



Ocala Planning & Zoning Commission Agenda

Monday, June 9, 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 Banner on May 23rd.

 - a. [Ocala Gazette Ad](#)

Attachments: [P&Z Ad 06092025 PROOF](#)
[DMA23-45430 Ad PROOF](#)
3. Approval of Minutes
 - a. [May 12, 2025 Meeting Minutes](#)

Attachments: [May 12, 2025 Final Meeting Minutes](#)
4. Subdivisions
5. Abrogations
 - a. [Public Hearing to abrogate 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. \(Case ABR24-0019\) \(Quasi-Judicial\).](#)

Attachments: [ABR24-0019 Florida Hospital of Ocala Inc Staff Report](#)
[ABR24-0019 Florida Hospital of Ocala Inc Case Map](#)
[ABR24-0019 Florida Hospital of Ocala Inc Aerial Map](#)
[ABR24-0019 Florida Hospital of Ocala Inc Survey](#)
[ABR24-0019 Florida Hospital of Ocala Inc Map Exhibit Markup](#)
[ABR24- 0019 Florida Hospital of Ocala Inc Meadow View Addition \(B.233\)](#)
[ABR24- 0019 Florida Hospital of Ocala Inc Hillview Addition \(A.192\)](#)
6. Annexation/Land Use/Zoning

- a. [Public Hearing to annex approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south \(Parcels 23817-004-00 and 23311-000-00\) \(Case ANX24-45704\)](#)

Attachments: [ANX24-45704 Staff Report](#)
[ANX24-45704 Anna Jo Partnership LLC Case Map](#)
[ANX24-45704 Anna Jo Partnership LLC Aerial Map](#)

- b. [Public Hearing to change the Future Land Use designation on approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south \(Parcels 23817-004-00 and 23311-000-00\) from High Intensity \(County\) to Medium Intensity/ Special District \(City\)\(Case LUC24-45705\) \(Quasi-Judicial\)..end](#)

- [OCALA'S RELEVANT STRATEGIC GOALS:](#)

[Quality of Place, .](#)

- [PROOF OF PUBLICATION:](#)

[N/A](#)

Attachments: [LUC24-45705 Anna Jo Partnership LLC Staff Report](#)
[LUC24-45705 Anna Jo Partnership LLC Case Map](#)
[LUC24-45705 Anna Jo Partnership Aerial Map](#)

- c. [Public Hearing to rezone approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south \(Parcels 23817-004-00 and 23311-000-00\) from R-3, Multi-Family Residential \(County\), to PD, Planned Development \(Case PD24-45706\)\(Quasi-Judicial\).](#)

Attachments: [PD24-45706 Anna Jo Partnership LLC Staff Report](#)
[PD24-45706 Anna Jo Partnership LLC PD Plan](#)
[PD24-45706 Anna Jo Partnership LLC Standards Book](#)
[PD24-45706 Anna Jo Partnership LLC Case Map](#)
[PD24-45706 Anna Jo Partnership LLC Aerial Map](#)

- d. [Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at 2275 SW 53rd Avenue along with the property adjacent to the south \(Parcels 23817-004-00 and 23311-000-00\), approximately 39.33 acres \(Case No. PD24-45706\) \(Quasi-Judicial\).](#)

Attachments: [PD24-45706 Anna Jo Partnership LLC Staff Report](#)
[PD24-45706 Anna Jo Partnership LLC PD Plan](#)
[PD24-45706 Anna Jo Partnership LLC Standards Book](#)

- e. [Public hearing to amend the PD, Planned Development, Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street \(Parcel 24274-000-00\), approximately 12.61 acres \(Case No. PD24-45735\) \(Quasi-Judicial\).](#)

Attachments: [PD24-45735 Amendment Staff Report](#)
[Exhibit A - Amended PD Plan](#)
[Exhibit B - Amended PD Standards Book](#)
[RESOLUTION 2025-5](#)
[PD24-45735 Case Map](#)
[PD24-45735 Aerial Map](#)

7. Rezoning

- a. [Public Hearing to rezone approximately 18.24 acres for the property located southwest of the intersection at SW 48th Avenue and SW 49th Place \(Parcel 23832-000-00 and a portion of 23894-002-00\) from R-3, Multi-Family Residential, to B-2, Community Business \(Case ZON25-0007\) \(Quasi-Judicial\).](#)

Attachments: [ZON25-0007 Circle Fore Rezoning Staff Report](#)
[ORD 2023-14](#)
[ZON25-0007 Case Map](#)
[ZON25-0007 Aerial Map](#)

8. Development Agreement

- a [Public Hearing to consider an amendment to a Site Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes \(New Old Town Village LLC\) for approximately 38.9 acres located in the 4300-4600 block of E Silver Springs Boulevard \(Parcels 27028-004-03, 27028-004-00, 27028-004-01, 27029-000-02, 27028-003-00, and a portion of 2735-000-002\) \(DMA23-45430\). This is the first of two public hearings; the second will be held on June 17, 2025, before the City Council.](#)

Attachments: [New Old Town Village Fifth Amendment to Development Agreement](#)
[NSC Silver Springs Collective Project Map](#)

9. Code Amendment

- a. [Public Hearing to change the code of ordinances by amending the definitions, permitted uses chart, and supplemental regulations pertaining to Congregate Living Facilities and Short Term Rental Residences \(COD25-0001\).](#)

Attachments: [COD25-0001 Ordinance - Redlined](#)
[COD25-0001 Permitted Uses Table](#)
[Existing Supplemental Regulations](#)
[Community Facility Uses Research Matrix](#)
[COD25-0001 Impacted Zoning Districts Map](#)

10. Public Comments
11. Staff Comments
12. Board Comments
13. Next meeting: July 14, 2025
14. Adjournment