



# Ocala Planning & Zoning Commission Agenda - Final Monday, March 11, 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  
Leo Blum  
Richard A. Kesselring  
Brent Malever  
Allison Campbell (non-voting), School  
Board Representative

### Staff

Jeff Shrum, AICP  
Director  
Growth Management Department

Aubrey Hale  
Planning Director  
Growth Management Department

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

**3. Public Comments****4. Consideration of the Minutes**

- a. [February 12, 2024 Meeting Minutes](#)  
**Attachments:** [2-12-24 Minutes.pdf](#)

**5. Annexation / Land Use / Zoning**

- a. [HWY 40 Investments, Inc and Central FL Petroleum Distributors LC / ANX24-45512](#)

Petitioner: HWY 40 Investments, Inc and Central FL Petroleum Distributors LC

Planner: Emily Johnson

[ewjohnson@ocalafl.gov](mailto:ewjohnson@ocalafl.gov) 352-629-8313

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.

*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, April 2, 2024**, City Council meeting and second and final hearing at the **Tuesday, April 16, 2024**, City Council meeting.

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

b. [HWY 40 Investment, LLC and Central FL Petroleum Distributors / LUC24-45513](#)

Petitioner: HWY 40 Investment, LLC and Central FL Petroleum Distributors

Agent: Craig Brashier, AICP, CHW, Inc.

Planner: Emily Johnson 352-629-8313

[ewjohnson@ocalafl.gov](mailto:ewjohnson@ocalafl.gov)

A request to change the Future Land Use designation from Commercial (County) to Low Intensity (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.

*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, April 2, 2024**, City Council meeting and second and final hearing at the **Tuesday, April 16, 2024**, City Council meeting.

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

a. [HWY 40 Investment LLC, and Central FL Petroleum Distributors LC / ZON24-45514](#)

Petitioner: HWY 40 Investment, LLC and Central FL Petroleum Distributors LC

Agent: Craig Brashier, AICP, CHW, Inc.

Planner: Emily Johnson 352-629-8313

[ewjohnson@ocalafl.gov](mailto:ewjohnson@ocalafl.gov)

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.

*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, April 2, 2024**, City Council meeting and second and final hearing at the **Tuesday, April 16, 2024**, City Council meeting.

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

d. [A P LLC / ZON23-45443](#)

Petitioner: A P LLC

Agent: David Tillman, Tillman & Associates Engineering, LLC

Planner: Emily Johnson 352-629-8313

[ewjohnson@ocalafl.gov](mailto:ewjohnson@ocalafl.gov)

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 southwest corner of NE 36th Avenue and NE 24th Street, north of the CSX Railroad (Parcel 24272-001-00); approximately 11.61 acres.

*Recommended Action: Approval.*

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**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](#)

e. [Jagdesch Bajjnauth, JBRJ Holdings / ZON24-45511](#)

Petitioner: Jagdesch Bajjnauth

Planner: Breah Miller 352-629-8341

[bmiller@ocalafl.gov](mailto:bmiller@ocalafl.gov)

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.

*Recommended Action: Approval*

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

6. **Planned Development**

a. [Smart Fill Investment, LLC / PD23-45351](#)

Petitioner: Smart Fill Investment, LLC  
Planner: Endira Madraveren 352-629-8440  
emadraveren@ocalafl.gov

A request to rezone from R-3, Multi-Family 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.

*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, April 2, 2024**, City Council meeting and second and final hearing at the **Tuesday, April 16, 2024**, City Council meeting.

**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](#)

**b. [Lee Ray Bergman, LLC / PD23-45260](#)**

Petitioner: Lee Ray Bergman, LLC

Agent: W. James Gooding III, Gooding & Batsel, PLLC

Planner: Endira Madraveren 352-629-8440

[emadraveren@ocalafl.gov](mailto:emadraveren@ocalafl.gov)

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 60th Avenue and SW 43rd Street Road (Parcel 23833-000-01 and 23833-000-02), approximately 10.02 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, April 2, 2024**, City Council meeting and second and final hearing at the **Tuesday, April 16, 2024** City Council meeting.

**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](#)

**7. Staff Comments**

**8. Board Comments**

a. Elections

**9. Next meeting: April 8, 2024.**

**10. Adjournment**