



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

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

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**Monday, January 13, 2025**

**5:30 PM**

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**1. Call to Order**

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

<b>Present</b>	Jamie Boudreau, Tucker Branson, Daniel London, Chairperson Kevin Lopez, Justin MacDonald, and Allison Campbell
<b>Excused</b>	Buck Martin

- 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 December 27, 2024.

- a.

**Attachments:**    [Ad Proof P&Z 01132025](#)

**3. Approval of Minutes**

- a.

**Attachments:**    [December 9, 2024 Meeting Minutes.pdf](#)

**RESULT:**            APPROVED

**MOVER:**            Daniel London

**SECONDER:**        Justin MacDonald

**AYE:**                Boudreau, Branson, London, Chairperson Lopez, and MacDonald

**EXCUSED:**         Martin

**4. Subdivision**

- a. Approve SUB23-45387 Emerson Pointe Phase 1A Final Plat

**Attachments:**    [Memo.pdf](#)  
                          [Final Plat.pdf](#)  
                          [Boundary Survey Phase 1A.pdf](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact

for SUB23-45387.

Chris Gwin, Radcliffe Engineering Inc., 2611 SE Lake Weir Avenue, Ocala, FL, said he was available to answer questions.

Motion to approve SUB23-45387 Emerson Pointe Phase 1A Final Plat.

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Jamie Boudreau

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and MacDonald

**EXCUSED:** Martin

- b. Approve SUB24-45758 Pine Oaks Preserve Conceptual Subdivision

**Attachments:** [Memo.pdf](#)  
[Conceptual Subdivision Plan.pdf](#)

Ms. Cupp displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SUB23-45758. The developer is Smartfill Investments, LLC and not Kolter Mixed-Use, LLC.

Chris Gwin, Radcliffe Engineering Inc., 2611 SE Lake Weir Avenue, Ocala, FL, said he was available to answer questions.

Motion to approve SUB23-45758 Pine Oaks Preserve Conceptual Subdivision.

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Justin MacDonald

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and MacDonald

**EXCUSED:** Martin

## 5. Abrogation

- a. Public hearing to abrogate approximately 0.06 acres of the eastern one-hundred and sixty-four (164) feet of the alley between SW 2nd Avenue and SW 3rd Avenue (Parcel 2854-025-010) (Case: ABR23-45350) (Quasi-Judicial).

**Attachments:** [staff report ABR23-45350 DOMACH](#)  
[ABR23-45350 CaseMap Domach Abrogation](#)  
[ABR23-45350 AerialMap Domach Abrogation](#)  
[PZ-Minutes 11-13-23](#)  
[ABR23-45350 Public Comment 1](#)

Planner II, Kristina Wright displayed, maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ABR23-45350.

Ms. Boudreau asked if there will be parking issues by eliminating the surface parking lot? Chief Planning Official, Endira Madravveren, replied that there a public parking garage is being constructed across the street and to the south of the property.

Ms. Campbell mentioned that ABR23-45350 request was approved in 2023, but ownership issues were being resolved and it never moved forward to City Council.

Agent Rob Batsel, 1531 SE 36th Avenue, Ocala, FL, said the site will be a beautiful six story Marriott hotel.

Motion to approve ABR23-45350, to abrogate approximately 0.06 acres of the eastern 164-feet of the alley between SW 2nd Avenue and SW 3rd Avenue (Parcel 2854-025-010).

**RESULT:** APPROVED

**MOVER:** Tucker Branson

**SECONDER:** Daniel London

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and MacDonald

**EXCUSED:** Martin

## 6. Plat Vacation

- a. Public hearing to vacate Parcel # 22817-000-00 (portion of Blocks 557-559) from the West End Ocala Plat recorded in Plat Book A, Page 78, located at 3601 West Silver Springs Blvd, approximately 9.31 acres (Quasi-Judicial)

**Attachments:** [PLV24-0001 Staff Report](#)  
[PLV24-0001 Saving Mercy Aerial Map](#)  
[PLV24-0001 Saving Mercy Case Map](#)  
[West End Ocala Plat 1892](#)  
[Mercy Village Utility Plan](#)

City Projects Director Tye Chighizola displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for PLV24-0001.

Chuck Pigeon, Ardurra Group Inc, 925 SE 17th Street, Ocala, FL, said it is time for the 1892 title to be cleared.

Motion to approve PLV24-0001 to vacate Parcel #22817-000-00 (portion of Blocks 557-559 from the West End Ocala Plat recorded in Plat Book A, Page 78, located at 3601 West Silver Springs Boulevard, approximately 9.31 acres.

**RESULT:** APPROVED

**MOVER:** Kevin Lopez

**SECONDER:** Jamie Boudreau

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and MacDonald

**EXCUSED:** Martin

**7. Zoning**

- a. Public Hearing to rezone from M-1, Light Industrial, O-1, Office, MH, Mobile Home Park, and RO, Residential Office, to INST, Institutional, for properties located at 2211 Northeast 14th Street and 1409 Northeast 22nd Avenue (Parcel 26394-000-00 and 26392-000-00), approximately 5.57 acres (Case ZON24-0007) (Quasi-Judicial).

**Attachments:** [ZON24-0007 Center for the Blind Staff Final Draft](#)  
[ZON24-0007 Case Map](#)  
[ZON24-0007 Aerial Map](#)  
[ZON24-0007 Public Comment 1](#)  
[ZON24-0007 Public Comment 2](#)

Planner II, Breah Miller displayed maps, and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ZON24-0007.

Austin Dailey, Klein and Klein, P.A., 40 SE 11th Avenue, Ocala, FL, said Institutional is the perfect zoning classification to expand the campus.

Motion to approve ZON24-0007 to rezone from M-1, Light Industrial, O-1, Office, MH, Mobile Home Park, and RO, Residential Office, to Inst, Institutional, for properties located at 2211 Northeast 14th Street and 1409 Northeast 22nd Avenue (Parcel 26394-000-00 and 26392-000-00).

**RESULT:** APPROVED

**MOVER:** Justin MacDonald

**SECONDER:** Tucker Branson

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and MacDonald

**EXCUSED:** Martin

**b. Point of Loss Systems, Inc./Case ZON24-0008**

Ms.Madraveren said ZON24-0008 was withdrawn by the applicant.

**RESULT:** WITHDRAWN

**8. Planned Development**

- a. Public Hearing to rezone approximately 16.43 acres for property located approximately 40 feet north of the intersection of NE 28th Street and NE 23rd Avenue (Parcel 24278-000-01) from RO, Residential Office, R-1, Single-Family Residential, and R-2, Two-Family Residential, to PD, Planned Development (Case PD24-45765) (Quasi-Judicial).

**Attachments:** [PD24-45765 Staff Report](#)  
[PD24-45765 Case Map](#)  
[PD24-45765 Aerial Map](#)  
[PD24-45765 PD Plan](#)  
[PD24-45765 PD Standards Book](#)  
[PUD Standards Approved by Marion County \(Emerson Pointe Phases 1 and 2\)](#)  
[Minutes of Neighborhood Meeting](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for PD24-45765.

Jon Harvey, Tillman and Associates, LLC, 1720 SE 16th Avenue, Ocala, FL, said the request is to infill the surrounding area. The development Phase III of an ongoing Marion County PUD and the price range for the homes will be from \$250,000 - \$290,000.

Ms. Campbell said all three nearby schools have capacity.

Motion to approve PD24-45765 to rezone approximately 16.43 acres for property located approximately 40 feet north of the intersection of NE 28th Street and NE 23rd Avenue (Parcel 24278-000-01) from RO, Residential Office, R-1, Single-Family Residential, and R-2, Two-Family Residential, to PD, Planned Development.

**RESULT:** APPROVED

**MOVER:** Justin MacDonald

**SECONDER:** Daniel London

**AYE:** Boudreau, Branson, London, Chairperson Lopez, and MacDonald

**EXCUSED:** Martin

- b. Public Hearing to consider a resolution for a PD Plan and Standards Book for property located approximately 40 feet north of the intersection of NE 28th Street and NE 23rd Avenue (Parcel 24278-000-01, approximately 16.43 acres (Case No. PD24-45765) (Quasi-Judicial).

**Attachments:** [PD24-45765 Staff Report](#)  
[EXHIBIT A - PD PLAN](#)  
[EXHIBIT B - PD STANDARDS BOOK](#)

Motion to approve PD24-45765 to consider a resolution for a PD Plan and Standards Book for property located approximately 40 feet north of the intersection of NE 28th Street and NE 23rd Avenue (Parcel 24278-000-01, approximately 16.43 acres.

**RESULT:** APPROVED

**MOVER:** Justin MacDonald

**SECONDER:** Daniel London

**AYE:** Boudreau, Branson, London, Chairperson Lopez, MacDonald, and Campbell

**EXCUSED:** Martin

**9. Public Comment**

None.

**10. Staff Comment**

None.

**11. Board Comment**

Ms. Campbell said she was grateful the Florida Center for the Blind was moving forward because they have been wanting to expand.

**12. Next meeting: February 17, 2024**

**13. Adjournment**

The meeting adjourned at 6:10 pm.