



Ocala Planning & Zoning Commission Agenda

Monday, August 11, 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 July 25th.

 - a. [Ocala Gazette Ad](#)
Attachments: [P&Z Draft Ad PROOF](#)
[COD25-0002 Ad PROOF](#)
3. Approval of Minutes
 - a. [July 14, 2025 Final Meeting Minutes](#)
Attachments: [July 14, 2025 Final Meeting Minutes](#)

Land Use Change

- a. [Public Hearing for Ordinance 2025-XX requesting to change the Future Land Use designation from Neighborhood to Medium Intensity/ Special District for property located at the southeast corner of the intersection at NW 21st Street and NW 27th Avenue \(Parcel 22437-000-00\); approximately 2.55 acres](#)
Presentation By: Breah Miller
Attachments: [LUC25-0003 Staff Report](#)
[EXHIBIT A - Density Half-Mile Data Analysis](#)
[LUC25-0003 Serenity Holistic Residential Care LLC Case Map](#)
[LUC25-0003 Serenity Holistic Residential Care LLC Aerial Map](#)

Public Hearing

- a. [Public Hearing for a reduction in parking requirements in excess of ten percent \(PH25-0001\) \(Quasi-Judicial\)](#)
Presentation By: Breah Miller
Attachments: [Staff Report](#)
[Parking Study](#)
[Case Map](#)
[Aerial Map](#)

Code Amendment

- a. [Public Hearing for Ordinance 2025-XX, amending Sec. 90-20, Code of Ordinances, City of Ocala, Florida, providing for limitations on enclosures under elevated buildings located in flood hazard areas](#)

Presentation By: Sean Lanier

Attachments: [WES - OCALA - ATTORNEY - CAO - Ordinances - Amendment to Section 90-20 to Prohibit Enclosures Below Grade in Elevated Building; FINAL - 06-26-2025](#)

Public Comments

Staff Comments

Board Comments

Next meeting: September 8, 2025

Adjournment