



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, February 9, 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, and Buck Martin

Excused 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 January 23, 2026.

a. Ocala Gazette Ad

Attachments: [P&Z Draft Ad PROOF 02092026](#)

3. Approval of Minutes

a. January 12, 2026 Meeting Minutes

Attachments: [January 12, 2026 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

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

4. Rezoning

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)

Attachments: [ZON25-0017 Draft Staff Report](#)

[ZON25_0017_Case](#)

[ZON25_0017_Aerial](#)

[Block data](#)

Senior Planner, Emily Johnson informed the board the applicant withdrew their

application and will no longer be moving forward with the rezoning request.

RESULT: WITHDRAWN

5. Workshop

a. Vision 2050

Growth Management Director Jeff Shrum, Planning Director Aubrey Hale, and Chief Planning Official Endira Madraveren held a workshop to present the draft of the Ocala 2050 Vision.

Mr. Martin asked for clarification regarding the urban form opportunities. Planning Director, Aubrey Hale responded the intent is to establish a design district that allows the City to push beyond traditional standards. He noted some non conformities may be created but the goal is to work within that framework and provide flexibility to allow the area to transition into this approach while maintaining compatibility. Growth Management Director, Jeff Shrum added that feedback from Urban 3 indicated that downtown areas are typically the highest-producing properties. He explained that the objective is to explore how to replicate mini downtown areas through a more complex and tailored approach, ensuring development is customized to fit the specific context and needs of each area.

Mr. Jenkins asked about the location of potential annexations. Aubrey responded any properties touching to the City's external boundaries have the potential to be annexed into the City.

Mr. MacDonald asked for clarification regarding the Form-Based Code and whether the codes would be changing, or if the Board should keep in mind during Planning and Zoning reviews that proposals may not align with current codes but may be consistent with the Ocala 2050 Vision and form-based approach. Jeff responded the City will need to exercise some flexibility when reviewing proposals, as the intent is not to turn away projects that do not align with the Vision. He stated that the City should be flexible in accommodating proposals that support the desired form and development pattern. He also noted that updates to the Land Development Code should help facilitate and encourage this approach. Jeff talked about the importance of the Board keeping the Vision in mind, explaining that once adopted, it will serve as a guiding framework and driving force for future decisions.

Mr. Jenkins asked about the Urban Form Opportunities. Aubrey explained the Urban Form Opportunities provide an incentive in a different manner, primarily by allowing for greater development density within designated areas.

Mr. Lopez asked staff to elaborate on the mobility fee transition. Jeff explained even in the 2035 Vision, the adoption of a mobility fee was identified as a goal the City wanted to achieve. He stated, unlike traditional impact fees, a mobility fee provides greater flexibility in how funds can be used, including for transit and pedestrian improvements, which adds further incentive. He also explained, particularly in an urban setting, mobility

fees allow the City to allocate fees more strategically to help attract development in areas where it is desired. Jeff noted the City is currently reviewing and revising the inter local agreement with Marion County as part of this process.

Mr. Lopez also asked about tax exemptions for downtown properties and asked whether the analysis considered consolidating services to scale buildings up or down. Aubrey responded there are opportunities to expand facilities vertically while reducing their overall footprint. He explained by building upward and utilizing smaller footprints, the City may be able to shift certain assets and potentially reduce the amount of government owned, tax exempt property in the downtown area. Doing so could help generate greater returns and enhance the productivity of downtown properties.

Mr. Lopez stated we are in a digital information age and suggested incorporating the Ocala Fiber build out strategy into the Vision so that the public better understands its direction.

Mr. Carelock asked about parking plans and how they factor into the overall Vision, specifically whether the City is targeting specific areas. Aubrey responded as the City finalizes the Vision, it is also important to update the Midtown and Downtown Master Plans, particularly given the significant development that has occurred over the past 20 years. He explained that the master plans will be updated to reflect recent development trends, which will help guide future decisions, including where parking should be located and how it will be incorporated into more intense development areas.

6. Public Comments

None.

7. Staff Comments

None.

8. Board Comments

Mr. Martin commended staff on their efforts regarding the Ocala 2050 Vision. He stated since being part of the board, he heard about the 2050 Vision initiative and clearly sees the amount of work that has gone into the revision. He described the draft as excellent and expressed his appreciation to everyone involved for their hard work.

9. Next meeting: March 9, 2026

10. Adjournment

Meeting adjourned at 6:26PM.