



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, October 13, 2025

5:30 PM

1. Call to Order

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

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

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

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

a. September 8, 2025 Meeting Minutes

Attachments: [September 8, 2025 Meeting Minutes](#)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Justin MacDonald

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Lopez

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)

Attachments: [LUC25-0005 Friends Recycling Staff Report](#)
 [LUC25 0005 Case](#)
 [LUC25 0005 Aerial](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC25-0005.

Fred Roberts, 40 SE 11th Avenue, Ocala, FL, explained the property was part of a land exchange between the City of Ocala and the owner of Friends Recycling. He stated that the proposed land use change is intended to align with the anticipated use of the Friends Recycling property. The rezoning to M-1 will be a step down from the current M-2 zoning. Mr. Roberts clarified that there is no expansion of the landfill. The rezoning is to support the future intended uses of the property, which are to be more commercial in nature and consistent with the anticipated operations of Friends Recycling.

Anton Miller, 2410 NW 31st Street, Ocala, FL, expressed concerns regarding odors from the property, noting that many nearby residents have experienced serious health issues, including cancer. He stated he only recently learned about the proposal and wished he had been informed sooner. Mr. Miller asked whether any impact studies had been conducted to determine potential adverse effects on surrounding properties. Mr. London responded that this meeting served as a forum for public comment.

Mr. London asked for clarification that the request did not involve an expansion of the recycling operations, but rather a change to the future land use designation and rezoning. Mr. Roberts confirmed that this was correct.

Jeff Shum, Growth Management Director, clarified the Land Use Change involves a reduction in density and intensity, decreasing from 30 units per acre to 24 units per acre. He further explained the Floor Area Ratio maximum is 4 which is being reduced to 2.

Motion to approve 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.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Tucker Branson

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Lopez

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)

Attachments: [ZON25-0012 Friends Recycling](#)
 [ZON25_0012 Case](#)
 [ZON25_0012 Aerial](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0012.

Motion to approve 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.

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

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).

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

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for COD25-0003.

Jimmy Gooding, 1531 SE 36th Avenue, Ocala, FL, explained that the applicant intends to use the front portion of the property for a medical office and the rear portion for a church.

Motion to approve 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.

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

7. Public Comment

None.

8. Staff Comments

None.

9. Board Comments

None.

10. Next meeting: November 10, 2025

11. Adjournment

Meeting adjourned at 6:00 PM.