



## Ocala Planning & Zoning Commission Agenda

### Monday, September 8, 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 Gazette August 22, 2025.

  - a. [Ocala Gazette Ad](#)

**Attachments:** [P&Z Draft Ad PROOF 09082025](#)
3. Approval of Minutes
  - a. [August 11, 2025 Meeting Minutes](#)

**Attachments:** [August 11, 2025 Meeting Minutes](#)
4. Subdivisions
  - a. [Greenway Reserve Conceptual Subdivision Plan, SUB25-0003](#)

**Presentation By:** Karen Cupp

**Attachments:** [City Engineer Approval.pdf](#)  
[Aerial Map.pdf](#)  
[Case Map.pdf](#)  
[Conceptual Subdivision Plan.pdf](#)  
[Survey.pdf](#)
5. Future Land Use Plan

- a. [Public Hearing to transmit to the Florida Department of Commerce an amendment to the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of two parcels comprising approximately 75.93 acres \(Parcels 2380-000-001 and 23812-001-00\) located in the 3000 and 4000 to 4300 blocks of SW 43rd Court \(Case FLUP25-0001\)](#)

Presentation By: Emily Johnson

**Attachments:** [FLUP25-0001 Staff Report\\_Updated](#)  
[Ordinance 5711](#)  
[Ordinance 5768](#)  
[PD25-0001 PD Plan](#)  
[Letter of Opposition](#)  
[Letter of Opposition 2](#)  
[Letter of Opposition 3](#)  
[FLUP25\\_0001\\_Case](#)  
[FLUP25\\_0001\\_Aerial](#)

6. Land Use Change

- a. [Ordinance to change the Future Land Use designation on approximately 74.11 acres comprised of nine parcels \(Parcels 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, and 21478-000-00\) located in the 2300 block, along the west side of NW 27th Avenue from Medium Intensity/Special District to Employment Center \(Case LUC25-0004\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

**Attachments:** [LUC25-0004 Friends Recycling](#)  
[LUC25\\_0004\\_Case](#)  
[LUC25\\_0004\\_Aerial](#)

7. Public Hearing

- a. [Public Hearing to amend the Winding Oaks Planned Development \(PD\) master signage plan and PD Standards Book for property located at 4090 SW 66th Street, approximately 960.59 acres](#)

**Presentation By:** Breah Miller

**Attachments:** [PD20-0007 Staff Report](#)  
[PD20-0007 Aerial Map](#)  
[PD20-0007 Master Signage Plan](#)  
[PD20-0007 Monumentation and Branding Package](#)  
[PD20-0007 PD Standards Book](#)

8. Public Comment

- 9. Staff Comments
- 10. Board Comments
- 11. Next meeting: October 13, 2025
- 12. Adjournment