



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**Monday, November 10, 2025**

**5:30 PM**

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1. Call to Order

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

**Present** Tucker Branson, Elgin Carelock, Daniel London, Kevin Lopez, and Buck Martin

**Excused** Tamboura Jenkins, Justin MacDonald, 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 Star Banner on October 24, 2025.

a. Ocala Gazette Ad

**Attachments:** [P&Z Draft Ad PROOF 10132025](#)

3. Approval of Minutes

a. October 13, 2025 Meeting Minutes

**Attachments:** [P&Z Minutes Draft 10.13.25](#)

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Elgin Carelock

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

**EXCUSED:** Jenkins, MacDonald, and Campbell

4. Public Hearing

- a. Public Hearing for reduction in parking requirements in excess of ten percent for Lot 2, West Oak Phase 1, Plat Book 16, Page 47 (Parcel 21385-002-00); approximately 5.86 acres

**Attachments:** [PS25-0001 Staff Report West Oak Developers, LLC](#)  
[PS25-0001 Parking Study West Oak Developers, LLC](#)  
[PS25-0001 Aerial Map West Oak Developers, LLC](#)  
[PS25-0001 Case Map West Oak Developers, LLC](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PS25-0001.

Stacy Banach, of New South Residential, stated that he agrees with staff's recommendation but wanted to emphasize one point: while 44 parking spaces are recommended, he believes that number is low. The project will provide 106 parking spaces for 102 units. He noted that the requirement for multifamily developments is typically 153 spaces, but there is no specific breakdown for affordable elderly housing. Mr. Banach stated that he was available to answer any questions.

Motion to approve the reduction in parking requirements in excess of ten percent for Lot 2, West Oak Phase 1, Plat Book 16, Page 47 (Parcel 21385-002-00); approximately 5.86 acres with the conditions.

**RESULT:** APPROVED

**MOVER:** Tucker Branson

**SECONDER:** Daniel London

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

**EXCUSED:** Jenkins, MacDonald, and Campbell

5. Rezoning

- a. Ordinance to rezone approximately 3.57 acres for a portion of the property located at 2336 NW 7th Street (Parcel 22682-000-00) from M-1, Light Industrial, to M-2, Medium Industrial (Case ZON25-0014) (Quasi-Judicial)

**Attachments:** [ZON25-0014 Staff Report](#)  
[ZON25 0014 Case](#)  
[ZON25 0014 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 ZON25-0014.

Mr. Lopez asked for clarification regarding the zoning map, noting that the area to the right of the property appeared to have no zoning designation. Emily clarified that the area to the east is zoned M-1 and explained that the map layer makes it appear green instead of light blue.

Fred Roberts, 40 SE 11th Avenue, Ocala, Florida, explained that the request is for an expansion of the adjacent use. Mickey's Truck Bodies specializes in the manufacturing of truck trailers and cabs for industrial-type trucks. The company is seeking to expand in the area due to increased logistics and trucking activity. Mr. Roberts noted that the ordinance will only take effect once the parcels are combined, in order to prevent split zoning.

Motion to approve ordinance to rezone approximately 3.57 acres for a portion of the property located at 2336 NW 7th Street (Parcel 22682-000-00) from M-1, Light

Industrial, to M-2, Medium Industrial.

**RESULT:** APPROVED

**MOVER:** Daniel London

**SECONDER:** Buck Martin

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

**EXCUSED:** Jenkins, MacDonald, and Campbell

6. Code Amendment

- a. Ordinance to amend the code of ordinances Section 122-1225 to authorize the use of above-ground air curtain burners as an ancillary use to a Materials Recovery Facility as well as establishing conditions and limitations relating to such ancillary use (COD25-0004).

**Attachments:** [COD25-0004 Draft Ordinance](#)  
[USDA Forest Service Emissions Evaluation Report Air Curtain Destructors](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for COD25-0004.

Mr. Lopez asked whether this applied specifically to material, recovery facilities. Emily responded that it would be a specific accessory use to a material recovery facility.

Fred Roberts, 40 SE 11th Avenue, Ocala, Florida, clarified that Friend Recycling receives a large volume of organic materials. He explained that this concept allows for the disposal of such materials while minimizing any adverse effects. Mr. Roberts emphasized that he wanted the process to be implemented in a very restrictive manner so that it would not be widely available to everyone.

Motion to approve ordinance to amend the code of ordinances Section 122-1225 to authorize the use of above-ground air curtain burners as an ancillary use to a Materials Recovery Facility as well as establishing conditions and limitations relating to such ancillary use.

**RESULT:** APPROVED

**MOVER:** Kevin Lopez

**SECONDER:** Elgin Carelock

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

**EXCUSED:** Jenkins, MacDonald, and Campbell

7. Public Comments

None.

## 8. Staff Comments

None.

## 9. Board Comments

Mr. Lopez stated that he would not be able to attend the next meeting and inquired about the date of the next board election.

## 10. Next meeting: December 8, 2025

## 11. Adjournment

Meeting adjourned at 5:56PM.