR23-45350 DOMACH](#)
[ABR23-45350_CaseMap Domach Abrogation](#)
[ABR23-45350_AerialMap Domach Abrogation](#)
[PZ-Minutes 11-13-23](#)
[ABR23-45350 Public Comment 1](#)

6. Plat Vacation

- a. [Public hearing to vacate Parcel # 22817-000-00 \(portion of Blocks 557-559\) from the West End Ocala Plat recorded in Plat Book A, Page 78, located at 3601 West Silver Springs Blvd, approximately 9.31 acres \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

- Attachments:** [PLV24-0001 Staff Report](#)
[PLV24-0001 Saving Mercy Aerial Map](#)
[PLV24-0001 Saving Mercy Case Map](#)
[West End Ocala Plat 1892](#)
[Mercy Village Utility Plan](#)

7. Zoning

- a. [Public Hearing to rezone from M-1, Light Industrial, O-1, Office, MH, Mobile Home Park, and RO, Residential Office, to INST, Institutional, for properties located at 2211 Northeast 14th Street and 1409 Northeast 22nd Avenue \(Parcel 26394-000-00 and 26392-000-00\), approximately 5.57 acres \(Case ZON24-0007\) \(Quasi-Judicial\).](#)

Presentation By: Breah Miller

- Attachments:** [ZON24-0007 Center for the Blind Staff Final Draft](#)
[ZON24-0007 Case Map](#)
[ZON24-0007 Aerial Map](#)
[ZON24-0007 Public Comment 1](#)
[ZON24-0007 Public Comment 2](#)

- b. [A request to rezone approximately 6.79 acres of property located at 3352 NW Blichton Road \(Parcel 21825-001-00\) from B-4, General Business, to B-5, Wholesale Business \(Case ZON24-0008\) \(Quasi-Judicial\). **WITHDRAWN BY APPLICANT**](#)

Petitioner: Point of Loss Systems, Inc.

Agent: Logan Opsahl, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Planner: Emily W. Johnson, AICP (352-629-8313)

ewjohnson@ocalafl.gov

A request to rezone approximately 6.79 acres of property located at 3352 NW Blichton Road (Parcel 21825-001-00) from B-4, General Business, to B-5, Wholesale Business (Case ZON24-0008) (Quasi-Judicial). ****WITHDRAWN BY APPLICANT****

Recommended Action: N/A

8. Planned Development

- a. [Public Hearing to rezone approximately 16.43 acres for property located approximately 40 feet north of the intersection of NE 28th Street and NE 23rd Avenue \(Parcel 24278-000-01\) from RO, Residential Office, R-1, Single-Family Residential, and R-2, Two-Family Residential, to PD, Planned Development \(Case PD24-45765\) \(Quasi-Judicial\).](#)

Presentation By: Endira Madraveren, AICP

- Attachments:** [PD24-45765 Staff Report](#)
[PD24-45765 Case Map](#)
[PD24-45765 Aerial Map](#)
[PD24-45765 PD Plan](#)
[PD24-45765 PD Standards Book](#)
[PUD Standards Approved by Marion County \(Emerson Pointe Phases 1 and 2\)](#)
[Minutes of Neighborhood Meeting](#)

- b. [Public Hearing to consider a resolution for a PD Plan and Standards Book for property located approximately 40 feet north of the intersection of NE 28th Street and NE 23rd Avenue \(Parcel 24278-000-01, approximately 16.43 acres \(Case No. PD24-45765\) \(Quasi-Judicial\).](#)

Presentation By: Endira Madraveren, AICP

- Attachments:** [PD24-45765 Staff Report](#)
[EXHIBIT A - PD PLAN](#)
[EXHIBIT B - PD STANDARDS BOOK](#)

- 9. Public Comment**
- 10. Staff Comment**
- 11. Board Comment**
- 12. Next meeting: February 17, 2024**
- 13. Adjournment**