



Ocala Planning & Zoning Commission Agenda - Final Monday, September 9, 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
Jeanne Herzig-Arena
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 August 23, 2024.

- a. [Ocala Gazette Ad](#)
Attachments: [9.9.24 Proof](#)

3. Approval of Minutes

- a. [August 12, 2024 Meeting Minutes](#)
Attachments: [August 12, 2024 Meeting Minutes.pdf](#)

4. Subdivision

- a. [Approve SUB24-45629 Maricamp Marketplace Conceptual Subdivision](#)

Presentation by Karen Cupp

- Attachments:** [Memo.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Survey and Tree Location.pdf](#)

- b. [Approve SUB24-45665 Winding Oaks Commercial Phase 1 Revision 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, October 1, 2024**, City Council meeting.

- Attachments:** [Memo.pdf](#)
[Conceptual Plan.pdf](#)
[Survey.pdf](#)

5. Annexation / Land Use / Rezoning

a. [Marion County Well Site / ANX24-45776](#)

Petitioner: Marion County Well Site
 Planner: Emily Johnson 352-629-8313
 ewjohnson@ocalafl.gov

A request for annexation of an existing well site owned & operated by Marion County on parcel # 21509-001-00.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item was presented to City Council for introduction at the **Tuesday, September 3, 2024**, City Council meeting and second and final hearing at the **Tuesday September 17, 2024**, City Council meeting

Attachments: [ANX24-45776 Memo & Ordinance](#)
[ANX24-45776 Staff Report](#)
[ANX24-45776 Case Map](#)
[ANX24-45776 Aerial Map Marion County Well Site](#)
[County Authorization](#)

b. [Marion County Well Site / LUC24-45777](#)

Petitioner: Marion County Well Site
 Planner: Emily Johnson 352-629-8313
 ewjohnson@ocalafl.gov

A request to change the Future Land Use designation from Commercial (County) to Public (City), for property located at 2951 NW 47th Avenue (Parcel 21509-001-00), approximately 0.05 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item was presented to City Council for introduction at the **Tuesday, September 3, 2024**, City Council meeting and second and final hearing at the **Tuesday September 17, 2024**, City Council meeting.

Attachments: [LUC24-45777 Memo & Ordinance](#)
[LUC24-45777 Staff Report](#)
[LUC24-45777 Case Map](#)
[LUC24-45777 Aerial Map](#)
[County Authorization](#)

c. [Marion County Well Site / ZON24-45778](#)

Petitioner: Marion County Well Site
 Planner: Emily Johnson 352-629-8313
 ewjohnson@ocalafl.gov

A request to rezone from PUD, Planned Unit Development (County) to G-U, Governmental Use (City), for property located at 2951 NW 47th Avenue (Parcel 21509-001-00), approximately 0.05 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item was presented to City Council for introduction at the **Tuesday, September 3, 2024**, City Council meeting and second and final hearing at the **Tuesday September 17, 2024**, City Council meeting.

Attachments: [ZON24-45778 Memo & Ordinance](#)
[ZON24-45778 Staff Report](#)
[ZON24-45778 Case Map](#)
[ZON24-45778 Aerial Map](#)
[County Authorization](#)

d. [The Board of Trustees of the FL Annual Conference of The United Methodist Church / ZON24-45752](#)

Petitioner: The Board of Trustees of the FL Annual Conference of The United Methodist Church
 Planner: Emily Johnson 352-629-8313
 ewjohnson@ocalafl.gov

A request to rezone from INST, Institutional, to B-2A, Limited Community Business, for property located at 1712 SE Lake Weir Avenue (Parcel 2920-010-008), approximately 4.63 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, October 2nd, 2024**, City Council meeting and second and final hearing at the **Tuesday October 18th, 2024**, City Council meeting.

Attachments: [ZON24-45752 Memo & Ordinance](#)
[ZON24-45752 Staff Report](#)
[ZON24-45752 Case Map](#)
[ZON24-45752 Aerial Map](#)

e. [Felicia Brooks / ZON24-45799](#)

Petitioner: Felica Brooks
Planner: Breah Miller 352-629-8341
bmiller@ocalafl.gov

A request to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for a portion of the property located in the 2600 block of NE 36th Avenue (Parcel 24241-010-00), approximately 8.85 acres.

Recommended Action:

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, October 2nd, 2024**, City Council meeting and second and final hearing at the **Tuesday October 18th, 2024**, City Council meeting.

Attachments: [ZON24- 45799 Memo and Ordinance draft](#)
[ZON24-45799 Staff Report](#)
[ZON24-45799 Case Map](#)
[ZON24-45799 Aerial Map](#)

- 5. **Public Comment**
- 6. **Staff Comment**
- 7. **Board Comment**
- 8. **Next meeting: October 14, 2024 at 5:30 pm**
- 9. **Adjournment**