



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, April 13, 2026

5:30 PM

1. Call to Order

- a. Pledge of Allegiance

Roll Call for Determination of a Quorum

Present	Daniel London, Kevin Lopez, Allison Campbell, Tucker Branson, and Elgin Carelock
Excused	Justin MacDonald
Late	Tamboura Jenkins

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 March 27, 2026.

a. Ad Proof

Attachments: [P&Z Draft Ad PROOF 04132026](#)

3. Approval of Minutes

4. Public Hearing

- a. Public Hearing to allow for off-street parking facilities provided on land within 300 feet of a plot within the R-2, Two-Family Residential, district for property located at 2236 NW 8th Street (Parcel 22508-000-00); approximately 0.24 acres

Attachments: [PH25-0002 Cry of Deliverance Staff Report](#)
[PH25-0002 Cry of Deliverance Aerial Map](#)
[PH25-0002 Cry of Deliverance Case Map](#)
[PH25-0002 Cry of Deliverance Site Survey](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PH25-0002.

Mr. Lopez requested clarification on Point 5. Breah responded that approval from City Engineering would be required for grass parking.

Mr. Carelock asked about sidewalk crossings. Breah responded there will be crosswalks

on NW 8th Street and sidewalks are provided on both sides of the street.

Mr. Lopez asked whether notices were sent to the properties in between. Breah confirmed they were.

Andy Kesslering, Landscape Architect (EDK EV), P.O. Box 2121, Ocala, FL 34473, stated the church would like to renovate the property and bring everything up to code. They acknowledged that City Engineering approval will be required and noted services are currently held only on Sundays.

Motion to approve off-street parking facilities provided on land within 300 feet of a plot within the R-2, Two-Family Residential, PH25-0002.

RESULT: APPROVED
MOVER: Daniel London
SECONDER: Tucker Branson
AYE: London, Lopez, Branson, and Carelock
AWAY: Jenkins
EXCUSED: MacDonald

- b. Public Hearing to allow for off-street parking facilities provided on land within 300 feet of a plot within the R-3, Multi- Family Residential District (Parcel 22497-000-00); approximately 0.25acres

Attachments: [Staff Report](#)
[PH26-0001 Cry of Deliverance Aerial Map](#)
[PH26-0001 Cry of Deliverance Case Map](#)
[PH26-0001 Cry of Deliverance Site Survey](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PH26-0001.

Motion to approve off-street parking facilities provided on land within 300 feet of a plot within the R-3, Multi- Family Residential, PH26-0001.

RESULT: APPROVED
MOVER: Daniel London
SECONDER: Elgin Carelock
AYE: London, Lopez, Branson, and Carelock
AWAY: Jenkins
EXCUSED: MacDonald

5. Rezoning

- a. Ordinance to rezone from B-2, Community Business, to M-1, Light Industrial, for property located in the 200 block of SW 27th Avenue (Parcel 22780-002-00),

approximately 1.25 acres (Case ZON26-0001) (Quai-Judicial)

Attachments: [ZON26-0001 Staff Report P&Z](#)
[ZON26 0001 Aerial](#)
[ZON26 0001 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 ZON26-0001.

Rodney Roger, 1105 SE 3rd Avenue, Ocala, Florida, stated he met with staff prior to submitting the application.

Motion to approve B-2, Community Business, to M-1, Light Industrial, ZON26-0001.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Daniel London

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

EXCUSED: MacDonald

6. Planned Development

- a. Resolution to consider the amendment to a Planned Development Plan and Standards Book for property located at 3661 SW 60th Avenue and 5800 SW 31st Street (Parcel 23817-002-00 and 23817-002-02), approximately 61.4 acres (Case PD22-44929) (Quasi-Judicial)

Attachments: [PD22-44929 TBMI II, LLC Staff Report](#)
[PD22-44929 TBMI II, LLC Aerial Map](#)
[PD22-44929 TBMI II, LLC Case Map](#)
[Exhibit B- PD PLAN](#)
[Exhibit A- PD Standards](#)
[Future Land Use Policy Amendment](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD22-44929.

Ms. Campbell asked whether SW 38th Street is in the process of being widened from a two-lane road to a four-lane road. Breah responded yes.

Fred Roberts, 40 SE 11th Avenue, Ocala, Florida, stated this request is a modification to setback standards for single-family residential development in an area designated for residential use. The proposed setbacks are 20 feet in the rear, 10 feet on the sides, and front. He noted the request does not change density, does not alter the maximum number of allowable units, and does not reduce setbacks.

Breah requested the added condition in the staff report be entered into the record. Chief Planning Official, Endira Madraveren stated access to lots within the Planned

Development (PD) shall be restricted to the internal road network. The internal road network must be provided for each subdivision within the PD to ensure access to all lots and to promote interconnectivity between subdivisions. The internal road network shall adhere to all applicable Land Development Regulations, and single-lot subdivisions are not permitted. Mr. Lopez asked for clarification regarding a single residential subdivision along the main road. Planning Director, Aubrey Hale responded that this condition reinforces all access and connections will occur through the internal road network.

Mr. Jenkins asked how many exits are proposed. Aubrey responded there are two access points off SW 60th Street and one off SW 38th Street.

Mr. London asked whether there is an avigation easement. Fred responded that one exists and has been recorded.

Mal Formela, 501 SE 36th Lane, stated he did not understand some of the proposed changes. Break responded that no changes are being made to the Planned Development (PD). She explained one lot is being converted from a commercial lot to a stormwater retention area and the other lot will be split in half to accommodate the missing lot.

Motion to approve amendment to a Planned Development Plan and Standards Book with the conditions presented, PD22-44929.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Elgin Carelock

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

EXCUSED: MacDonald

- b. Resolution to consider an amendment to the PD Plan and Standards book for property located at 3610 NW 1st Loop (a portion of Parcel 22817-000-00), approximately 9.31 acres (Case PD20-0003) (Quasi-Judicial)

Attachments: [PD20-0003 Saving Mercy Staff Report](#)
[Exhibit A - Saving Mercy PD Plan](#)
[Exhibit B - Saving Mercy PD Standards Book](#)
[Prior Approval Documents](#)
[PD20_0003_Case](#)
[PD20_0003_Aerial](#)

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 PD20-0003.

Ms. Campbell asked whether the plan is for children to reside in the homes. Mr. Jenkins responded yes, that is the plan.

Chuck Pigeon with Adurra Grouping, 925 SE 17th Street, Ocala, Florida, stated the

proposed change is due to the group securing housing grant support. The funding has made it more economical and feasible to develop the project as multifamily. He noted the proposal remains under the maximum density and below the threshold of 100 trips per hour. He also stated he had no objections to the staff's recommendations.

Mr. Lopez asked whether parking would be increased. Mr. Pigeon responded currently there is one parking space per unit. In the master plan, the development was designed to provide 1.5 parking spaces for two-bedroom units.

Motion to approve amendment to the PD Plan and Standards book with conditions presented by staff, PD20-0003.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tamboura Jenkins

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

EXCUSED: MacDonald

- c. Resolution to consider an amendment to the Planned Development Plan and Standards book for property located at 5451 SW 66th Street (Parcel 2389-100-009), approximately 32.22 acres (Case PD25-0003) (Quasi-Judicial)

Attachments: [PD25-0003 Kinward at HB Staff Report](#)
[Exhibit A - Kinward at HB PD Plan](#)
[Exhibit B - Kinward at HB PD Standards Book](#)
[Previously Approved Documents](#)
[PD25_0003_Case](#)
[PD25_0003_Aerial](#)

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 PD25-0003.

Mr. Carelock asked if a traffic impact study had been submitted. Endira responded she believes the trips were previously accounted for through the original Heatbrook DRI.

Mr. London asked about the intent of the condition related to multiple property owners. Endira responded the intent is to ensure more than one property owner is not purchasing units for rental purposes. Planning Director Aubrey Hale added there can be potential issues when multiple owners are involved, and the condition is intended to help ensure the long-term stability of the project. He stated it is a condition provided for the Board's consideration. Mr. London stated he had concerns with the condition, noting that individuals could potentially form separate LLCs to purchase units. He suggested there should be a better way reflect that intent. Ms. Campbell asked whether the intent was for one owner per quad unit. Aubrey responded that the goal is for individual ownership of each unit.

Mr. Lopez asked if there was an increase. Endira responded the only increase is in open

space.

Rob Batsel, 1531 SE 36th Ave, Ocala, Florida, stated the project is being changed from duplexes to townhomes. The development consists of twenty-one (21) six-unit townhome buildings and five (5) four-unit buildings. The project is anticipated to be platted into individual lots. He further stated each unit will include a garage and driveway, providing sufficient parking. He noted the most recent traffic study was completed in 2018 and included reserved trips specifically for this phase. Mr. Batsel requested approval subject to staff recommendations. He asked the condition prohibiting multiple units from being sold to the same owner not be considered at this time.

Kelly Hayes, 6560 SW 51st Court, Ocala, Florida, stated there are wooded areas behind her home. She noted when she initially attended meetings and the project was approved in 2022, the wooded area was intended to be preserved as open space. However, she expressed concern that it now appears condominiums may be constructed in that area.

Brian Hayes, 6560 SW 51st Court, Ocala, Florida, asked if anyone knew what happened to the wetlands behind his property. He stated, to his understanding, development is not permitted within wetlands and expressed concern regarding the impact to the wetland area.

Mr. Batsel stated along the east boundary, a Type III buffer will be provided. He noted the boundary will include a 25-foot vegetative buffer. He further explained that there will be a wall due to the front elevation of the neighboring homes, and that no structures will be located uphill or directly adjacent to them. Mr. Batsel also stated wetlands are being impacted and they are coordinating with the Water Management District to complete all required mitigation efforts.

Motion to deny the amendment to the Planned Development Plan and Standards book, PD25-0003.

RESULT: DENIED
MOVER: Kevin Lopez
SECONDER: Elgin Carelock
AYE: Jenkins, Lopez, and Carelock
NAY: London, and Branson
EXCUSED: MacDonald

- 7. Vision 2050
 - a. Resolution 2026-XX to adopt Vision 2050.

Growth Management Director, Jeff Shrum, presented Ocala Vision 2050.

Ms. Campbell stated that she recommends, under Item 2.5, the Safe Routes to School program be made a priority.

Motion to approve Resolution 2026-XX to adopt Vision 2050 with recommendation of Safe Routes to School program be a priority.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tamboura Jenkins

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

EXCUSED: MacDonald

8. Public Comments

None.

9. Staff Comments

None.

10. Board Comments

None.

11. Next meeting: May 11, 2026

12. Adjournment

Meeting adjourned at 6:56pm.