



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, March 11, 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: Smart Fill Investment, LLC; Case: PD23-45351; 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.

Petitioner: Hwy 40 Investment, LLC and Central FL Petroleum Distributors LC; Agent: Craig Brashier, AICP, CHW, Inc; Case: LUC24-45513; 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.

Petitioner: Hwy 40 Investment, LLC and Central FL Petroleum Distributors LC; Agent: Craig Brashier, AICP, CHW, Inc; Case: ZON24-45514; 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.

NORTHEAST

Petitioner: A P, LLC; Agent: David Tillman, Tillman & Associates Engineering, LLC; Case: ZON23-45443; 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.

Petitioner: Jagdesh Bajnauth, JBRJ Holdings, LLC; Case: ZON24-45511; 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.

SOUTHWEST

Petitioner: Lee Ray Bergman, LLC; Agent: W. James Gooding III, Gooding & batsel, PLLC; Case: PD23-45260; 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 43nd Street Road (Parcel 23833-000-01 and 23833-000-02), approximately 10.02 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.