



# Ocala Planning & Zoning Commission Agenda - Final Monday, October 21, 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 Gazette on September 27th, 2024.

- a. [Ocala Gazette Ad](#)  
**Attachments:** [P&Z Ad 10142024 Proof](#)

**3. Approval of Minutes**

- a. [Meeting Minutes](#)  
**Attachments:** [9-9-24 Meeting Minutes.pdf](#)

**4. Subdivision**

- a. [Approve SUB23-45407 Market Street at Heath Brook Lot 1 Replat Final Plat](#)

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, November 5, 2024**, City Council meeting.

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

- b. [Approve SUB23-45257 Ridge at Heath Brook Phase 2 Final Plat and Developer’s Agreement](#)

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 15, 2024**, City Council meeting.

- Attachments:** [Final Plat and Dev Agmt Memo.pdf](#)  
[Final Plat.pdf](#)  
[Boundary Survey.pdf](#)  
[Developers Agreement.pdf](#)

**5. Zoning**

- a. [Public Hearing to rezone approximately 21.00 acres for property located at 2495 NW 21st Street along with the parcel to the north \(Parcel 21404-000-00 and 21411-000-00\) from INST, Institutional, R-2 and Two-Family Residential to R-3, Multi-Family Residential \(Case ZON24-45772\) \(Quasi-Judicial\).](#)

Presentation By: Emily W. Johnson, AICP

**Attachments:** [ZON24-45772 Staff Report](#)  
[ZON24-45772 Case Map SKC Development LLC](#)  
[ZON24-45772 Aerial Map SKC Development LLC](#)

- b. [Public Hearing to rezone approximately 1.20 acres for property located at the southeast corner of the intersection of E Silver Springs Boulevard and NE 39th Road \(Parcel 2730-1000-00\) from Limited Community Business \(B-2A\) to Multi-Family Residential \(R-3\) \(Case ZON24-45770\) \(Quasi-Judicial\).](#)

Presentation By: Emily W. Johnson, AICP

**Attachments:** [ZON24-45770 Staff Report New Template](#)  
[ZON24-45770 RST Cypress Point Estates LP Aerial Map](#)

- c. [Public Hearing to rezone approximately 1.99 acres for property located at 517 SW 27th Avenue along with the property located directly north \(Parcels 22687-001-00 & 22686-000-00\) from R-2, Two-Family Residential, and INST, Institutional, to B-1, Neighborhood Business \(Case ZON24-45815\) \(Quasi-Judicial\).](#)

Presentation By: Kristina L. Wright, CNU-A

**Attachments:** [ZON24-45815 Staff Report](#)  
[ZON24-45815 Case Map](#)  
[ZON24-45815 Aerial Map](#)

- d. [Public Hearing to rezone approximately 10.88 acres for property located at 2400 SW College Road \(Parcel 23560-002-02 and 23560-002-12\) from B-4, General Business, to SC, Shopping Center \(Case ZON24-45818\) \(Quasi-Judicial\).](#)

Presentation By: Emily W. Johnson, AICP

**Attachments:** [ZON24-45818 Staff Report](#)  
[ZON24-45818 Case Map](#)  
[ZON24-45818 Aerial Map](#)

**6. Planned Development**

- a. [Public Hearing to rezone approximately 30.49 acres for property located at 5019 West Highway 40 along with the parcel to the northwest \(Parcels 23176-003-00 & 23180-000-00\) from Wholesale Business \(B-5\) and No Zoning to Planned Development \(PD\) \(Case PD24-45515\) \(Quasi-Judicial\).](#)

Presentation By: Breah J. Miller, Planner II

**Attachments:** [PD24-45515 Staff Report](#)  
[PD24-45515 Aerial Map CHI Ocala Rancho](#)

- b. [Public Hearing concerning a resolution for a Planned Development Plan and PD Standards for property located at 5019 West Highway 40 along with the parcel to the northwest \(Parcels 23176-003-00 & 23180-000-00\), approximately 30.49 acres \(Case No. PD24-45515\) \(Quasi-Judicial\).](#)

Presentation By: Breah J. Miller, Planner II

**Attachments:** [Staff Report](#)  
[EXHIBIT A - PD PLAN](#)  
[EXHIBIT B - PD STANDARDS BOOK](#)

- c. [Public Hearing to rezone approximately 11.62 acres for property located at 3635 and 3521 SW 42nd Street \(Parcels 23901-000-00 and 23900-000-00\) from Community Business \(B-2\) and No Zoning to Planned Development \(PD\) \(Case PD24-45730\) \(Quasi-Judicial\).](#)

Presentation By: Kristina Wright and Aubrey Hale

**Attachments:** [PD24-45730 Staff Report](#)  
[PD24-45730 Case Map](#)  
[PD24-45730 Aerial Map](#)

- d. [A resolution concerning a PD, Planned Development Plan, including PD Standards for property located at 3635 and 3521 SW 42nd Street \(Parcels 23901-000-00 and 23900-000-00\) from Community Business \(B-2\) and No Zoning to Planned Development \(PD\) \(Case PD24-45730\) \(Quasi-Judicial\).](#)

Presentation By: Kristina Wright and Aubrey Hale

**Attachments:** [Staff Report](#)  
[Exhibit A SW 42nd Street](#)  
[Exhibit B SW 42nd Street](#)

- e. [Public Hearing to rezone approximately 12.61 acres for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street \(Parcel 24274-000-00\) from INST, Institutional to PD, Planned Development \(Case PD24-45735\) \(Quasi-Judicial\).](#)

Presentation By: Emily W. Johnson, AICP

**Attachments:** [PD24-45735 Staff Report](#)  
[PD24-45735 Case Map](#)  
[PD24-45735 Aerial Map](#)

- f. [Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street \(Parcel 24274-000-00\), approximately 12.61 acres \(Case No. PD24-45735\) \(Quasi-Judicial\).](#)

Presentation By: Emily W. Johnson, AICP

**Attachments:** [PD24-45735 Staff Report](#)  
[EXHIBIT A - PD PLAN](#)  
[EXHIBIT B - PD STANDARDS BOOK](#)

- 7. **Public Comment**
- 8. **Staff Comment**
- 9. **Board Comment**
- 10. **Next meeting: Board to vote on revised November date**
- 11. **Adjournment**