



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

---

**Monday, August 11, 2025**

**5:30 PM**

---

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

**Present** Tucker Branson, Daniel London, Buck Martin, Elgin Carelock,  
and Kevin Lopez

**Excused** Justin MacDonald, and Allison Campbell

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 Gazette on July 25th.

a.

**Attachments:** [P&Z Draft Ad PROOF](#)  
[COD25-0002 Ad PROOF](#)

3. Approval of Minutes

There being no further discussion the motion carried by roll call vote.

a.

**Attachments:** [July 14, 2025 Final Meeting Minutes](#)

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Elgin Carelock

**AYE:** Branson, London, Martin, Carelock, and Lopez

**EXCUSED:** MacDonald

Land Use Change

- a. Public Hearing for Ordinance 2025-XX requesting to change the Future Land Use designation from Neighborhood to Medium Intensity/ Special District for property located at the southeast corner of the intersection at NW 21st Street and NW 27th Avenue (Parcel 22437-000-00); approximately 2.55 acres

**Attachments:**    [LUC25-0003 Staff Report](#)  
                              [EXHIBIT A - Density Half-Mile Data Analysis](#)  
                              [LUC25-0003 Serenity Holistic Residential Care LLC Case Map](#)  
                              [LUC25-0003 Serenity Holistic Residential Care LLC Aerial Map](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC25-0003.

Juan Vasquez, 3226 Rayford Road, Orlando, FL, noted there are commercial units such as a barbershop located directly across the street from the proposed development site, which has Medium Industrial Special District. He also referenced several larger multi-family complexes already developed along NW 21st Street, as well as nearby town homes. He also stated that his Planned Development (PD) package has been prepared for 56 apartments units which is less than the maximum density permitted. A neighborhood meeting has already taken place, with no opposition. He noted that the plan includes large landscape buffers, and letters of support have been received from individuals out of state. He emphasized the proposed development would generate additional property tax revenue for the City of Ocala. In order to proceed with the Planned Development (PD), approval of the Land Use Change (LUC) is required.

Endira provided clarification on the reason the property was designated as Neighborhood Future Land Use in 2013. She explained designation was applied because the properties to the west of NW 27th Avenue were designated for business related future land use designation. The properties northwest of the site is Friends Recycling plant which currently is Medium Intensity Special District designation. That property has submitted applications to change the Future Land Use to Employment Center. Endira emphasized that while the applicant may have plans to pursue the multi-family as laid out in his PD plan, it is important to consider that the FLUC designation would allow for a range of potential uses that could be developed on the site.

Growth Management Planning Director, Jeff Shrum, provided clarification that the decision before the board is whether the board is in agreement with the proposed FLUC.

Mr. Lopez asked if the PD and the LUC are typically applied for at the same time. Enidra replied generally, they are. However, staff wanted to ensure the applicant's intent to proceed with the PD met City Code Standards, Therefore, it was recommended he move forward with the LUC first.

Mr. Carelock expressed concern regarding the intersection, noting it can have significant delays. He stated the proposed change could have an impact on the traffic in the area.

Mr. London inquired whether the half-mile density calculation includes residential uses only or other types of development as well. Endira clarified that the calculation includes only residential units.

Mr. London asked about 2050 Vision is that going to be a new FLUC Map or will it be

slightly different. Planning Director, Aubrey Hale, responded the 2050 Vision process is still ongoing and is intended to serve as an update not a rewrite.

Mr. Lopez would like the PD to come with the LUC.

Recommends denial to change the Future Land Use Designation from Neighborhood to Medium Intensity/Special District for property located at the southeast corner of the intersection at NW 21st Street and NW 27th Avenue (Parcel 22437-000-00); approximately 2.55 acres.

**RESULT:** DENIED

**MOVER:** Kevin Lopez

**SECONDER:** Elgin Carelock

**NAY:** Branson, London, Martin, Carelock, and Lopez

**EXCUSED:** MacDonald, and Campbell

#### Public Hearing

- a. Public Hearing for a reduction in parking requirements in excess of ten percent (PH25-0001) (Quasi-Judicial)

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

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PH25-0001.

Mr. Lopez asked for clarification on condition #2. Breah explained that the site currently has 187 parking spaces and 203 employees. An additional 21 parking spaces are proposed. However, not all employees are expected to be on-site at the same time. She noted that if the number of employees increases in the future, the site could fall into a parking deficit. Mr. Lopez then asked how item #2 will be enforced. Growth Management Director, Jeff Shrum clarified that employee counts are subject to change over time. The current parking analysis was based on the number of existing employees. If the number of employees increases, a new parking study would be required.. Planning Director, Aubrey Hale added that if the applicant returns in the future for expansion, staff would re-evaluate the parking requirements at that time.

Tom Hark, representing Cardinal LG, stated that the 21 additional parking spaces have been completed. He noted that, despite the size of the building, it is currently occupied at a relatively low capacity.

Motion to approve reduction in parking requirements in excess of ten percent (PH25-0001) (Quasi-Judicial).

**RESULT:** APPROVED

**MOVER:** Daniel London  
**SECONDER:** Buck Martin  
**AYE:** Branson, London, Martin, Carelock, and Lopez  
**EXCUSED:** MacDonald

#### Code Amendment

- a. Public Hearing for Ordinance 2025-XX, amending Sec. 90-20, Code of Ordinances, City of Ocala, Florida, providing for limitations on enclosures under elevated buildings located in flood hazard areas

**Attachments:** [WES - OCALA - ATTORNEY - CAO - Ordinances - Amendment to Section 90-20 to Prohibit Enclosures Below Grade in Elevated Buildings - FINAL - 06-26-2025](#)

City Engineer, Sean Lanier, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for COD25-0002.

Mr. London inquired whether the proposed amendment applies only to buildings constructed on pilings. Sean clarified the amendment applies to buildings where the first floor is located above the garage in flood hazardous areas.

Mr. Martin asked whether the amendment would be applicable to new construction. Sean responded anything within the past 10 years will be grandfathered in.

Motion to approve Ordinance 2025-XX, amending Sec. 90-20, Code of Ordinances, City of Ocala, Florida, providing for limitations on enclosures under elevated buildings located in flood hazard areas.

**RESULT:** APPROVED  
**MOVER:** Daniel London  
**SECONDER:** Kevin Lopez  
**AYE:** Branson, London, Martin, Carelock, and Lopez  
**EXCUSED:** MacDonald

#### Public Comments

None.

#### Staff Comments

Growth Management Director, Jeff Shrum, provided an update regarding the legislative session and status of Bill 180. The bill was introduced in response to properties damaged during recent hurricanes and primarily addresses municipalities affected by three major storms. It was explained that, under the proposed legislation, municipalities are prohibited from making any changes to bills, regulations, codes of ordinances, permitting processes, or site plan requirements that would impose additional burdens. This restriction is in effect until 2027. The City is preempted from moving forward with certain updates to its Code of Ordinances, which will

significantly impact how business is conducted going forward. Additionally, there have been changes to submission time frames for items going before the City Council. Meeting dates may need to be adjusted to accommodate these new deadlines.

Jeff also noted there is currently a vacancy on the board and encouraged members to refer any interested individuals for consideration.

#### Board Comments

None.

Next meeting: September 8, 2025

Adjournment