



# Ocala Planning & Zoning Commission Agenda - Final Monday, July 8, 2024

## 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  
Jeanne Herzig-Arena  
Richard A. Kesselring  
Daniel London  
Justin MacDonald  
Brent Malever  
Olivia Perez  
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
- 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. Public Notice**

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 June 21, 2024.

- a. [Ocala Gazette Ad](#)

**Attachments:** [July 8, 2024 Proof.pdf](#)

**3. Approval of Minutes**

- a. [June 10, 2024 Meeting Minutes](#)

**Attachments:** [6-10-24 Meeting Minues.pdf](#)

**4. Annexation / Land Use / Zoning**

a. [Second Nine Partners, LLC / ANX24-45693](#)

Petitioner: Second Nine Partners, LLC  
Agent: Tillman & Associates Engineering, LLC  
Planner: Kristina Wright 352-629-8324  
kwright@ocalafl.gov

A request for annexation for property located approximately 600-feet north of the intersection at US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III Replat (P.B. 14 Pg. 197), (Parcel 21509-001-01 and 21509+001-01), approximately 25.67 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, August 6, 2024**, City Council meeting and second and final hearing at the **Tuesday, August 20, 2024** City Council meeting.

**Attachments:** [ANX24-45693 Memo](#)  
[ANX24-45693 Staff Report](#)  
[ANX24-45693 Case Map](#)  
[ANX24-45693 Aerial Map](#)  
[220312Z Foxwood Commons PUD Approval Letter](#)  
[Foxwood III Plat](#)

b. [Second Nine Partners, LLC / LUC24-45694](#)

Petitioner: Second Nine Partners, LLC  
 Agent: Tillman & Associates Engineering, LLC  
 Planner: Kristina Wright 352-629-8324  
 kwright@ocalafl.gov

A request to change the Future Land Use designation from Commercial (County) to Low Intensity (City), for property located approximately 600-feet north of the intersection at US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III Replat (P.B. 14 Pg. 197), (Parcel 21509-001-01 and 21509+001-01), approximately 25.67 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, August 6, 2024**, City Council meeting and second and final hearing at the **Tuesday, August 20, 2024**, City Council meeting.

**Attachments:** [LUC24-45694 Memo](#)  
[LUC24-45694 Staff Report](#)  
[LUC24-45694 Case Map](#)  
[LUC24-45694 Aerial Map](#)  
[220312Z Foxwood Commons PUD Approval Letter](#)  
[Foxwood III](#)

c. [Second Nine Partners, LLC / ZON24-45695](#)

Petitioner: Second Nine Partners, LLC  
 Agent: Tillman & Associates Engineering, LLC  
 Planner: Kristina Wright 352-629-8324  
 kwright@ocalafl.gov

**Attachments:** [ZON24-45695 Memo](#)  
[ZON24-45695 Staff Report](#)  
[ZON24-45695 Case Map](#)  
[ZON24-45695 Aerial Map](#)  
[220312Z Foxwood Commons PUD Approval Letter](#)  
[Foxwood III](#)

d. [Second Nine Partners, LLC / ANX24-45696](#)

Petitioner: Second Nine Partners, LLC  
Agent: Tillman & Associates Engineering, LLC  
Planner: Andrew Gray 352-629-8305  
agray@ocalafl.gov

A request annexation for property located approximately 300-feet north of the intersection at US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of the Foxwood III Replat (P.B. 14 Pg. 197), (Parcel 21509+001-02), approximately 1.85 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, August 8, 2024**, City Council meeting and second and final hearing at the **Tuesday, August 20, 2024** City Council meeting.

**Attachments:** [ANX24-45696 Memo](#)  
[ANX24-45696 Staff Report](#)  
[ANX24-45696 Case Map Second Nine Partners LLC](#)  
[ANX24-45696 Aerial Map Second Nine Partners LLC](#)  
[Foxwood III](#)  
[Foxwood Replat Declaration](#)  
[Shops at Foxwood Replat](#)

e. [Second Nine Partners, LLC / LUC24-45697](#)

Petitioner: Second Nine Partners, LLC  
Agent: Tillman & Associates Engineering, LLC  
Planner: Andrew Gray 352-629-8305  
agray@ocalafl.gov

A request to change the Future Land Use designation from Commercial (County) to Low Intensity (City), for property located approximately 300-feet north of the intersection at US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of the Foxwood III Replat (P.B. 14 Pg. 197), (Parcel 21509+001-02), approximately 1.85 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, August, 6, 2024**, City Council meeting and second and final hearing at the **Tuesday, August 20, 2024** City Council meeting.

**Attachments:** [LUC24-45697 Memo](#)  
[LUC24-45697 Staff Report](#)  
[LUC24-45697 Case Map](#)  
[LUC24-45697 Aerial Map](#)  
[Foxwood III](#)  
[Shops at Foxwood Replat](#)  
[Foxwood Replat Declaration](#)

f. [Second Nine Partners, LLC / ZON24-45698](#)

Petitioner: Second Nine Partners, LLC  
Agent: Tillman & Associates Engineering, LLC  
Planner: Andrew Gray 352-629-8305  
agray@ocalafl.gov

A request to rezone from B-2, Community Business (County), to B-2, Community Business (City), for property located approximately 300-feet north of the intersection at US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of the Foxwood III Replat (P.B. 14 Pg. 197), (Parcel 21509+001-02), approximately 1.85 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, August 6, 2024**, City Council meeting and second and final hearing at the **Tuesday, August 20, 2024** City Council meeting.

**Attachments:** [ZON24-45698 Memo](#)  
[ZON24-45698 Staff Report](#)  
[ZON24-45698 Case Map](#)  
[ZON24-45698 Aerial Map](#)  
[Foxwood III](#)  
[Foxwood Replat Declaration](#)  
[Shops at Foxwood Replat](#)

g. [Ami DiLorenzo and Robert Cole / ZON24-45670](#)

Petitioner: Ami DiLorenzo and Robert Cole  
Agent: Rebecca Lorenz  
Planner: Emily Johnson 352-629-8313  
ewjohnson@ocalafl.gov

A request to rezone from R-2, Two-Family Residential, to RO, Residential-Office, for property located at 406 SE 8th Street (Parcel 2820-101-004), approximately 0.31 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, August 6, 2024**, City Council meeting and second and final hearing at the **Tuesday, August 20, 2024** City Council meeting.

**Attachments:** [ZON24-45670 Memo](#)  
[ZON24-45670 Staff Report](#)  
[ZON24-45670 Case Map](#)  
[ZON24-45670 Aerial Map](#)

5. **Planned Development**

a. [Ocala 42nd Street Residential, LLC / PD24-45565](#)

Petitioner: Ocala 42nd Street Residential, LLC  
Agent: W. James Gooding III Gooding & Batsel PLLC  
Planner: Endira Madraveren 352-629-8440  
emadraveren@ocalafl.gov

A request to rezone from PUD-07, Planned Unit Development, to PD, Planned Development, for property located approximately 850-feet north and 1,200-feet east of the intersection at SW 27th Avenue and SW 42nd Street (Parcel 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00), approximately 52.82 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, August 6, 2024**, City Council meeting and second and final hearing at the **Tuesday, August 20, 2024**, City Council meeting.

**Attachments:** [PD24-45565 Memo](#)  
[PD24-45565 Staff Report](#)  
[PD24-45565 Case Map](#)  
[PD24-45565 Aerial Map](#)

b. [Ocala 42nd Street Residential, LLC / PD24-45565](#)

Petitioner: Ocala 42nd Street Residential, LLC  
 Agent: W. James Gooding III, Gooding & Batsel, PLLC  
 Planner: Endira Madraveren 352-629-8440  
 emadraveren@ocalafl.gov

A request to approve a PD, Planned Development plan and standards book for property located approximately 850-feet north and 1,200-feet east of the intersection at SW 27th Avenue and SW 42nd Street (Parcel 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00), approximately 52.82 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, August 20, 2024** City Council meeting.

**Attachments:** [Resolution Memo](#)  
[Staff Report](#)  
[Exhibit A Grand Oaks](#)  
[Exhibit B Grand Oaks](#)

- 6. **Public Comments**
- 7. **Staff Comments**
- 8. **Board Comments**
- 9. **Next meeting: August 12, 2024**
- 10. **Adjournment**