



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, May 20, 2024, 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: Marion County Board of County Commissioners; Agent: Davis L. Dinkins, P.E., Davis Dinkins Engineering, P.A.; Case: LUC24-45596; A request to change the Future Land Use designation from Low Intensity to Public, for property located approximately 2,000-feet west of the intersection of NW 60th Avenue and W Highway 40 (Parcel 21630-003-00), approximately 12.56 acres.

Petitioner: Marion County Board of County Commissioners; Agent: Davis L. Dinkins, P.E., Davis Dinkins Engineering, P.A.; Case: ZON24-45597; A request to rezone from PD, Planned Development, to GU, Governmental Use, for property located approximately 2,000-feet west of the intersection of NW 60th Avenue and W Highway 40 (Parcel 21630-003-00), approximately 12.56 acres.

Petitioner: Marion County Board of County Commissioners; Agent: Davis L. Dinkins, P.E., Davis Dinkins Engineering, P.A.; Case: LUC24-45611; A request to change the Future Land Use designation from Employment Center (County) to Public (City), for property located in the 6000 block of NW 3rd Place (Parcel 21630-003-01), approximately 7.44 acres.

Petitioner: Marion County Board of County Commissioners; Agent: Davis L. Dinkins, P.E., Davis Dinkins Engineering, P.A.; Case: ZON24-45612; A request to rezone from M-1, Light Industrial (County), to GU, Governmental Use (City), for property located in the 6000 block of NW 3rd Place (Parcel 21630-003-01), approximately 7.44 acres.

Petitioner: R.L.R. Investments, LLC; Agent: Rodney Rogers, P.E., Rogers Engineering & Land Surveying, LLC; Case: LUC24-45608; A request to change the Future Land Use designation from Employment Center (County) to Low Intensity (City), for property located approximately 2,600-feet west of the intersection of NW 60th Avenue and W Highway 40 (Parcel 23194-008-01), approximately 5.83 acres.

Petitioner: R.L.R. Investments, LLC; Agent: Rodney Rogers, P.E., Rogers Engineering & Land Surveying, LLC; Case: ZON24-45609; A request to rezone from M-1, Light Industrial (County), to B-4, General Business (City), for property located approximately 2,600-feet west of the intersection of NW 60th Avenue and W Highway 40 (Parcel 23194-008-01), approximately 5.83 acres.

Petitioner: A-DENIV Corp; Agent: William Menadier, P.E., Menadier Engineering, LLC; Case: ZON24-45603; A request to rezone from B-4, General Business, to R-3, Multi-Family Residential, for property located at the southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road (Parcel 22276-000-00), approximately 1.20 acres.

Petitioner: Railyard One, LLC; Agent: Jean Abi-Aoun, P.E., Florida Engineering Group, Inc; Case: ZON24-45606; A request to rezone from M-3, Heavy Industrial, to M-2, Medium Industrial, for a portion of the property located at 1700 NW 8th Avenue (Parcel 25448-000-00), approximately 7.0 acres.

Petitioner: Warehouse Services, LLC; Agent: David Tillman, P.E., Tillman & Associates Engineering, LLC; Case: ZON24-45636; A request to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for property located at 3481 NW 10th Street (Parcel 21821-000-00), approximately 9.05 acres.

NORTHEAST

Petitioner: METTA Property Holdings, LLC and Lawrence Struck; Agent: Joseph Shahadey; Case: ZON24-45638; A request to rezone from M-1, Light Industrial, to B-4, General Business, for properties located at 1703 and 1713 NE 8th Road (Parcel 26020-000-00 and 26018-000-00), approximately 0.93 acres.

Petitioner: Priscilla Investments, LLC and PASD Investments, LLC; Agent: Miles Anderson, P.E., Miles Christian Anderson Consulting Engineers, Inc.; Case: PD23-45210; A request to rezone from R-1A, Single-Family Residential, to PD, Planned Development, for properties located at the southwest corner of NE 35th Street and NE 19th Avenue (Parcel 24302-001-00 and 24277-000-00), approximately 24.50 acres.

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.

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 3rd 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.