



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, October 14, 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: CHI Ocala Rancho, LLC; Agent: Paolo Mastroserio, P.E., Mastroserio Engineering, Inc.; Case: PD24-45515; A request to rezone from B-5, Wholesale Business, and No Zoning to PD, Planned Development, for property located at 5019 W. Highway 40 along with the parcel to the northwest (Parcel 23176-003-00 & 23180-000-00), approximately 30.49 acres.

Petitioner: SKC Development, LLC; Agent: Robert W. Batsel, Jr., Esq., Gooding & Batsel, PLLC; Case: ZON24-45772; A request to rezone from INST, Institutional, R-2, Two-Family Residential, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential, for property located at 2495 NW 21st Street along with the parcel to the north (Parcel 21411-000-00 & 21404-000-00), approximately 21.00 acres.

Petitioner: Jeff Guinn; Agent: Joe London, P.E., Kimley-Horn and Associates, Inc.; Case: PH24-45817; A request for Public Hearing for reduction in parking requirements in excess of ten percent located at 2199 NW 10th Street (Parcel 22258-000-00), approximately 4.84 acres.

NORTHEAST

Petitioner: RST Cypress Point Estates, LP; Agent: Robert Colvard, Roundstone Development, LLC; Case: ZON24-45770; A request to rezone from B-2A, Limited Community Business, to R-3, Multi-Family Residential; for property located in the 3900 block of East Silver Springs Boulevard (Parcel 2730-1000-00), approximately 1.20 acres.

Petitioner: Boyd Real Estate, LLC; Agent: Tillman & Associates, Inc.; Case: PD24-45735; A request to rezone from INST, Institutional, to PD, Planned Development, for property located at the northeast corner of NE 28th Street and NE 25th Avenue (Parcel 24274-000-00), approximately 12.61 acres.

SOUTHWEST

Petitioner: Ocala 42nd Street, Ltd.; Agent: Fred N. Roberts, Jr., Esq, Klein & Klein, LLC; Case: PD24-45730; A request to rezone from B-2, Community Business and No Zoning to PD, Planned Development, for property located 3635 and 3521 SW 42nd Street (Parcel 23901-000-00 & 23900-000-00), approximately 11.62 acres.

Petitioner: Gala Bank; Agent: Paolo Mastroserio, P.E., Mastroserio Engineering, Inc.; Case: ZON24-45815; A request to rezone from R-2, Two-Family Residential, and INST, Institutional, to B-1, Neighborhood Business, for a portion of the property located at 517 SW 27th Avenue along with the property located directly to the north (Parcel 22686-000-00 & 22687-001-00), approximately 1.99 acres.

Petitioner: George N. Snelling, LLC; Agent: Davis L. Dinkins, P.E., Davis Dinkins Engineering, P.A.; Case: ZON24-45818; A request to rezone from B-4, General Business, to SC, Shopping Center, for property located at 2400 and 2394 SW College Road (Parcel 23560-002-02 & 23560-002-12), approximately 10.88 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.