



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, July 14, 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, and Elgin Carelock

Absent Buck Martin

Excused Jamie Boudreau, Allison Campbell, 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 Gazette on June 27th.

a.

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

3. Approval of Minutes

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

a.

Attachments: [June 9, 2025 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Justin MacDonald

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

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](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0009.

Motion to approve SUB25-0009 Emerson Pointe Phase 3 Conceptual Subdivision Plan.

RESULT: APPROVED
MOVER: Elgin Carelock
SECONDER: Tucker Branson
AYE: Branson, London, MacDonald, and Carelock
ABSENT: Martin
EXCUSED: Boudreau, and Lopez

- 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](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB24-0002.

Motion to approve SUB24-0002 Winding Oaks Residential PH2 Final Plat and Developers Agreement.

RESULT: APPROVED
MOVER: Justin MacDonald
SECONDER: Elgin Carelock
AYE: Branson, London, MacDonald, and Carelock
ABSENT: Martin
EXCUSED: Boudreau, and Lopez

- 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](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0004.

Motion to approve SUB25-0004 Winding Oaks Residential PH 4A Final Plat and Developer's Agreement.

- RESULT:** APPROVED
MOVER: Justin MacDonald
SECONDER: Daniel London
AYE: Branson, London, MacDonald, and Carelock
ABSENT: Martin
EXCUSED: Boudreau, and Lopez

5. Abrogations

a.

Chief Planning Official, Endira Madraveren, requested to table ABR25-0003 to allow the applicant time to resolve issues pertaining to existing utilities within the right-of-way.

Mr. Branson made a motion to table ABR25-0003 until the August 2025 Planning and Zoning Meeting.

- RESULT:** TABLED
MOVER: Tucker Branson
SECONDER: Elgin Carelock
AYE: Branson, London, MacDonald, and Carelock
ABSENT: Martin
EXCUSED: Boudreau, and Lopez

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

Planner II, Brea Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0010.

Mr. London asked whether R-1AA properties were located adjacent to the southern portion of the project. Ms. Miller responded that yes, there are two properties located to the south.

Mr. MacDonald then asked if those properties are currently undeveloped. Ms. Miller confirmed they are.

Paolo Mastroserio, of Mastroserio Engineering, located at 170 SE 32nd Place, Ocala, FL, stated that he was available to answer any questions and to listen to comments from the general public.

Brian Clements, of 1212 NE 32nd Place, Ocala, FL, stated the property is located behind his residence. He expressed concern the property still contains gopher tortoises and burrowing owls. Mr. Clements stated that he would like to better understand how much green space is going to be taken from Northeast Ocala. He proposed that the City consider purchasing the property for elderly residents to enjoy birdwatching. He also recommended that a biologist from the Florida Fish and Wildlife Conservation Commission (FWC) be consulted regarding the presence of gopher tortoises. Mr. Clements expressed a desire to see Northeast Ocala preserved and not overdeveloped like other areas of the city.

Daniel Mead, of 1300 NE 32nd Place, Ocala, FL, stated that he resides north of the subject property. He expressed concern about the impact of development of the area on multiple wildlife. Mr. Mead emphasized the importance of properly handling the removal of hawks and owls, stating that disturbing the land could increase mice and rats, which serve as the natural prey for these birds. He warned that removing the predators could lead to a bigger impact for surrounding areas. He also commented on the water oak trees on the property, explaining they are not as durable as live oaks. Mr. Mead said it would be beneficial for the wildlife to remain undisturbed, and realtors will ultimately be left to deal with the any negative impacts resulting from overdevelopment.

Mr. Mastroserio stated if the project is approved, one of the first steps will be to have an environmental assessment to evaluate the presence of endangered species on the property. If any are found, protocol will be followed. He also stated the parcel would be joined with those to the south and rezoned to R-1AA to maintain consistency with the neighboring properties. He also mentioned nothing can be developed under the powerline easement, so that area will remain open space. The overall density would still be less than four units per acre. The property to the south serves as a stormwater retention area for the surrounding areas. Mr. Mastroserio said this is prime infill property in Ocala. Even if the R-1AA designation was not requested, the parcel would still be developed as

R-1. The R-1AA designation simply provides more flexibility and better compatibility with the southern portion of the property.

Mr. MacDonald asked how many units are planned, noting his concern that the number seemed low for the size of the land and how many students might be generated as a result. Mr. Mastroserio responded that the conceptual plan currently shows 26 units, but that might be a stretch once the final design is completed.

Mr. London commented on the Marion County Future Land Use. He stated the parcel is located on the border of the city limits, and the county's Future Land for this area is Medium Residential, which is similar to the city's designation.

Mr. MacDonald commented that he understands it can be difficult to speak up and see green space disappear, but said the property is already zoned for development. He expressed appreciation for the public comments provided.

Motion to approve to rezone approximately 7.23 acres for property located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road (Parcel 24728-000-00) from R-1, Single-Family Residential, to R-1AA, Single-Family Residential.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Daniel London

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

- 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](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0009.

Motion to approve 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.

RESULT: APPROVED
MOVER: Justin MacDonald
SECONDER: Elgin Carelock
AYE: Branson, London, MacDonald, and Carelock
ABSENT: Martin
EXCUSED: Boudreau, and Lopez

- 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](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0011.

Motion to approve 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.

RESULT: APPROVED
MOVER: Elgin Carelock
SECONDER: Tucker Branson
AYE: Branson, London, MacDonald, and Carelock
ABSENT: Martin
EXCUSED: Boudreau, and Lopez

- 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](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0008.

Kendall Drake, of Drake Construction Services, located at 302 SE Broadway Street, Ocala, FL, stated that he was available to answer any questions.

Motion to approve 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.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

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](#)

Growth Management Director, Jeff Shrum, stated the COD25-0001 will be withdrawn but wanted to briefly review the proposed changes. He added the amendment is expected to be brought back to the board for consideration next month.

Senior Planner, Emily Johnson, provided a brief overview of the proposed changes. The primary change involves consolidating several existing uses into a new zoning category titled Congregate Living Facilities, which includes community residential homes, community work release residences, fraternity and sorority houses, rooming and boarding houses, recovery residences, and residential treatment facilities. The only significant change to the permitted uses chart is the allowance of residential treatment facilities in the OP (Office Park) district by (SE) Special Exception. Also, recovery residences and residential treatment facilities will require a SE in the B-2A district. Legally existing facilities that were previously permitted by-right will be recognized as existing non-conforming and allowed to continue under the proposed provisions. Two new uses will be introduced, short-term rental residences, which will be permitted in all districts allowing residential uses, and addiction receiving facilities which are acute inpatient treatment centers which will be permitted by-right in the INST (Institutional) district and by SE in the OP district similar to hospitals.

Mr. MacDonald asked if the document will be on the same redlined document and if the amendment must be approved prior to going to City Council. Jeff responded yes, since the amendment is being withdrawn, it will be readvertised, and must go through the Planning and Zoning Board for recommendation prior to going before City Council.

8. Public Comments

None.

9. Staff Comments

None.

10. Board Comments

None.

11. Next meeting: August 11, 2025

12. Adjournment

The meeting adjourned at 6:38PM.