



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, March 9, 2026

5:30 PM

1. Call to Order

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

Present Tamboura Jenkins, Daniel London, Kevin Lopez, Justin MacDonald, Buck Martin, and Tucker Branson

Excused Allison Campbell, and Elgin Carelock

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 February 20, 2026.

a. P&Z Ad Proof

Attachments: [P&Z Draft Ad 03092026](#)

3. Election of Officers

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

a. Chairman

Mr. Lopez made a motion to remain as the Chair, which was seconded by Mr. Martin.

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

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Buck Martin

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

AWAY: MacDonald

EXCUSED: Carelock

b. Vice Chairman

Mr. Martin made a motion for Mr. Jenkins to be appointed as the Vice Chair, which was seconded by Mr. Lopez.

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

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Kevin Lopez

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

AWAY: MacDonald

EXCUSED: Carelock

4. Approval of Minutes

a. February 9, 2026 Final Minutes

Attachments: [February 9, 2026 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Tamboura Jenkins

SECONDER: Buck Martin

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

AWAY: MacDonald

EXCUSED: Carelock

5. Planned Development

a. Ordinance to rezone approximately 251.09 acres located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Parcel 23812-001-00 & 2380-000-001) from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development (Case PD25-0001) (Quasi-Judicial)

Attachments: [PD25-0001 KAS Ocala SR](#)
[PD25-0001 KAS Ocala LLC PD Standards Book](#)
[PD25-0001 KAS Ocala LLC PD Plan](#)
[West Ocala Conceptual PUD Plan](#)
[Letter of Objection 1 - Fisher Email](#)
[PD25 0001 Case](#)
[PD25 0001 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 PD25-0001.

Mr. Lopez asked for clarification regarding the aviation easement. Emily responded it applies to a defined area associated with the airport, and as such, an aviation easement is required to be provided. Mr. Lopez also requested clarification on the accessory dwelling units. Emily stated the intent was to ensure that the maximum density and maximum allowable number of units were included in the development proposal.

Mr. Jenkins requested clarification on whether there are only two entrances. Emily responded the property has frontage along 38th Avenue, which serves as a frontage road

from I-75. She stated there is an entrance at that location, as well as a roundabout at 44th Court and an additional entrance further south from the roundabout. Mr. Jenkins also stated that the area is very high density.

Fred Roberts, 40 SE 11th Avenue, Ocala, Florida, stated the property was originally proposed as the Ocala West Project. The western portion was previously identified as Ocala West. The property currently holds PUD zoning, which was amended in 2011 to allow up to 1,260 residential units and 130,000 square feet of commercial development. He stated the current plan aligns with the most intensive land use category in the City, excluding the downtown area. The Medium Intensity land use classification represents the highest available category, which establishes both a floor and ceiling for development rights associated with residential units. He noted this provides a framework for the maximum development plan intended for the west side, consistent with the current contemplated use. Mr. Roberts explained the plan corresponds with the PD rezoning elements established by resolution, including a color-coded layout and PD standards that serve as the governing framework for development. He added the PD standards align with the Form-Based Code to allow for more urban design elements and criteria. He stated that feedback from a neighborhood meeting was incorporated into the design. Regarding concerns from the Bear Track community to the north about a 30-foot undisturbed buffer, which includes opaque fencing within the 30-foot buffer area.

Mr. Jenkins expressed concerns regarding the impact the subdivision may have on Saddlewood Elementary School, as well as the apartment building located on the corner, and asked how the development would affect both the elementary school and West Port High School. Mr. Roberts responded that Winding Oaks Elementary School is a new school serving the area, and that the new high school in Marion Oaks will assist with redistricting. He stated that these matters fall under the purview of the School Board. Mr. Jenkins also asked about the Timberwood area. Mr. Roberts responded that the area falls within the County. However, conversations have taken place regarding the development. He stated they have incorporated a robust buffer along the south boundary and the north boundary adjacent to the residences than what would be required by code.

Mr. Martin asked what the reason was for the maximum height of 100 feet. Mr. Roberts responded that the 100-foot height limitation would coincide with two elements: the concept of having more intensive commercial development to the east and garden-style multifamily development. He stated that they pushed the 100-foot height limitation away from the boundaries so that there could not be anything taller than a two-story home adjacent to those areas. He further explained that nothing over 35 feet would be permitted within the 100-foot setback.

Mr. MacDonald asked what assurance there was that an opaque fence would be installed. Mr. Roberts responded that it is being imposed as a condition.

Mary Frazier, 9820 SW 89th Terrace, Ocala, Florida, stated that people would not want to move to an area where there is now a vegetation gap where a forest once existed. She added that people want to move to Ocala because of its beauty, and stated that this is not developing the community, but rather destroying the community.

Mr. Roberts stated that the traffic study has been submitted to the Florida Department of Transportation (FDOT).

Mr. Lopez asked about water retention. Mr. Roberts responded that all water will be retained on-site.

Mr. MacDonald mentioned that they typically receive school capacity information in the packet. Emily responded that this information is no longer included because it changes too rapidly. The School Board is aware of the developments and does receive a copy of the packet.

Emily further stated that for any motion to be made incorporating the applicant's new condition regarding the fence, it must be included in the motion as an additional condition supplementing what staff already provided in the staff report.

Planning Director Aubrey Hale reiterated the new condition being incorporated into the motion. He also noted that the PD Plan and Standards Book will need to be updated prior to going to City Council, so those revisions will be reflected in the final document.

Motion to approve PD 25-0001 with the conditions that the PD Plan be updated per this meeting's discussion, including the condition for a 30-foot buffer and an opaque fence as presented, along with the existing conditions as previously listed.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Tucker Branson

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

NAY: Jenkins

EXCUSED: Carelock

- b. Resolution to consider a PD Plan and Standards book for property located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Parcel 23812-001-00 & 2380-000-001), approximately 251.09 acres (Case PD25-0001) (Quasi-Judicial)

Attachments: [PD25-0001 KAS Ocala SR](#)
[Exhibit A - PD Standards Book](#)
[Exhibit B - PD Plan](#)
[Letter of Objection 1 - Fisher Email](#)
[Case Map](#)
[Aerial Map](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD25-0001.

Motion to approve PD 25-0001 with the conditions that the PD Plan be updated per this

meeting's discussion, including the condition for a 30-foot buffer and an opaque fence as presented, along with the existing conditions as previously listed.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Tucker Branson

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

NAY: Jenkins

EXCUSED: Carelock

- c. Ordinance to rezone approximately 283.55 acres located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (Parcel 23875-000-01 & 35364-000-00) from PUD-02, Planned Unit Development, to PD, Planned Development (Case PD25-0007) (Quasi-Judicial)

Attachments: [PD25-0007 Mockingbird Ridge Staff Report](#)
[PD25-0007 PD Standards Book](#)
[PD25-0007 PD Plan](#)
[Statement of Variations](#)
[Resolution 2018-42 Amended and Restated Dev Order](#)
[RECORDED Assignment of Trips 8714-1563](#)
[Letter of Objection 1](#)
[Letter of Objection 2](#)
[Case Map](#)
[Aerial Map](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD25-0007.

Mr. Lopez asked for clarification on the request regarding the variation of the 70 acres. Emily responded that they are providing the 70 acres, which would be 25% open space.

Fred Roberts, 40 SE 11th Avenue, Ocala, Florida, stated that when the property was established approximately 12 years ago, it had a PUD zoning designation. He explained that the City later changed the zoning classification to eliminate PUD zoning, and under the Code, any property previously designated as PUD would become PD. However, to make the zoning effective, a corresponding resolution establishing the development plan and applicable standards was required in order for it to become an actionable zoning verification. Mr. Roberts further stated that the request related to the open space requirements and that the property is part of the Heath Brook DRI. He explained that some of the amenities associated with the DRI were contemplated through the original DRI improvements to provide residents within the subdivision and development area opportunities for shared use. However, although the amount of open space is being reduced, the development will provide its own amenity package to correspond with the proposed development.

Mr. Lopez asked for clarification on whether residents would have access to the other amenities since the development is considered one project. Mr. Roberts responded that they would, confirming that residents will have access to the shared amenities.

Nedumpottackal Ittaboillai, 4552 SW 65th Place, Ocala, Florida, stated that he is unaware of the development occurring in the area. He expressed concerns regarding heavy traffic and increased noise. He noted that the highway provides some barrier and a sense of safety. He stated that even if a 5- to 10-foot wall were installed, it would not provide sufficient protection. He further expressed concern that the development of a residential area may negatively impact property values, and he is worried that home prices may decrease as a result.

Mr. Roberts stated the primary access for this subdivision is from 49th, with no connection to 60th.

Motion to approve to rezone PUD-02, Planned Unit Development, to PD, Planned Development with conditions presented in the staff report, PD25-0007.

RESULT: APPROVED

MOVER: Daniel London

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

EXCUSED: Carelock

- d. Resolution to consider a PD Plan and Standards book for property located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (Parcel 23875-000-01 & 35364-000-00), approximately 283.55 acres (Case PD25-0007) (Quasi-Judicial)

Attachments: [PD25-0007 Mockingbird Ridge SR](#)
[PD25-0007 PD Standards Book](#)
[PD25-0007 PD Plan](#)
[Letter of Objection 1](#)
[Letter of Objection 2](#)
[Case Map](#)
[Aerial Map](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff commented and findings of fact for PD25-0007.

Motion to approve resolution to consider a PD Plan and Standards book with conditions set in the staff report, PD25-0007.

RESULT: APPROVED

MOVER: Daniel London

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

EXCUSED: Carelock

6. Discussion

a. Vision 2050

Planning Director, Aubrey Hale, stated the item was a follow-up from the last Planning and Zoning meeting where it had previously been presented. He stated the project was getting closer to the approval stage and staff anticipated bringing it back to the April Planning and Zoning meeting for a recommendation, followed by consideration by City Council in May. Mr. Hale stated if there were any additional comments, staff would have a month to review them, and if there were any other questions or matters the Board would like included in the record, this would be the appropriate time to provide them.

Mr. Martin stated that, while the plans did not include vertical growth, he believed that with the number of subdivisions being developed, the City should consider more vertical growth opportunities in the future.

Mr. London stated consideration should be given to how the project ties into the County's Future Land Use Plan and Comprehensive Plan. He also commented about mentioning increasing densities within the City helps prevent urban sprawl throughout the surrounding areas.

Growth Management Director Jeff Shrum stated that as the City moves into its identified focus areas and begins the required updates to various master plans for Downtown, Midtown, and West Ocala, those types of details and considerations will begin to be addressed.

7. Public Comments

None.

8. Staff Comments

None.

a.

Attachments: [POT_OcalaMarion_County_April_9_8.5x11_flier.pdf](#)

9. Board Comments

None.

10. Next meeting: April 13, 2026

11. Adjournment

Meeting adjourned at 6:57pm.

