



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

Wednesday, November 13, 2024

5:30 PM

#### 1. Call to Order

**Present** Jamie Boudreau, Tucker Branson, Daniel London, Chairperson Kevin Lopez, and Buck Martin

**Excused** Justin MacDonald, and Allison Campbell

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

**Present** Jamie Boudreau, Tucker Branson, Daniel London, Chairperson Kevin Lopez, and Buck Martin

**Excused** Justin MacDonald, and Allison Campbell

- 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.

**Attachments:** [Proof Ad 11132024 P&Z](#)

#### 3. Approval of Minutes

There being no further discussion the motion carried by roll call vote.

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Buck Martin

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin

**EXCUSED:** MacDonald, and Campbell

- a.

**Attachments:** [October 21, 2024 Meeting Minutes.pdf](#)

#### 4. Subdivision

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

**Attachments:** [Final Plat Memo.pdf](#)  
[Final Plat.pdf](#)  
[Boundary Survey.pdf](#)

Development Coordinator Karen Cupp displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SUB24-45769.

Motion to approve SUB24-45769, Ocala West Shopping Center Phase 2 Final Plat subject to completion of legal review and addressing staff comments.

**RESULT:** APPROVED

**MOVED:** Daniel London

**SECONDER:** Buck Martin

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin

**EXCUSED:** MacDonald, and Campbell

## 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).

**Attachments:** [ANX24-45820 CLD staff report](#)  
[ANX24-45820 Case Map](#)  
[ANX24-45820 Aerial Map](#)

Planner II Kristina Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for ANX24-45820.

Tracy Raines, 101 NE 16th Avenue, Ocala, FL, said he was available to answer questions.

Motion to approve ANX24-45820 to annex approximately 1.29 acres for property located at 4001 NW Blitchton Road (Parcel 21537-002-00).

**RESULT:** APPROVED

**MOVED:** Buck Martin

**SECONDER:** Kevin Lopez

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin

**EXCUSED:** MacDonald, and Campbell

- 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).

**Attachments:** [LUC24-45821 CLD](#)  
[LUC24-45821 Case Map](#)  
[LUC24-45821 Aerial Map](#)

Ms. Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for LUC24-45821.

Motion to approve LUC24-45821 to change future land use designation of approximately 1.29 acres for property located at 4001 NW Blitchton Road (Parcel 21537-002-00).

**RESULT:** APPROVED

**MOVER:** Buck Martin

**SECONDER:** Kevin Lopez

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin

**EXCUSED:** MacDonald, and Campbell

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

**Attachments:** [ZON24-45822 CLD staff report](#)  
[LUC24-45821 Case Map](#)  
[LUC24-45821 Aerial Map](#)  
[Site Sketch CLD](#)

Ms. Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for ZON24-45822.

Motion to approve ZON24-45822 to rezone of approximately 1.29 acres for property located at 4001 NW Blitchton Road (Parcel 21537-002-00).

**RESULT:** APPROVED

**MOVER:** Buck Martin

**SECONDER:** Jamie Boudreau

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin

**EXCUSED:** MacDonald, and Campbell

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).

**Attachments:** [ZON24-45826 Staff Report](#)  
[ZON24-45826 Claussen P. Lexow Case Map](#)  
[ZON24-45826 Claussen P. Lexow Aerial Map](#)  
[Ordinance #5935 - Future Land Use Policy](#)  
[Adopted LUBO Transmittal Packet Ocala 12-1ESR - LUC11-0006](#)

Senior Planner Emily Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for ZON24-45826.

Motion to approve ZON24-45826 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.

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Jamie Boudreau

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin

**EXCUSED:** MacDonald, and Campbell

## 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).

**Attachments:** [ABR24-45753 staff report](#)

[ABR24-45753 Case Map Lorven Holdings LLC](#)

[ABR24-45753 Aerial Map Lorven Holdings LLC](#)

[Ocala Industrial Park Plat](#)

[24-046 \(R\)](#)

[Letter to City](#)

[2nd Letter to Ocala](#)

Ms. Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for ABR24-45753.

Mr. Lopez asked about not being able to place a fence blocking the utility easement. Ms. Wright replied they would have to preserve the access to the utility easement.

Bob Wilson, 954 East Silver Springs Boulevard, Ocala, FL, said he agrees with the staff recommendation.

Motion to approve ABR24-45753 to abrogate approximately 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).

**RESULT:** APPROVED

**MOVER:** Buck Martin

**SECONDER:** Tucker Branson

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin  
**EXCUSED:** MacDonald, and Campbell

## 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).

**Attachments:** [Staff Report](#)  
[PH24-45854 Case Map](#)  
[PH24-45854 Aerial Map](#)  
[PH24-45854 Parking Study](#)  
[PH24-45854 Parking Agreement](#)

Planner II Breah Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for PH24-45854.

Davis Dinkins, 125 NE 1st Avenue, Suite 2, Ocala, FL, said Twistee Treat is part of the plat that did not have any frontage, but he is available to answer questions about the parking study for the shopping center.

Motion to approve PH24-45854 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).

**RESULT:** APPROVED

**MOVED:** Kevin Lopez

**SECONDER:** Jamie Boudreau

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin

**EXCUSED:** MacDonald, and Campbell

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).

**Attachments:** [PH24-0002 Legacy View Church](#)  
[PH24-0002 Case Map](#)  
[PH24-0002 Aerial Map](#)  
[LEGACY-VIEW-CHURCH-SUP](#)

Ms. Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for PH24-0002.

Mr. Lopez asked if public notices were sent out to the surrounding properties. Ms. Wright replied yes.

Pastor Danny Nunn, 1604 NE 47th Court, Ocala, FL. said he was excited about the church and hoping the request is approved.

Motion to approve PH24-0002 to allow required off street parking facilities of approximately 1.05 acres provided on land within 300 feet of the plot for property located at 1734 and 1748 West Silver Springs Boulevard (Parcel 22714-000-00 and 22715-000-00).

**RESULT:** APPROVED

**MOVED:** Daniel London

**SECONDER:** Buck Martin

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin

**EXCUSED:** MacDonald, and Campbell

**8. Public Comment**

None.

**9. Staff Comment**

None.

**10. Board Comment**

Tucker Branson was welcomed to the Planning and Zoning Commission.

Mr. London asked about the upcoming Board training. Ms. Madraveren replied the training would be held at the December meeting.

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

**12. Adjournment**

The meeting adjourned at 6:03 pm.