



Ocala Planning & Zoning Commission Agenda Monday, April 14, 2025

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Jamie Boudreau
Tucker Branson
Elgin Carelock
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Buck Martin
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

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. Proof of Publication

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 Star Banner on March 28, 2025.

- a. [Ocala Gazette Ad](#)

Attachments: [4-14-25 PZ PROOF](#)
 [4-14-25 PZ PROOF DMA](#)

3. Approval of Minutes

- a. [March Agenda Minutes](#)

Attachments: [March 10, 2025 Meeting Minutes](#)

4. Subdivisions

- a. [Approve SUB25-0007 Winding Oaks Commercial Phase 2 Conceptual Subdivision Plan](#)

Attachments: [Memo Conceptual.pdf](#)
 [Case Map.pdf](#)
 [Conceptual Subdivision Plan.pdf](#)
 [Survey.pdf](#)

5. Rezoning

- a. [Public Hearing to rezone approximately 1.00 acre of property located at 3640 SW 7th Place from INST, Institutional, to M-2, Medium Industrial \(Case ZON25-0004\) \(Quasi-Judicial\).](#)

Attachments: [ZON25-0004 Fidelity Staff Report](#)
 [ZON25_0004_Fidelity Case Map](#)
 [ZON25_0004_Fidelity Aerial Map](#)

Development Agreement

- a. [Public Hearing :consider an amendments to the Amended and Restated Site and Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes \(Grand Oaks Town Center PUD, F/K/A Stolen Hours PUD\) for approximately 56.72 acres located approximately 850-feet north and 1,200-feet east of the intersection at SW 27th Avenue and SW 42nd Street \(Parcels 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00\) \(DMA25-0001\). This is the first of two public hearings; the second will be held on May 6, 2025, before the City Council.](#)

Attachments: [Amendment to 163K JG 3-5-25](#)
[Letter to City staff re Amendment 163 K REV](#)
[DMA25_0001_Case](#)
[DMA25_0001_Aerial](#)

- 6. **Public Comment**
- 7. **Staff Comments**
- 8. **Board Comment**
- 9. **Next meeting: May 12, 2025**
- 10. **Adjournment**