



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, July 8, 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: Second Nine Partners, LLC; Agent: Tillman & Associates Engineering, LLC; Case: LUC24-45694; A request to change the Future Land Use designation from Commercial (County) to Low Intensity (City), for property located approximately 600-feet north of the intersection at US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III Replat (P.B. 14 Pg. 197), (Parcel 21509-001-01 and 21509+001-01), approximately 25.67 acres.

Petitioner: Second Nine Partners, LLC; Agent: Tillman & Associates Engineering, LLC; Case: ZON24-45695; A request to rezone from PUD, Planned Unit Development (County), to R-3, Multi-Family Residential (City), for property located approximately 600-feet north of the intersection at US Highway 27 and NW 49th Avenue, Lot 1 and Drainage Retention Area Tract A of the Foxwood III Replat (P.B. 14 Pg. 197), (Parcel 21509-001-01 and 21509+001-01), approximately 25.67 acres.

Petitioner: Second Nine Partners, LLC; Agent: Tillman & Associates Engineering, LLC; Case: LUC24-45697; A request to change the Future Land Use designation from Commercial (County) to Low Intensity (City), for property located approximately 300-feet north of the intersection at US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of the Foxwood III Replat (P.B. 14 Pg. 197), (Parcel 21509+001-02), approximately 1.85 acres.

Petitioner: Second Nine Partners, LLC; Agent: Tillman & Associates Engineering, LLC; Case: ZON24-45698; A request to rezone from B-2, Community Business (County), to B-2, Community Business (City), for property located approximately 300-feet north of the intersection at US Highway 27 and NW 46th Terrace, Drainage Retention Area Tract B of the Foxwood III Replat (P.B. 14 Pg. 197), (Parcel 21509+001-02), approximately 1.85 acres.

SOUTHEAST

Petitioner: Ami DiLorenzo and Robert Cole; Agent: Rebecca Lorenz; Case: ZON24-45670; A request to rezone from R-2, Two-Family Residential, to RO, Residential-Office, for property located at 406 SE 8th Street (Parcel 2820-101-004), approximately 0.31 acres.

SOUTHWEST

Petitioner: Ocala 42nd Street Residential, LLC; Agent: W. James Gooding III, Gooding & Batsel, PLLC; Case: PD24-45565; A request to rezone from PUD-07, Planned Unit Development, to PD, Planned Development, for property located approximately 850-feet north and 1,200-feet east of the intersection at SW 27th Avenue and SW 42nd Street (Parcel 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00), approximately 52.82 acres.

Petitioner: Housing Finance Authority of Marion County; Agent: Donnie Mitchell and Keith Fair, Housing Finance Authority of Marion County; Case: ZON24-45672; A request to rezone from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for property located approximately 900-feet northwest of the intersection at SW College Road and SW 10th Road (Parcel 23553-003-00), approximately 13.13 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.