



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, September 8, 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, Buck Martin, Elgin Carelock, and Kevin Lopez

Excused 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 Star Gazette August 22, 2025.

a. Ocala Gazette Ad

Attachments: [P&Z Draft Ad PROOF 09082025](#)

3. Approval of Minutes

a. August 11, 2025 Meeting Minutes

Attachments: [August 11, 2025 Meeting Minutes](#)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Buck Martin

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

4. Subdivisions

a. Greenway Reserve Conceptual Subdivision Plan, SUB25-0003

Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision 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

SUB25-0003.

Marion Mylan, 25th Court, Ocala, FL, expressed concerns regarding the Emerson Point development, which includes 322 units currently under construction. She stated adding 55 more homes on a small property would be a serious mistake, citing inadequate road infrastructure to support the increased traffic. Ms. Mylan noted that Ocala averages 2.3 vehicles per household, meaning the development could result in over 750 additional vehicles, which is approximately 20 miles of cars. She added the development decisions lack consideration for traffic impacts and expressed her disappointment that projects continue to be approved, adding over 1,000 new residents.

Anthony Burke, 2574 NE 32nd Place, Ocala, FL, expressed concerns about traffic safety, noting traffic already backs up significantly at 25th Avenue and 35th Street, and it is currently very difficult to exit 26th Avenue. With the proposed development and the addition of traffic from the project, he believes more traffic signals will soon be necessary. Mr. Burke clarified that he is not opposed to growth but feels it has not been well managed in terms of traffic planning. He agreed with the previous speaker's comments regarding the road capacity and added that future residents may be forced to use the Duke Energy easement to exit the subdivision, as accessing southbound or eastbound routes from Caroline Estates may become unfeasible. He asked the board to carefully consider the traffic situation before moving forward.

Jon Harvey, Tillman and Associates Engineering, 1720 SE 16th Avenue, Ocala, FL, stated the current proposal mirrors a previously approved plan. He acknowledged the neighbors' concerns about traffic and expressed sympathy for their position. However, he asked they would also consider two key points: the project consists of only 55 units, and a traffic study will be conducted. Mr. Harvey emphasized the proposed community is both needed and will serve to uplift the surrounding neighborhood.

Chief Planning Official, Endira Madraveren, stated for the record, a Traffic Impact Statement will be required for the project due to the size of the proposed community. She noted, however, that it is unclear whether the development will meet the 100 peak hour trip threshold which would necessitate a full traffic study.

Karen stated according to the Traffic Statement on the cover of the conceptual plan, the projected peak hour trips are 58. She explained that during the plan approval stage, the transportation engineer will assess whether there are any safety concerns and will determine if a turn lane is required.

Motion to approve Greenway Reserve Conceptual Subdivision Plan, SUB25-0003.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Justin MacDonald

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

5. Future Land Use Plan

- a. Public Hearing to transmit to the Florida Department of Commerce an amendment to the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of two parcels comprising approximately 75.93 acres (Parcels 2380-000-001 and 23812-001-00) located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Case FLUP25-0001)

Attachments: [FLUP25-0001 Staff Report Updated](#)
[Ordinance 5711](#)
[Ordinance 5768](#)
[PD25-0001 PD Plan](#)
[Letter of Opposition](#)
[Letter of Opposition 2](#)
[Letter of Opposition 3](#)
[FLUP25_0001_Case](#)
[FLUP25_0001_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 FLUP25-0001.

Mr. London asked whether the proposal only involved the removal of the two policies. Emily confirmed the proposal pertains specifically to removing those two portions on the properties.

Fred Roberts, 40 SE 11th Avenue, Ocala, FL, explained that this request is a single step in a broader development process that will return over the next few months. The project involves four key components: (1) The Comprehensive Plan policies; (2) a Planned Development (PD) rezoning process, which will return to the board later this year and will address all relevant considerations; (3) a traffic study, required due to the scale of the project; and (4) a Chapter 163 agreement, which will serve to integrate all components of the development. The purpose of the current request is to allow the proposal to be transmitted to the State of Florida for review.

Mr. MacDonald stated for clarification the applicants weren't requesting approval for the overall project, just transmittal to state agencies for review. Mr. Roberts confirmed yes.

Marion Mylan, 25th Court, Ocala, FL, expressed curiosity regarding one of the approvals being requested, noting that it originally allowed for 12 units per acre and is now proposed to increase to 30 units per acre. She explained that 12 units per acre would equate to buildings approximately 3 units across and 4 stories high, whereas 30 units per acre could mean buildings 3 units across and 10 stories high. She questioned whether the City of Ocala is currently aiming for that level of density and whether there is a true need for another 5,000-unit development with 10-story buildings on this property.

Mamie Fischer, representing the Bear Track Ranch Neighborhood, expressed concerns about the proposed project, which is planned to come within 25 feet of their property

line. She noted that the current zoning allows for 12 units per acre, but the applicant is now seeking to increase that to 30 units per acre. Ms. Fischer also raised concerns about the entertainment component planned for the eastern portion of the development. When the residences at Bear Track Ranch were built, the intent was to provide privacy, quiet, and security. With the proposed development with 1,100 units will directly overlook their backyards. She further noted that traffic in the area is already heavy and coming from multiple directions, and the new development would add a new road access point. She emphasized that there have already been numerous accidents at that intersection.

David Sryer, 5011 SW 31st Street, Ocala, FL, a resident of the Timberwood Subdivision located at the southwest corner of the proposed development, spoke on the record to request a natural buffer between the properties. He stated that he would like to see a 100 foot buffer. Mr. Sryer added that, since their subdivision is located in the county, residents would like to maintain distance from higher-density development.

Mr. Roberts clarified the current land use designation for the property is Medium Intensity/Special District, which already allows up to 30 units per acre. He explained the request is not seeking to increase the density which is currently allowed under the existing land use designation. Instead, the purpose of the request is to clean up the existing policy.

Motion to approve the amendment to the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of two parcels comprising approximately 75.93 acres (Parcels 2380-000-001 and 23812-001-00) located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Case FLUP25-0001).

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Daniel London

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

6. Land Use Change

- a. Ordinance to change the Future Land Use designation on approximately 74.11 acres comprised of nine parcels (Parcels 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, and 21478-000-00) located in the 2300 block, along the west side of NW 27th Avenue from Medium Intensity/Special District to Employment Center (Case LUC25-0004) (Quasi-Judicial)

Attachments: [LUC25-0004 Friends Recycling](#)
[LUC25_0004 Case](#)
[LUC25_0004 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

LUC25-0004.

Mr. Lopez asked for clarification regarding whether the existing landfill operations are permitted under the current land use designation. Emily responded that while the zoning districts themselves are allowed, the existing uses are more intense than what the Future Land Use categories are intended to accommodate. She explained that the Comprehensive Plan designates the area for low-intensity industrial uses, whereas the City's Land Development Regulations classify the landfill as a high-impact industrial use.

Fred Roberts, 40 SE 11th Avenue, Ocala, FL, explained that the property involved was previously a pre-existing, nonconforming use. Several years ago, it went through a process with the City to revise the code and bring it into conformity. He noted that the current request is a cleanup land use change intended to ensure that the zoning map and the property's uses are consistent with the Comprehensive Plan.

Diana Trans, a property owner near NW 21st Avenue adjacent to the proposed change, expressed concerns about the project. She stated she had hoped the matter had been discontinued due to the foul odor in the area, which also affects the nearby hospital. Ms. Trans acknowledged and appreciates the continued growth in Ocala but emphasized that the odor issue remains a significant concern.

Pamela Hayes, 2218 NW 31st Avenue, Ocala, FL, expressed concerns about the odor and debris affecting the surrounding properties. She stated that debris often blows onto the property and she hopes the proposed change will not result in an expanded landfill. Ms. Hayes also noted that the water in the area is currently undrinkable.

Mr. Roberts clarified the request is not for an expansion.

Motion to approve to change the Future Land Use designation on approximately 74.11 acres comprised of nine parcels (Parcels 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, and 21478-000-00) located in the 2300 block, along the west side of NW 27th Avenue from Medium Intensity/Special District to Employment Center.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

7. Public Hearing

- a. Public Hearing to amend the Winding Oaks Planned Development (PD) master signage plan and PD Standards Book for property located at 4090 SW 66th Street, approximately 960.59 acres

Attachments: [PD20-0007 Staff Report](#)
 [PD20-0007 Aerial Map](#)
 [PD20-0007 Master Signage Plan](#)
 [PD20-0007 Monumentation and Branding Package](#)
 [PD20-0007 PD Standards Book](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD20-0007.

Mr. Lopez wanted to clarify this was only to modify the signage.

Stuart Hill of Kimley Horn, 1700 SE 17th Street, Ocala, FL, stated he was requesting an amendment to the Planned Development (PD) for signage only.

James Buhl Jr., 7530 SW 38th Avenue, Ocala, FL, stated that in 2020 he appeared before the Board to ask what would be done between the properties and was assured that a landscaped buffer would be provided. He expressed concern that the easement has since been removed without his knowledge and that a change in the development is now being proposed. Mr. Buhl asked what action the Board intends to take regarding this matter, noting that the change occurred without notice to him. Mr. Lopez suggested that Mr. Buhl reach out to the Growth Management Department. Growth Management Director, Jeff Shrum, informed Mr. Buhl that this meeting was not the appropriate forum for that discussion but assured him that he would be willing to meet separately to review and discuss the issue.

Motion to approve to amend the Winding Oaks Planned Development (PD) master signage plan and PD Standards Book for property located at 4090 SW 66th Street, approximately 960.59 acres.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Elgin Carelock

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

8. Public Comment

None.

9. Staff Comments

Growth Management Director, Jeff Shrum, explained due to a recent change in state law, final plats will now be approved at an administrative level. The concept plat and development agreement will continue to be reviewed by the Board. He further noted that when there are conflicts between the Comprehensive Plan, the Code, and zoning regulations, the Comprehensive Plan serves as the ruling document. Therefore, it is important to resolve any inconsistencies.

10. Board Comments

None.

11. Next meeting: October 13, 2025

12. Adjournment

Meeting adjourned at 6:42PM.