Ocala
Planning & Zoning Commission
Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, April 14, 2025 **5:30 PM**

1. Call to Order

a. Pledge of Allegiance

b. Roll Call for Determination of a Quorum

Present	Jamie Boudreau, Daniel London, Justin MacDonald, Buck Martin, Allison Campbell, Elgin Carelock, and Kevin Lopez
Excused	Tucker Branson

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 March 28, 2025.

a.

Attachments: 4-14-25 PZ PROOF
4-14-25 PZ PROOF DMA

3. Approval of Minutes

a.

Attachments:	March 10, 2025 Meeting Minutes
RESULT:	APPROVED
MOVER:	Daniel London
SECONDER:	Buck Martin
AYE:	Boudreau, London, MacDonald, Martin, Carelock, and Lopez
EXCUSED:	Branson

4. Subdivisions

a. Approve SUB25-0007 Winding Oaks Commercial Phase 2 Conceptual Subdivision Plan

Attachments: Memo Conceptual.pdf
Case Map.pdf
Conceptual Subdivision Plan.pdf
Survey.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 SUB25-0007.

Thomas Trexler, Kimley Horn and Associates, 1700 SE 17th Street, Ocala, FL, said he was available to answer any questions.

Motion to approve SUB25-0007 Winding Oaks Commercial Phase 2 Conceptual Subdivision Plan.

RESULT:	APPROVED
MOVER:	Justin MacDonald
SECONDER:	Elgin Carelock
AYE:	Boudreau, London, MacDonald, Martin, Carelock, and Lopez
EXCUSED:	Branson

5. Rezoning

a.

Attachments: ZON25-0004 Fidelity Staff Report
ZON25_0004_Fidelity Case Map
ZON25_0004_Fidelity Aerial Map

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 ZON25-0004.

Mr. Lopez asked if there was an open permit to demolish the building. Ms. Miller replied yes.

Mr. London asked for clarification on the property in question. Ms. Miller replied the property on the west is a church and the request is for the yellow shaded property only.

Pete Whirle, 101 NE 16th, Ocala, FL, said the property will be used for outdoor storage.

Motion to approve ZON25-0004 to rezone approximately 1.00 acre of property located at 3640 SW 7th Place from INST, Institutional, to M-2, Medium Industrial.

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

Development Agreement

a. Public Hearing :consider an amendments to the Amended and Restated Site and Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes (Grand Oaks Town Center PUD, F/K/A Stolen Hours PUD) for approximately 56.72 acres

located approximately 850-feet north and 1,200-feet east of the intersection at SW 27th Avenue and SW 42nd Street (Parcels 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00) (DMA25-0001). This is the first of two public hearings; the second will be held on May 6, 2025, before the City Council.

Attachments: Amendment to 163K JG 3-5-25
Letter to City staff re Amendment 163 K REV
DMA25_0001_Case
DMA25_0001_Aerial

Chief Planning Official, Endira Madraveren said this case is an amendment to a previously approved 163 agreement. A chapter 163 development agreement is like a contract the City enters into with the developer and the owner to ensure certain measures are met. Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for DMA25-0001.

The agent, Jimmy Gooding, 1531 SE 36th Avenue, Ocala, FL, said some provisions have changed since the previous approval and this is simply a clean-up.

Mr. MacDonald questioned the four story apartments. Mr. Gooding replied it was approved as part of the rezoning request and this amendment memorializes the four story apartments as previously approved.

Motion to approve DMA25-0001 to consider an amendment to the Amended and Restated Site and concurrency Development Agreement pursuant to Chapter 163 Florida Statues (Grand Oaks Town Center PUD, F/K/A Stolen Hours PUD) for approximately 56.72 acres located approximately 850-feet north and 1,200-feet east of the intersection at SW 27th Avenue and SW 42nd Street (Parcels 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00) (DMA25-0001).

RESULT:	APPROVED
MOVER:	Buck Martin
SECONDER:	Justin MacDonald
AYE:	Boudreau, London, MacDonald, Martin, Carelock, and Lopez
EXCUSED:	Branson

6. Public Comment

None.

7. Staff Comments

None.

8. Board Comment

Mr. MacDonald said he will not be at the May 12th meeting.

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

9. Next meeting: May 12, 2025

10. Adjournment

The meeting adjourned at 5:54 pm.