



# Ocala Planning & Zoning Commission Agenda - Final Monday, October 13, 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 Gazette on September 26, 2025.

  - a. [Ocala Gazette Ad](#)  
**Attachments:** [P&Z Draft Ad PROOF 10132025](#)
3. Approval of Minutes
  - a. [September 8, 2025 Meeting Minutes](#)  
**Attachments:** [September 8, 2025 Meeting Minutes](#)
4. Land Use Change
  - a. [Ordinance to change the Future Land Use designation on approximately 10.36 acres \(Parcel 21454-000-00\) located at 2500 NW 31st Avenue from Medium Intensity/Special District to Employment Center \(Case LUC25-0005\) \(Quasi-Judicial\)](#)  
  
Presentation By: Emily Johnson  
**Attachments:** [LUC25-0005 Friends Recycling Staff Report](#)  
[LUC25\\_0005\\_Case](#)  
[LUC25\\_0005\\_Aerial](#)
5. Zoning
  - a. [Ordinance to rezone approximately 10.36 acres \(Parcel 21454-000-00\) located at 2500 NW 31st Avenue from R-1, Single-Family Residential and R-2, Two-Family Residential to M-1, Light Industrial \(Case ZON25-0012\) \(Quasi-Judicial\)](#)  
  
Presentation By: Emily Johnson  
**Attachments:** [ZON25-0012 Friends Recycling](#)  
[ZON25\\_0012\\_Case](#)  
[ZON25\\_0012\\_Aerial](#)
6. Code Amendment

- a. [Public Hearing to amend the code of ordinances permitted uses of the M-1, Light Industrial, zoning district to include Churches/Places of Worship on major and minor arterial roadways subject to supplemental regulations \(COD25-0003\).](#)

Presentation By: Emily W. Johnson

**Attachments:** [COD25-0003 Redlined Ordinance](#)  
[COD Impact Map\\_M-1 Zoning District](#)

7. Public Comment
8. Staff Comments
9. Board Comments
10. Next meeting: November 10, 2025
11. Adjournment