



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, February 10, 2025

5:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Roll Call for Determination of a Quorum

Present Jamie Boudreau, Tucker Branson, Daniel London, Buck Martin, and Elgin Carelock

Excused Chairperson Kevin Lopez, 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 January 24, 2025.

a.

Attachments: [Ad Proof P&Z 02102025.pdf](#)

3. Approval of Minutes

a.

Attachments: [1.13.25](#)

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Elgin Carelock

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

4 Land Use / Zoning

a. Public Hearing to change the Future Land Use designation on approximately 12.81 acres for property located at 3001 NE 21st Street (Parcel 24264-001-04) and the parcel directly to the east (Parcel 24264-000-00) from Employment Center to Public (Case LUC25-0002) (Quasi-Judicial).

Attachments: [LUC25-0002 Staff Report](#)
[LUC25-0002 Case Map](#)
[LUC25-0002 Aerial Map](#)

Senior Planner Emily Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for LUC25-0002 and ZON25-0002.

Motion to approve LUC25-0002 to change the Future Land Use designation on approximately 12.81 acres for property located at 3001 NE 21st Street (Parcel 24264-001-04) and the parcel directly to the east (Parcel 24264-000-00) from Employment Center to Public.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

- b. Public Hearing to rezone approximately 12.81 acres for the property located at 3001 NE 21st Street (Parcel 24262-001-04) and the parcel directly to the east (Parcel 24264-000-00) from M-1, Light Industrial, to G-U, Governmental Use (Case ZON25-0002) (Quasi-Judicial).

Attachments: [ZON25-0002 Staff Report](#)
[ZON25-0002 Case Map](#)
[ZON25-0002 Aerial Map](#)

Motion to approve ZON25-0002 to rezone approximately 12.81 acres for the property located at 3001 NE 21st Street (Parcel 24262-001-04) and the parcel directly to the east (Parcel 24264-000-00) from M-1, Light Industrial, to G-U, Governmental Use.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Buck Martin

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

- c. Public Hearing to change the Future Land Use designation on approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from Employment to Public (Case LUC25-0001) (Quasi-Judicial).

Attachments: [LUC25-0001 Staff Report](#)
[LUC25-0001 Case Map](#)
[LUC25-0001 Aerial Map](#)

Planner II Brea Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for LUC25-0001 and ZON25-0001.

Mr. Branson said the City has owned the property since 2006 and asked why the city is now asking for the change. Ms. Miller replied so that it can be consistent with other city government properties.

Ms. Boudreau asked what the property is used for. Ms. Breahe replied the property is used for a drop off area for debris purposes.

Motion to approve LUC25-0001 to change the Future Land Use designation on approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from Employment to Public.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Tucker Branson

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

- d. Public Hearing to rezone approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from M-1, Light Industrial (City) to G-U, Governmental Use (City) (Case ZON25-0001) (Quasi-Judicial)

Attachments: [ZON25-0001 Staff Report](#)
[ZON25-0001 Case Map](#)
[ZON25-0001 Aerial Map](#)

Motion to approve ZON25-0001 to rezone approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from M-1, Light Industrial (City) to G-U Government Use (City).

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

5. Abrogation

- a. Public Hearing to abrogate a portion of a 12-foot-wide alley lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida. (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14), approximately 1.12 acres.. (Case ABR24-0019) (Quasi-Judicial). *Requested postponement until March 10, 2025.*

RESULT: POSTPONED

6. Public Comment

None.

7. Staff Comment

None.

8. Board Comment

None.

9. Next meeting: March 10, 2025

10. Adjournment

The meeting adjourned at 5:43 pm.