



Ocala Planning & Zoning Commission Agenda - Final Wednesday, November 13, 2024

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
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 Gazette on October 25, 2024.

- a. [Ocala Gazette Ad](#)

3. Approval of Minutes

- a. [October 21, 2024 Meeting Minutes](#)

4. Subdivision

- a. [Approve SUB24-45769 Ocala West Shopping Center Phase 2 Final Plat subject to completion of legal review and addressing staff comments](#)

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, November 19, 2024**, City Council meeting.

5. Annexation / Land Use / Zoning

- a. [Public Hearing to annex approximately 1.29 acres for property located at 4001 NW Blitchton Road \(Parcel 21537-002-00\) \(Case ANX24-45820\) \(Quasi-Judicial\).](#)

Presentation By: Kristina L. Wright

- b. [Public Hearing to change future land use designation of approximately 1.29 acres for property located at 4001 NW Blitchton Road \(Parcel 21537-002-00\) from Commercial \(County\) to Medium Intensity/Special District \(City\) \(Case LUC24-45821\) \(Quasi-Judicial\).](#)

Presentation By: Kristina L. Wright

- c. [Public Hearing to rezone approximately 1.29 acres for property located at 4001 NW Blichton Road \(Parcel 21537-002-00\) from B-2, Community Business \(County\), to B-2, Community Business \(City\) \(Case ZON24-45822\) \(Quasi-Judicial\).](#)

Presentation By: Kristina L. Wright

- d. [Public Hearing to rezone approximately 15.00 acres of property generally located in the 2000-3000 block of NW 35th Avenue road, approximately 660-feet northwest of the intersection of NW 35th Avenue Road and NW 21st Street, \(Parcel 21466-000-00\) from R-1, Single-Family Residential, to B-2, Community Business \(Case ZON24-45826\) \(Quasi-Judicial\).](#)

Presentation By: Emily W. Johnson, AICP

6. Abrogation

- a. [Public Hearing to abrogate an approximate 0.57 acre portion of railroad spur and utility right-of-way lying north of Lots 9-13 \(Block F\) and south of Lot 8 \(Block F\) of the Ocala Industrial Park as recorded in Plat Book H, Page 46, of the public records of Marion County, FL \(Parcel 23656-000-01\) \(Case ABR24-45753\) \(Quasi-Judicial\).](#)

Presentation By: Kristina L. Wright

7. Public Hearing

- a. [Public Hearing for reduction in parking requirements in excess of ten percent for approximately 10.88 acres located at 2400 and 2394 SW College Road \(Parcel 23560-002-02 & 23560-002-12\) \(Case PH24-45854\) \(Quasi-Judicial\).](#)

Presentation By: Breah Miller

- b. [Public Hearing to allow required off-street parking facilities approximately 1.05 acres provided on land within 300 feet of the plot located at 1734 and 1748 W Silver Springs Blvd \(Parcel 22714-000-00 and 22715-000-00\) \(Case PH24-0002\) \(Quasi-Judicial\).](#)

Presentation By: Kristina L. Wright

8. Public Comment

9. Staff Comment

10. Board Comment

11. Next meeting: December 9, 2024 at 5:30 pm

12. Adjournment