



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, January 12, 2026

5:30 PM

1. Call to Order

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

Present

Tucker Branson, Elgin Carelock, Tamboura Jenkins, Daniel London, 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 December 26, 2025.

3. Approval of Minutes

a. November 10, 2025 Meeting Minutes

Attachments: [November 10, 2025 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Daniel London

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

4. Subdivisions

a. Puravida Conceptual Subdivision, SUB25-0006

Attachments: [Case Map.pdf](#)
[Aerial Map.pdf](#)
[Conceptual Plan.pdf](#)
[Survey.pdf](#)
[City Engineer Approval.pdf](#)
[PD Plan.pdf](#)
[PD Standards Book.pdf](#)

Planning and Zoning Manager, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0006.

Miles Anderson, Miles Anderson Consulting Engineers, 1515 East Silver Springs Boulevard, Ocala, FL, stated he was available to answer any questions.

Ms. Campbell stated based on the plan provided, the development consists of multiple single family units. All residence will be separated.

Ms. Cupp stated the proposed subdivision consists of single family residential lots with 5 foot setbacks on each side on each lot. There will be at least 10 feet between the setbacks and houses.

Ms. Campbell stated the schools on the impacted areas have sufficient capacity.

Motion to approve Puravida Conceptual Subdivision, SUB25-0006.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Tamboura Jenkins

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

b. West Oak Townhouses Conceptual Subdivision (SUB25-0002)

Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Landscape Plan.pdf](#)
[Survey ALTA.pdf](#)
[Survey TOPO.pdf](#)
[PD Plan.pdf](#)
[PD Standards.pdf](#)

Planning and Zoning Manager, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0002.

Ms. Campbell stated she did not believe there was sufficient notice to make an informed decision. As an elected official, she noted it was awkward to receive the materials on the day of the meeting for approval. She also acknowledged that she is a non-voting member.

Mr. MacDonald asked whether the proper notice was sent. Chief Planning Official, Endira Madraveren, stated the item was noticed through the Clerk's Office. She explained prior notice was not required as it is not a rezoning case. She also noted the item will have Quasi-Judicial voting at the City Council hearing.

Motion to approve West Oak Townhouses Conceptual Subdivision, SUB25-0002.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Elgin Carelock

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

5. Rezoning

- a. Ordinance to rezone approximately 2.26 acres for properties located in the 1400 block of NE 14th Street (Parcel 26496-005-00 & 26496-005-01) from RO, Residential Office, and R-1, Single Family Residential, to R-3, Multi-Family Residential (Case ZON25-0016) (Quasi-Judicial)

Attachments: [ZON25-0016 Staff Report](#)
[ZON25-0016 Aerial Map](#)
[ZON25_0016_Case](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0016.

Mr. Jenkins noted there appears to be a significant amount of residential development in the area. Breah responded, stating the corridor contains lighter commercial and residential uses, which step down to residential in the south. She also noted that the institutional uses border the single-family residential area.

Mr. MacDonald asked if the site is located between two places of worship. Breah stated yes. Mr. MacDonald asked if there were any similar zonings in the area. Breah stated that to the northeast, the zoning changed from R-2 to R-3.

Jerald Strand, 1516 NE 12th Street, Ocala, FL, stated they just purchased their home just over a year ago and love the neighborhood. He expressed concern that multi-family housing would negatively impact their property value.

Ms. Campbell asked if the project would return to the board for approval once the zoning change is approved before any construction begins. Chief Planning Official, Endira Madraveren, responded that it would not; the property would be zoned R-3 and would proceed through the site plan review process.

Ms. Campbell stated, although she does not have a vote, it seems awkward to have multi-family housing in that location.

Mr. Lopez asked Ms. Campbell if she agreed with the capacity figures provided for the schools. Ms. Campbell confirmed she does, noting all of the schools currently have sufficient capacity.

Endira stated, for reference, the maximum number of units allowed under the future land use designation is 40 units. She noted that the property will be zoned multi-family. While

no site plan is currently under review, the property can be developed in accordance with the allowances of the R-3 zoning district.

Motion to approve RO, Residential Office, and R-1, Single Family Residential, to R-3, Multi- Family Residential, ZON25-0016.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Tamboura Jenkins

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

NAY: Jenkins

- b. Ordinance to rezone two properties totaling approximately 30.49-acres located at 5019 W Silver Springs Blvd and the parcel adjacent to the east (Parcel 23180-000-00 & 23176-003-00) from PD, Planned Development, to M-1, Light Industrial (Case ZON25-0018) (Quasi-Judicial)

Attachments: [ZON25-0018 Staff Report](#)
[ZON25_0018_Case](#)
[ZON25_0018_Aerial](#)
[Previously Approved Resolution 2025-6](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0018.

Mr. MacDonald requested to be recused from this case due to a conflict of interest.

Mr. Lopez asked if allowing the continued use of the nonconforming building means that the nonconforming property would need to be demolished in order to construct any subsequent building. Emily stated that yes, the existing nonconforming use would have to cease.

Rodney Rogers, 1105 SE 3rd Avenue Ocala, FL, stated the property was purchased over five years ago. The property was initially intended for an apartment complex under the PD process. The applicant would like the entire property to be rezoned to M-1. The residents on the property have terminated their leases and removed the nonconforming residences on the property.

Motion to approve PD, Planned Development, to M-1, Light Industrial, ZON25-0018.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Buck Martin

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

RECUSED: MacDonald

- c. Ordinance to rezone approximately 0.95 acres located at 2242 NW 1st Avenue (Parcel

25291-000-00) from R-1A, Single-Family Residential, to R-3, Multi-Family Residential (Case ZON25-0017) (Quasi-Judicial) *Request to postpone until February 9, 2026.*

Senior Planner, Emily Johnson, requested ZON25-0017 be postponed until the February 9, 2026 meeting.

Motion to postpone R-1A Single-Family Residential, to R-3, Multi-Family Residential, ZON25-0017.

RESULT: POSTPONED

MOVER: Kevin Lopez

SECONDER: Buck Martin

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

6. Public Comments

None.

7. Staff Comments

None.

8. Board Comments

None.

9. Next meeting: February 9, 2026

10. Adjournment

Meeting adjourned at 6:10pm.