



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, December 9, 2024

5:30 PM

1. Call to Order

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

Present

Jamie Boudreau, Tucker Branson, Daniel London, Chairperson
Kevin Lopez, Justin MacDonald, Buck Martin, and Allison
Campbell

- 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 November 22, 2024.

- a.

Attachments: [12092024 P&Z Proof Ad](#)

3. Approval of Minutes

- a.

Attachments: [November 13, 2024 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

AYE: Boudreau, Branson, London, Chairperson Lopez, MacDonald, and
Martin

4. Zoning

- a. Public hearing to rezone approximately 15.46 acres for property located approximately 900-feet northwest of the intersection of SW College Road and SW 20th Court (Parcel 23553-003-00 and Parcel 23561-000-00) from R-1, Single-Family Residential, to R-3, Multi-Family Residential (Case ZON24-45672) (Quasi-Judicial).

Attachments: [ZON24-45672 Housing Finance Authority of Marion County Staff Report](#)
 [ZON24-45672 Housing Finance Authority of Marion County Aerial Map](#)
 [ZON24-45672 Housing Finance Authority of Marion County Case 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 ZON24-45672.

Mr. Lopez asked for clarification regarding what Ms. Miller referred to as the "north property." was across the street or the northern property. Ms. Miller replied it was the subject property that was northern most solid waste landfill.

Executive Director Keith Fair, Housing Finance Authority of Marion County, 601 SE 25th Street, Ocala, FL, said he is looking forward to building affordable workforce and senior housing.

Ms. Boudreau asked how the development will affect the area. Mr. Fair replied the senior property will not be greatly affect the area because it will be limited and will not add additional students. A traffic study and an RFP will need to be done on the other nine acres.

Mr. London asked if the senior living will be assisted living. Mr. Fair responded it will be affordable senior housing.

Ms. Campbell said the development is in a good location because Marion Senior Services is across the street.

Mr. London asked for the new zoning for schools in that area. Ms. Campbell replied the middle school would still be Liberty, Saddlewood Elementary, but there will be discussions about students going to Dr. N.H. Jones Elementary.

Motion to approve ZON24-45672, to rezone approximately 15.46 acres from R-1, Single-Family Residential, to R-3, Multi-Family Residential for property located approximately 900 feet northwest of the intersection of SW College Road and SW 20th Court (Parcel 23553-003-00 and 23561-000-00).

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Justin MacDonald

AYE: Boudreau, Branson, London, Chairperson Lopez, MacDonald, and Martin

- b. Introduce Ordinance 2025-XX to rezone 1.14 acres from R-2, Two-Family Residential, to R-3, Multi-Family Residential, for property located in the 700 block of SW 3rd Street (Parcel 2848-002-001) (Case: ZON24-0003) (Quasi-Judicial).

Attachments: [ZON24-0003 Staff Report](#)
 [ZON24-0003 Vasquez Civil LLC Aerial Map](#)
 [ZON24-0003 Vasquez Civil LLC Case Map](#)
 [EG Smith Addition Plat](#)

Chief Planning Official Endira Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact, as well as two letters of objection for ZON24-0003.

Mr. Martin asked if there are duplexes in the area. Ms. Madraveren replied there are no duplexes only single family residences. Mr. McDonald clarified that it consists of zoning for R-2 and R-3.

Mr. Lopez asked for clarification regarding density. Ms. Madraveren answered that the density is based on the underlying future land use designation which allows up to five single family residences per acre or up to 12 multi-family dwelling units per acre.

Ms. Boudreau asked if there would be an easement issue. Ms. Madraveren replied no.

Mr. Lopez asked about the primary access. Juan Vasquez, 3226 Raeford Rd., Orlando, FL, replied the primary access would be off of SW 3rd Street. The future land use is not being changed and it is only being rezoned to build multi-family units for affordable housing.

Mr. Lopez asked if he had proposed number of units. Mr. Vasquez replied it is a two-story 13-unit apartment building with a retention pond.

Growth Planning Director Aubrey Hale stated the request is only for rezoning, the site plan will be submitted for a formal review.

Motion to approve ZON24-0003 to rezone 1.14 from R-2, Two-Family Residential, to R-3, Multi-Family Residential, for property located in the 700 block of SW 3rd Street (Parcel 2848-002-001).

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

AYE: Boudreau, Branson, London, Chairperson Lopez, MacDonald, and Martin

- c. Public Hearing to amend the Florida Professional Park PUD (formerly known as Shady Road PUD), Planned Unit Development, to remove a note prohibiting parking in the front yard along SW 34th Street Road (also known as SW 24th Avenue) for a 2.78-acre property located northwest of intersection at SW 32nd Place and SW 24th Avenue (Case No. PH24-0001) (Quasi-Judicial).

Attachments: [PH24-0001 Florida Professional Park PUD Staff Report](#)
[PH24-0001 Florida Professional Park PUD Aerial Map](#)
[PH24-0001 Florida Professional Park PUD Case Map](#)
[PH24-0001 Florida Professional Park PUD Site Grading plan](#)
[PH24-0001 Florida Professional Park PUD Plan Page 1](#)
[PH24-0001 FLorida Professional Park PUD Plan Page 2](#)

Ms. Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for PH24-0001.

Mr. Lopez asked if it was still a 25-foot front setback from the road. Ms. Miller responded yes that is one of the conditions.

Mr. London asked if lots four and five are included. Ms. Miller replied lot three, four, and five are in the parcel.

Doug Iannarelli, Moorehead Engineering, 305 SE 1st Avenue, Ocala, FL, said he agreed with staff recommendations.

Motion to approve PH24-0001 to amend the Florida Professional Park PUD (formerly known as Shady Road PUD), Planned Unit Development, to remove a note prohibiting parking with the condition of no parking will be allowed in the front yard along SW 34th Street Road (also knows as SW 24th Avenue) except for Lots 3, 4, and 5 of Block A.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, Chairperson Lopez, MacDonald, and Martin

5. Public Comment

None.

6. Staff Comment

a. Board Member Training

Growth Management Director Jeff Shrum did a workshop presentation on: planning overview, advisory boards, legislative and quasi judicial hearings, and staff report.

Mr. Lopez asked about the statement "compatible with the surrounding area" and asked for a definition of what it means. Mr. Shrum replied there is not a simple answer, but looking at similar lot sizes, similar densities and consistent uses. The compatibility can be made through buffering, and setbacks to mitigate compatibility.

City Attorney Will Sexton provided an overview of: meeting procedures, ex parte

communications, Conflict of Interest and Sunshine Law.

Ms. Campbell asked about the Chairperson making a motion at Planning and Zoning meetings, she stated that this does not happen in other Boards. Mr. Sexton replied the Roberts Rules of Order is used and the chair person is able to make a motion in smaller boards.

Mr. Shrum said a copy of the presentation and the Florida Planning Officials Handbook will be emailed to the Board members.

Mr. Sexton said he will provide the Board his contact information if there are any questions. He stated he is happy to help.

7. Board Comment

None.

8. Next meeting: January 13, 2025 at 5:30 pm

9. Adjournment

The meeting adjourned at 7:03 pm.