



Ocala Planning & Zoning Commission Agenda - Final Monday, May 12, 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 April 25th.

- a. [Ocala Gazette Ad](#)

Attachments: [P&Z Ad 05122025 PROOF](#)

3. Approval of Minutes

[April 14, 2025 Meeting Minutes](#)

Attachments: [April 14, 2025 Meeting Minutes.pdf](#)

4. Subdivisions

- a. [Approve SUB25-0008 Winding Oaks Commercial PH 3 Conceptual Subdivision Plan](#)

Presentation by Karen Cupp

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council at the **Tuesday, June 3, 2025**, City Council meeting.

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

- b. [Approve SUB23-45407 Market Street at HB Lot 1 Replat Final Plat](#)

Presentation by Karen Cupp

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council at the **Tuesday, June 3, 2025**, City Council meeting.

Attachments: [Memo.pdf](#)
[Case Map.pdf](#)
[Final Plat.pdf](#)

5. Abrogations

- a. [Public Hearing to abrogate a portion of NE 47th Court between Block I, Lot 2 and Block F, Lot 17 of Glynnwood Unit 1 as recorded in Plat Book G, Page 91, of the public records of Marion County, Florida \(Parcels 2735-0006-017 & 2735-009-002\) \(Case ABR23-45418\) \(Quasi-Judicial\).](#)

Presentation By: Jeff Shrum

Attachments: [ABR23-45418 NSC Silver Springs Staff Report](#)
[Utilities Responses](#)
[ABR23-45418 Case Map](#)
[ABR23-45418 Aerial Map](#)

6. Annexation/Land Use/Zoning

- a. [Public Hearing to change the Future Land Use designation on approximately 0.78 acres for property located in the 1900 block of NE 49th Avenue \(Parcels 2735-006-017 and 2735-009-002\) from Neighborhood to Low Intensity \(Case LUC23-45427\) \(Quasi-Judicial\).](#)

Attachments: [LUC23-45427 NSC Silver Springs Staff Report](#)
[LUC23-45427 Case Map](#)
[LUC23-45427 Aerial Map](#)

7. Rezoning

- a. [Public Hearing to rezone approximately 6.83 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard \(Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03\) from PD, Planned Development, R-1, Single-Family Residential, & B-2, Community Business, to PD, Planned Development \(Case PD23-45431\) \(Quasi-Judicial\).](#)

Presentation By: Jeff Shrum

Attachments: [PD23-45431 NSC Silver Springs PD Staff Report](#)
[PD23-45431 NSC Silver Springs PD Plan](#)
[PD23-45431 NSC SILVER SPRINGS PD STANDARDS BOOK](#)
[PD23-45431 NSC Silver Springs Survey](#)
[PD23-45431 Case Map](#)
[PD23-45431 Aerial Map](#)

- b. [Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard \(Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03\), approximately 6.83 acres \(Case No. PD23-45431\) \(Quasi-Judicial\).](#)

Presentation By: Jeff Shrum

Attachments: [PD23-45431 NSC Silver Springs PD Staff Report](#)
[EXHIBIT A - PD PLAN](#)
[EXHIBIT B - PD STANDARDS BOOK](#)

- c. [Public Hearing to rezone approximately 0.59 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard \(a portion of 2735-000-002\) from PD, Planned Development, to B-2, Community Business \(Case ZON23-45419\) \(Quasi-Judicial\).](#)

Presentation By: Jeff Shrum

Attachments: [ZON23-45419 Staff Report](#)
[ZON23-45419 Survey](#)
[ZON23-45419 Case Map](#)
[ZON23-45419 Aerial Map](#)

- d. [Public Hearing to rezone from B-2, Community Business, to B-4, General Business for property located at 2206 SW 10th Road \(Parcel 23536-000-00\), approximately 0.53 acres. \(Case ZON25-0005\) \(Quasi-Judicial\).](#)

Presentation By: : Breah J. Miller

Attachments: [ZON25-0005 Prestige Auto Sales Staff Report](#)
[ZON25-0005 Prestige Auto Sales Case Map](#)
[ZON25-0005 Prestige Auto Sales Aerial Map](#)

8. **Public Comment**
9. **Staff Comments**
10. **Board Comments**
11. **Next meeting: June 9, 2025**
12. **Adjournment**