



Ocala Planning & Zoning Commission Agenda

Monday, July 14, 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 June 27th.

 - a. [Ocala Gazette Ad](#)
Attachments: [P&Z Draft Ad PROOF](#)
3. Approval of Minutes
 - a. [June Agenda Minutes](#)
Attachments: [June 9, 2025 Final Meeting Minutes](#)
4. Subdivisions
 - a. [Approve SUB25-0009 Emerson Pointe Phase 3 Conceptual Subdivision Plan](#)
Attachments: [P Z Memo.pdf](#)
[Conceptual Subdivison Plan.pdf](#)
[Survey.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
 - b. [Approve SUB24-0002 Winding Oaks Residential PH 2 Final Plat and Developer's Agreement](#)
Attachments: [P Z Memo.pdf](#)
[Final Plat.pdf](#)
[Developer's Agreement.pdf](#)
[Boundary Survey.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)

- c. [Approve SUB25-0004 Winding Oaks Residential PH 4A Final Plat and Developer's Agreement](#)

Attachments: [P Z Memo.pdf](#)
[Final Plat.pdf](#)
[Developer's Agreement.pdf](#)
[Boundary Survey.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)

5. Abrogations

- a. [Public Hearing to abrogate a 30-foot wide portion of NW 13th St right-of-way to the South of Blocks Q and R and North of Block P, Allred's Addition to Ocala, as recorded in Plat Book A, Page 74, of the public records of Marion County, Florida. \(Parcels 2572-018-001 and 2572-016-002\), approximately 0.144 acres or 6,292 SF. \(Case ABR25-0003\) \(Quasi-Judicial\) Request to Table](#)

6. Rezoning

- a. [A public hearing requesting a rezoning from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, for property located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road \(Parcel 24728-000-00\) approximately 7.23 acres \(Case ZON25-0010\) \(Quasi-Judicial\)](#)

Attachments: [ZON25-0010 Blitch Plantation Staff Report](#)
[ZON25-0010 Blitch Plantation Aerial Map](#)
[ZON25-0010 Blitch Plantation Case Map](#)
[ZON25-0010 Letter of Opposition](#)

- b. [Public Hearing to rezone approximately 1.59 acres for the property located at 458 NW 1st Street \(Parcel 2855-005-000\) including two contiguous parcels to the east \(Parcel 2855-009-000 and 2855-006-000\) from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business \(Case ZON25-0009\) \(Quasi-Judicial\)](#)

Attachments: [ZON25-0009 Staff Report](#)
[ZON25_0009_Case](#)
[ZON25_0009_Aerial](#)

- c. [Public Hearing to rezone approximately 0.45 acres for the property located at 3235 SE Maricamp Road \(Parcel 29793-002-02\) from B-2, Community Business, to SC, Shopping Center \(Case ZON25-0011\) \(Quasi-Judicial\)](#)

Attachments: [ZON25-0011 Staff Report](#)
[ZON25_0011_Case](#)
[ZON25_0011_Aerial](#)

- d. [Public Hearing to rezone approximately 5.93 acres for the property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace \(Parcel 2572-018-001, 2572-017-004 and 2572-017-005\) from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial \(Case ZON25-0008\) \(Quasi-Judicial\)](#)

Attachments: [Staff Report](#)
[ZON25_0008_Caserevised](#)
[ZON25_0008_Aerialrevised](#)

7. 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](#)

8. Public Comments

9. Staff Comments

10. Board Comments

11. Next meeting: August 11, 2025

12. Adjournment