



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

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

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**Monday, May 12, 2025**

**5:30 PM**

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**1. Call to Order**

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

**Present** Jamie Boudreau, Tucker Branson, Daniel London, Allison Campbell, Elgin Carelock, and Kevin Lopez

**Excused** Justin MacDonald, and 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 Star Banner on April 25th.

- a.

**Attachments:** [P&Z Ad 05122025 PROOF](#)

**3. Approval of Minutes**

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

**Attachments:** [April 14, 2025 Meeting Minutes.pdf](#)

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Elgin Carelock

**AYE:** Boudreau, Branson, London, Carelock, and Lopez

**EXCUSED:** MacDonald, and Martin

**4. Subdivisions**

- a. Approve SUB25-0008 Winding Oaks Commercial PH 3 Conceptual Subdivision Plan

**Attachments:** [Memo.pdf](#)  
[Case Map.pdf](#)  
[Conceptual Plan.pdf](#)  
[Survey.pdf](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the

property and adjacent properties while providing staff comments and findings of fact for SUB25-0008.

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

**RESULT:** APPROVED

**MOVER:** Tucker Branson

**SECONDER:** Kevin Lopez

**AYE:** Boudreau, Branson, London, Carelock, and Lopez

**EXCUSED:** MacDonald, and Martin

- b. Approve SUB23-45407 Market Street at HB Lot 1 Replat Final Plat

**Attachments:** [Memo.pdf](#)  
[Case Map.pdf](#)  
[Final Plat.pdf](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB23-45407.

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Jamie Boudreau

**AYE:** Boudreau, Branson, London, Carelock, and Lopez

**EXCUSED:** MacDonald, and Martin

## 5. Abrogations

- a. Public Hearing to abrogate a portion of NE 47th Court between Block I, Lot 2 and Block F, Lot 17 of Glynnwood Unit 1 as recorded in Plat Book G, Page 91, of the public records of Marion County, Florida (Parcels 2735-0006-017 & 2735-009-002) (Case ABR23-45418) (Quasi-Judicial).

**Attachments:** [ABR23-45418 NSC Silver Springs Staff Report](#)  
[Utilities Responses](#)  
[ABR23-45418 Case Map](#)  
[ABR23-45418 Aerial Map](#)

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for ABR23-45418.

Jimmy Gooding, 1531 SE 26th Ave, Ocala, FL, asked the board if they propose a motion for approval to please consider the modified resolution to be worked out with staff and applicant.

Mr. London made a motion to approve ABR23-45418 with amendment for staff to work

though changes with the applicant.

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Jamie Boudreau

**AYE:** Boudreau, Branson, London, Carelock, and Lopez

**EXCUSED:** MacDonald, and Martin

## 6. Annexation/Land Use/Zoning

- a. Public Hearing to change the Future Land Use designation on approximately 0.78 acres for property located in the 1900 block of NE 49th Avenue (Parcels 2735-006-017 and 2735-009-002) from Neighborhood to Low Intensity (Case LUC23-45427) (Quasi-Judicial). ).

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for LUC23-45427.

**RESULT:** APPROVED

**MOVER:** Kevin Lopez

**SECONDER:** Elgin Carelock

**AYE:** Boudreau, Branson, London, Carelock, and Lopez

**EXCUSED:** MacDonald, and Martin

## 7. Rezoning

- a. Public Hearing to rezone approximately 6.83 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03) from PD, Planned Development, R-1, Single-Family Residential, & B-2, Community Business, to PD, Planned Development (Case PD23-45431) (Quasi-Judicial).

**Attachments:** [PD23-45431 NSC Silver Springs PD Staff Report](#)  
[PD23-45431 NSC Silver Springs PD Plan](#)  
[PD23-45431 NSC SILVER SPRINGS PD STANDARDS BOOK](#)  
[PD23-45431 NSC Silver Springs Survey](#)  
[PD23-45431 Case Map](#)  
[PD23-45431 Aerial Map](#)

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for PD23-45431.

Jimmy Gooding, 1531 SE 36th Avenue, Ocala, FL, said he supports staff on the revised PD conditions.

Mr. Lopez made a motion to approve PD23-45431 to recommend with staff changes.

**RESULT:** APPROVED

**MOVER:** Kevin Lopez

**SECONDER:** Tucker Branson

**AYE:** Boudreau, Branson, London, Carelock, and Lopez

**EXCUSED:** MacDonald, and Martin

- b. Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03), approximately 6.83 acres (Case No. PD23-45431) (Quasi-Judicial).

**Attachments:** [PD23-45431 NSC Silver Springs PD Staff Report](#)  
[EXHIBIT A - PD PLAN](#)  
[EXHIBIT B - PD STANDARDS BOOK](#)

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for PD23-45431.

Mr. Lopez asked if the residential facility would house all residential parking onsite. Jeff responded with yes.

**RESULT:** APPROVED

**MOVER:** Tucker Branson

**SECONDER:** Jamie Boudreau

**AYE:** Boudreau, Branson, London, Carelock, and Lopez

**EXCUSED:** MacDonald, and Martin

- c. Public Hearing to rezone approximately 0.59 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (a portion of 2735-000-002) from PD, Planned Development, to B-2, Community Business (Case ZON23-45419) (Quasi-Judicial).

**Attachments:** [ZON23-45419 Staff Report](#)  
[ZON23-45419 Survey](#)  
[ZON23-45419 Case Map](#)  
[ZON23-45419 Aerial Map](#)

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for ZON23-45419.

Jimmy Gooding, 1531 SE 36th Avenue, Ocala, FL, said residential parking will be in residential and not commercial.

**RESULT:** APPROVED  
**MOVER:** Kevin Lopez  
**SECONDER:** Tucker Branson  
**AYE:** Boudreau, Branson, London, Carelock, and Lopez  
**EXCUSED:** MacDonald, and Martin

- d. Public Hearing to rezone from B-2, Community Business, to B-4, General Business for property located at 2206 SW 10th Road (Parcel 23536-000-00), approximately 0.53 acres. (Case ZON25-0005) (Quasi-Judicial).

**Attachments:** [ZON25-0005 Prestige Auto Sales Staff Report](#)  
[ZON25-0005 Prestige Auto Sales CAse Map](#)  
[ZON25-0005 Prestige Auto Sales 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 ZON25-0005.

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

**8. Public Comment**

**9. Staff Comments**

Planning Director, Aubrey Hale, addressed legislative changes, noting that effective July 1, subdivisions will no longer be subject to public hearings.

**10. Board Comments**

Allison Campbell noted the school board meeting will be May 13th and will address cost sharing with Winding Oaks.

**11. Next meeting: June 9, 2025**

**12. Adjournment**

Meeting Adjourned at 6:12PM