



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, June 9, 2025

5:30 PM

1. Call to Order

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

Present

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

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 May 23rd.

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 May 23, 2025.

a.

Attachments: [P&Z Ad 06092025 PROOF](#)
[DMA23-45430 Ad PROOF](#)

3. Approval of Minutes

a.

Attachments: [May 12, 2025 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Tucker Branson

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

4. Subdivisions

5. Abrogations

- a. Public Hearing to abrogate a 12-foot-wide alley lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B,

Page 233, of the public records of Marion County, Florida. (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14), approximately 1.12 acres. (Case ABR24-0019) (Quasi-Judicial).

Attachments: [ABR24-0019 Florida Hospital of Ocala Inc Staff Report](#)
 [ABR24-0019 Florida Hospital of Ocala Inc Case Map](#)
 [ABR24-0019 Florida Hospital of Ocala Inc Aerial Map](#)
 [ABR24-0019 Florida Hospital of Ocala Inc Survey](#)
 [ABR24-0019 Florida Hospital of Ocala Inc Map Exhibit Markup](#)
 [ABR24- 0019 Florida Hospital of Ocala Inc Meadow View Addition](#)
 [\(B.233\)](#)
 [ABR24- 0019 Florida Hospital of Ocala Inc Hillview Addition \(A.192\)](#)

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 ABR24-0019.

Mr. Lopez asked whether Ocala Electric and Utility (OEU) would need to facilitate the move. Breah Miller replied it would be between OEU and the property owner.

George Huddleston of Catalyst Design Group, 1085 North West, Winter Park, FL, stated he was available to answer any questions. He also stated payment has already been made to OEU for the relocation. Also, there will a dedicated easement for the sewer line.

Motion to approve ABR24-0019 to abrogate a 12-foot-wide alley lying east of LOTS 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-17), approximately 1.12 acres.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Jamie Boudreau

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

6. Annexation/Land Use/Zoning

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

- a. Public Hearing to annex approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) (Case ANX24-45704)

Attachments: [ANX24-45704 Staff Report](#)
 [ANX24-45704 Anna Jo Partnership LLC Case Map](#)
 [ANX24-45704 Anna Jo Partnership LLC 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 ANX24-45704.

Motion to approve ANX24-45704 To annex approximately 39.33 acres for property

located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00).

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Justin MacDonald

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

- b. Public Hearing to change the Future Land Use designation on approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from High Intensity (County) to Medium Intensity/ Special District (City)(Case LUC24-45705) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, .

PROOF OF PUBLICATION:

N/A

Attachments: [LUC24-45705 Anna Jo Partnership LLC Staff Report](#)
[LUC24-45705 Anna Jo Partnership LLC Case Map](#)
[LUC24-45705 Anna Jo Partnership 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 LUC24-45705.

Motion to approve LUC24-45705 to change Future Land Use designation on approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from High Intensity (County) to Medium Intensity/Special District (City)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Buck Martin

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

- c. Public Hearing to rezone approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from R-3, Multi- Family Residential (County), to PD, Planned Development (Case PD24-45706)(Quasi-Judicial).

Attachments: [PD24-45706 Anna Jo Partnership LLC Staff Report](#)
[PD24-45706 Anna Jo Partnership LLC PD Plan](#)
[PD24-45706 Anna Jo Partnership LLC Standards Book](#)
[PD24-45706 Anna Jo Partnership LLC Case Map](#)
[PD24-45706 Anna Jo Partnership LLC 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 PD24-45706.

Mr. Macdonald requested that Breah review the setback requirements. In response, Breah provided both the applicable setback standards and the corresponding chart. Mr. Macdonald then inquired whether the applicant was seeking to modify the setbacks. Breah clarified that the setbacks presented are the proposed ones.

Ms. Campbell noted that Breah indicated adequate public resources are available; however, she acknowledged that the City does not manage the school system. Ms. Campbell expressed concern about school capacity, specifically mentioning that the local elementary school is currently operating at 110% capacity, and inquired how schools would be impacted. Breah responded that the information provided was based on data received from the school district and reflects potential impacts associated with the proposed land use.

Denny Tron-Coso, Founder of Coso Capital and Developer of the project located at 2275 SW 53rd Avenue, Ocala, FL, expressed his agreement with staff's recommendation and thanked the board for the opportunity to speak and share the background of the project.

Mr. London noted that the airport has two flight schools, with both left and right traffic patterns, aircraft fly directly over the proposed area. He also raised concerns regarding traffic impacts, stating that if the proposal is approved, the traffic level of service would be E while level F is the highest, which brings gridlock conditions. Given these concerns, Mr. London expressed that he is not comfortable supporting the proposal at this time.

Chief Planning Official, Endira Madraveren, classified that the adopted level of service is E, the existing level of service is C. A methodology has been approved but a traffic study has not been completed for the area. If findings reveal that inefficiencies are caused by the proposed development, the roadways will have to be brought up to standard. Mr. Macdonald asked when the traffic study will be complete. Endira said the traffic study is currently in administrative review with traffic engineering and planning and expects it to be completed within the next several months.

Traffic Engineer, Chris Walsh, from DeBary, FL, stated that a traffic study was submitted two weeks ago. He noted that the roadway adjacent to the southwest portion of 20th Street is currently operating at approximately 30% of its capacity from the four-way intersection extending to 38th Street. Upon full build-out of the proposed development, it is projected to operate at around 50% of its capacity..

Motion to approve PD24-45706 to rezone approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from R-3, Multi-Family Residential (County), to PD, Planned Development.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Elgin Carelock

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

NAY: London

- d. Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00), approximately 39.33 acres (Case No. PD24-45706) (Quasi-Judicial).

Attachments: [PD24-45706 Anna Jo Partnership LLC Staff Report](#)
[PD24-45706 Anna Jo Partnership LLC PD Plan](#)
[PD24-45706 Anna Jo Partnership LLC Standards Book](#)

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 PD24-45706.

Mr. Martin asked if the project were to get approved today, are there things that need to be revised prior to city council. Growth Management Director, Jeff Shrum, classified that the conditions are in the packet.

Motion to consider resolution for a PD Plan and Standards Book for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) approximately 39.33 acres.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Kevin Lopez

AYE: Boudreau, MacDonald, Martin, Carelock, and Lopez

NAY: Branson, and London

- e. Public hearing to amend the PD, Planned Development, Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street (Parcel 24274-000-00), approximately 12.61 acres (Case No. PD24-45735) (Quasi-Judicial).

Attachments: PD24-45735 Amendment Staff Report
Exhibit A - Amended PD Plan
Exhibit B - Amended PD Standards Book
RESOLUTION 2025-5
PD24-45735 Case Map
PD24-45735 Aerial Map

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for PD24-45735.

Mr. Lopez asked for clarification on the utility easement. Emily stated the easement would run along the proposed right-of-way.

Mr. Macdonald asked the reason for the change. Jon Harvey of Tillman Associates, 1720 SE 16th Ave Building 100, Ocala, FL, explained they aren't increasing the number of units. However, after engineering and geometric designs took place, it was discovered slight reductions needed to take place.

Motion to amend the PD Planned Development, Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street (Parcel 24274-000-00), approximately 12.61 acres.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Tucker Branson

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

7. Rezoning

- a. Public Hearing to rezone approximately 18.24 acres for the property located southwest of the intersection at SW 48th Avenue and SW 49th Place (Parcel 23832-000-00 and a portion of 23894-002-00) from R-3, Multi-Family Residential, to B-2, Community Business (Case ZON25-0007) (Quasi-Judicial).

Attachments: [ZON25-0007 Circle Fore Rezoning Staff Report](#)
[ORD 2023-14](#)
[ZON25-0007 Case Map](#)
[ZON25-0007 Aerial Map](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ZON25-0007.

Jimmy Gooding, 1531 SE 36th Avenue, Ocala, FL, stated when the property went through the original rezoning several years ago, it was under contract for a proposed expansion, the property owner gave permission for a rezoning at that time. The rezoning was completed prior to the closing or any inspections. The expansion did not move forward. The applicant is trying to reverse the rezoning which was only done to support the proposed expansion.

Motion to approve to rezone approximately 18.24 acres for the property located southwest of the intersection at SE 48th Avenue and SW 49th Place (Parcel 23832-000-00 and a portion of 23894-002-00) from R-3. Multi-Family Residential, to B-2. Community Business.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Daniel London

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

8. Development Agreement

- a** Public Hearing to consider an amendment to a Site Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes (New Old Town Village LLC) for approximately 38.9 acres located in the 4300-4600 block of E Silver Springs Boulevard (Parcels 27028-004-03, 27028-004-00, 27028-004-01, 27029-000-02, 27028-003-00, and a portion of 2735-000-002) (DMA23-45430). This is the first of two public hearings; the second will be held on June 17, 2025, before the City Council.

Attachments: [New Old Town Village Fifth Amendment to Development Agreement](#)
[NSC Silver Springs Collective Project Map](#)

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for DMA23-45430.

Jimmy Gooding, of 1531 SE 36th Avenue, Ocala, FL, stated that this is a property exchange intended to provide additional parking for the property to the west, where Mojo's is located.

Motion to consider and amendment to a Site Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes (New Old Town Village LLC) for approximately 38.9 acres located in the 4300-4600 block of E Silver Springs Boulevard (Parcels 27028-004-03, 27028-004-00, 27028-004-01, 27029-000-02, 27025-003-00, and a portion of 2735-000-002).

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Buck Martin

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

9. 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](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for COD25-0001.

Growth Management Director, Jeff Shrum, said the Business Tax Receipt (BTR) requirement is not a new, this is intended to formally codify the requirement to make sure applicable parties obtain a BTR. The issue was initially brought to the attention of

the City Council by citizens. In response, the City Council directed staff to review the code and conduct a comprehensive evaluation to align local terminology and requirements with those of the state.

Mr. MacDonald commended staff summarizing the proposal but noted the proposal was very lengthy and requested to table for further review. Mr. Martin supports the proposal but would also like to table. Jeff stated it would be acceptable to table if the board needed additional time.

Motion to table the code of ordinances by amending the definitions, permitted uses chart, and supplemental regulations pertaining to Congregate Living Facilities and Short-Term Rental Residences.

RESULT: TABLED

MOVER: Buck Martin

SECONDER: Justin MacDonald

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

10. Public Comments

None.

11. Staff Comments

Chief Planning Official, Endira Madraveren, reminded the board to complete financial statements by July 1st.

12. Board Comments

None.

13. Next meeting: July 14, 2025

14. Adjournment

The meeting adjourned at 6:53PM.