



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, March 11, 2024

5:30 PM

1. Call to Order

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

Present	Leo Blum, Richard "Andy" Kesselring, Chairperson Kevin Lopez, and Brent Malever
Absent	Allison Campbell
Excused	Justin MacDonald

- 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 February 26, 2024.

- a.

Attachments: [March 11, 2024 Proof.pdf](#)

3. Public Comments

4. Consideration of the Minutes

- a.

Attachments: [2-12-24 Minutes.pdf](#)

Mr. Sexton, City Attorney gave an explanation of the Planning and Zoning Meeting code of ordinances in Florida law. The process begins with a presentation by city staff, applicants presentation and then the floor is opened for public comment.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Brent Malever

AYE: Blum, Kesselring, Chairperson Lopez, and Malever

EXCUSED: MacDonald

5. Annexation / Land Use / Zoning

- a. HWY 40 Investments, Inc and Central FL Petroleum Distributors LC / ANX24-45512

Attachments: [ANX24-45512 Memo](#)
[ANX24-45512 Staff Report](#)
[ANX24-45512 Case Map Hwy 40 Invest](#)
[ANX24-45512 Aerial Map Hwy 40 Invest](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Mr. Kesselring asked if it was a hotel with no site plan. Ms. Johnson responded there was no site plan and the maximum height would for the B-2 zoning district.

Ryan Thompson, 11801 Research Dr, Alachua, FL, said the intent is for economic development, municipal utilities and job creation. The client does plan to build a hotel.

Ms. Johnson said the height for a B-2 zoning would be a maximum of fifty 50-feet.

Motion to approve ANX24-45512, HWY 40 Investments, Inc and Central FL, Petroleum Distributors. A request to annex into the City, property located at the northeast corner of NW 60th Avenue and W Highway 40 (Parcel 2303-013-001, 2303-012-067, 2303-012-072 and 23174-000-00); approximately 2.56 acres.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Leo Blum

AYE: Blum, Kesselring, Chairperson Lopez, and Malever

EXCUSED: MacDonald

- b. HWY 40 Investment, LLC and Central FL Petroleum Distributors / LUC24-45513

Attachments: [LUC24-45513 Memo](#)
[LUC24-45513 Staff Report](#)
[LUC24-45513 Case Map Hwy 40 Invest](#)
[LUC24-45513 Aerial Map Hwy 40 Invest](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Mr. Kesselring asked for the zoning classification for properties that are annexed in the city on north side of state road 40. Ms. Johnson responded that the properties were zoned B-1. Mr. Kesselring asked if the proposed use can be accommodated in a B-1. Ms. Johnson responded no.

Motion to approve, LUC24-45513, HWY 40 Investment, LLC and Central FL, Petroleum Distributors. A request to change the Future Land Use designation from Commercial (County) to Low Intensity (City), for a property located at the northwest corner of NW 60th Avenue and W Highway 40 (Parcel 2303-013-001, 2303-012-067, 2303-012-072 and 23174-000-00); approximately 2.56 acres.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Leo Blum

AYE: Blum, Kesselring, Chairperson Lopez, and Malever

EXCUSED: MacDonald

- a. HWY 40 Investment LLC, and Central FL Petroleum Distributors LC / ZON24-45514

Attachments: [ZON24-45514 Memo](#)
[ZON24-45514 Staff Report](#)
[ZON24-45514 Case Map Hwy 40 Invest](#)
[ZON24-45514 Case Map Hwy 40 Invest](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Motion to approve ZON24-45514, HWY 40 Investment LLC, and Central FL Petroleum Distributors. A request to rezone from B-2 community Business (County) to B-2, Community Business (City), for a property located at the northeast corner of NW 60th Avenue and W Highway 40 (Parcel 2303-013-001, 2303-012-067, 2303-012-072 and 23174-000-00); approximately 2.56 acres.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Leo Blum

AYE: Blum, Kesselring, Chairperson Lopez, and Malever

EXCUSED: MacDonald

- d. A P LLC / ZON23-45443

Attachments: [ZON23-45443 Memo](#)
[ZON23-45443 A P LLC Staff Report](#)
[Applicants Engineer Information](#)
[ZON23-45443 Case Map A P LLC](#)
[ZON23-45443 Aerial Map A P LLC](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Jon Harvey, Tillman & Associates, 1720 SE 16th Avenue, Ocala, FL, said client wants property to be converted back to be consistent to the south side on 24th Street.

Motion to approve ZON23-45443, A P LLC. a request to rezone from PUD-09, Planned Unit Development, to M-1, Light industrial, for property located in the 3400 block of NE 36th Avenue, in proximity to the southeast corner of NE 36th Avenue and NE 24th Street, north of the CSX Railroad (Parcel 24272-001-00); approximately 11.61 acres.

RESULT: APPROVED
MOVER: Richard "Andy" Kesselring
SECONDER: Brent Malever
AYE: Blum, Kesselring, Chairperson Lopez, and Malever
EXCUSED: MacDonald

- e. Jagdish Bajnauth, JBRJ Holdings / ZON24-45511

Attachments: [Memo](#)
[Staff Report](#)
[Case Map](#)
[Aerial Map](#)

Ms. Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Austin Daley, Klein and Klein Law firm, 40 SE 11th Avenue, Ocala, FL, said the B-2 zoning would accomplish a uniform zoning area to facilitate a commerce zone.

Motion to approve ZON24-45511, Jagdish Bajnauth, JBRJ Holdings. a request to rezone from RO, Residential Office, to B-2, Community Business, for property located at 2405 NE 14th Street (Parcel 26428-000-00); approximately 0.81 acres.

RESULT: APPROVED
MOVER: Richard "Andy" Kesselring
SECONDER: Kevin Lopez
AYE: Blum, Kesselring, Chairperson Lopez, and Malever
EXCUSED: MacDonald

6. Planned Development

- a. Smart Fill Investment, LLC / PD23-45351

Attachments: [PD23-45351 - memo](#)
[PD23-45351 - staff report](#)
[PD23-45351 Case Map](#)
[PD23-45351 Aerial Map](#)
[Pine Oaks Preserve PD Standards](#)
[PD Plan](#)
[Original Plat](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Mr. Kesselring asked the size of the residential lots across the street to the south. Ms. Madraveren responded to the south the lots are R-1A and minimum six (6) eighty 80-foot lots.

Mr. Lopez asked if they had the units per acre for R-3. Ms. Madraveren responded that

the density is calculated at the future land use level, so the neighborhood allows a maximum five (5) dwelling units per acre.

Chris Gwin, Radcliffe Engineering, 2611 SE Lake Weir, Ocala, FL, said the property owner was not aware of clearing regulations and started to clear the property.

Motion to approve PD23-45351, Smart Fill Investment, LLC. A request to rezone from R-3, Multifamily Residential, to PD, Planned Development and approval of PD plan with Design Standards, property located in the 1100 block of NW 14th Street (Parcel 25773-000-00), approximately 16.58 acres.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Brent Malever

AYE: Blum, Kesselring, Chairperson Lopez, and Malever

EXCUSED: MacDonald

b. Lee Ray Bergman, LLC / PD23-45260

Attachments: [PD23-45260 - memo](#)
[PD23-45260 - staff report](#)
[PD23-45260 Case Map](#)
[PD23-45260 Aerial Map](#)
[PD Standards - Hunt Club](#)
[PD Plan](#)
[Agreement Limiting Development](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Mr. Kesselring asked for the height limitations. Ms. Madraveren responded fifty (50) feet and R-1 is thirty-five (35) feet

Motion to approve PD23-45260, Lee Ray Bergman, LLC. a request to rezone from no zoning to PD, Planned Development and approval of PD Plan with Design Standards, property located at the Northeast and Southeast corners of SW 43rd Street Road (Parcel 23833-000-01 and 23833-000-02); approximately 10.02 acres.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Brent Malever

AYE: Blum, Kesselring, Chairperson Lopez, and Malever

EXCUSED: MacDonald

7. Staff Comments

8. Board Comments

a. Elections

9. Next meeting: April 8, 2024.

10. Adjournment