



# NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, July 14, 2025, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at <https://www.ocalafl.gov/meetings>.**

## NORTHWEST

Petitioner: Magnolia Extension, LLC; Case: ABR25-0003; A request to abrogate a portion of a 30-foot-wide alley lying south of Lot 3, Block Q and lying north of Lot 2, Block P of Allred's Addition to Ocala Plat as recorded in Plat Book A, Page 74, of the public records of Marion County, Florida, approximately 0.14 acres.

Petitioner: Magnolia Extension, LLC; Case: ZON25-0008; A request to rezone from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial, for property located at 314 and 28 NW 14<sup>th</sup> Street and 1332 NW Magnolia Terrace (Parcels 2572-018-001, 2572-017-004, and 2572-017-005), approximately 5.93 acres.

Petitioner: Tatyana Hoenstine and Downtown Baptist Temple, Inc; Agent: James M. Hoenstine; Case: ZON25-0009; A request to rezone from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business, for property located at 458 NW 1<sup>st</sup> Street along with the two contiguous parcels to the east (Parcels 2855-005-000, 2855-009-000 and 2855-006-000) approximately 1.59 acres.

## NORTHEAST

Petitioner: Blitch Plantation, LTD; Case ZON25-0010; A request to rezone from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, for property located approximately 320-feet east of the intersection at NE 31<sup>st</sup> Street and NE Jacksonville Road (Parcel 24728-000-00) approximately 7.23 acres.

## SOUTHEAST

Petitioner: Irvin Homes, LLC; Agent: Fred Roberts, Klein & Klein, PLLC; Case ZON25-0011; a request to rezone from B-2, Community Business, to SC, Shopping Center, for property located at 3235 SE Maricamp Road (Parcel 29793-002-02), approximately 0.45 acre.

JEFF SHRUM, AICP  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at [www.ocalafl.gov](http://www.ocalafl.gov).

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3<sup>rd</sup> Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Planning and Zoning Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.