



Ocala Planning & Zoning Commission Agenda - Final Monday, July 13, 2026

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Tucker Branson
Elgin Carelock
Tamboura Jenkins, Vice Chairman
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Thaddius Neasman
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

WELCOME!

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P& Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

GENERAL RULES OF ORDER

The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

This meeting and past meetings may be viewed by selecting it <https://www.ocalafl.gov/meetings>.

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call for Determination of a Quorum
 - 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 June 26, 2026.

 - a. [P&Z Ad Proof](#)
Attachments: [P&Z Draft Ad 07132026 PROOF](#)
3. Approval of Minutes
 - a. [June 8, 2026 Final Meeting Minutes](#)
Attachments: [June 8, 2026 Final Meeting Minutes](#)
4. Abrogations
 - a. [Resolution XX to abrogate portions of 30-foot-wide rights-of way generally associated with NW 13th Street and NW 1st Avenue of the 1300 block of N Magnolia Avenue more specifically lying south of Lot 3, Block Q and lying north of Lot 2, Block P as well as a right-of-way lying east of Lot 1, Block R, and west of Lots 2 and 3, Block 2, of Allred's Addition to Ocala Plat as recorded in Plat Book A, Page 74 and 137, of the public records of Marion County, Florida, approximately 0.24 acres \(Case ABR25-0003\) \(Quasi-Judicial\).](#)

Presentation By: Andrew Gray, Planner I

Attachments: [ABR25-0003 Magnolia Extension Staff Report](#)
[ABR25_0003 Aerial](#)
[ABR25_0003 Case](#)
[ABR25-0003 Utility Responses](#)
[Exhibit A](#)
[Exhibit B](#)
[ABR25-0003 Utility Easement Magnolia Extension LLC . 13th St_ex](#)
[ABR25-0003 Utility Easement Cincinnati Capital . 13th St_ex](#)
[ABR25-0003 Corrective Easement Agreement](#)
5. Land Use Change

- a. [Ordinance to change the Future Land Use designation from Medium Intensity/Special District to Public, for property located in the 1700 block of NW Martin Luther King Jr Avenue \(Parcels 25502-000-00, 25502-002-00, and 25491-001-00\), approximately 11.20 acres \(Case LUC26-0002\) \(Quasi-Judicial\)](#)

Presentation By: David Sablan

Attachments: [LUC26-0002 Staff Report P&Z](#)
[LUC26_0002_Aerial](#)
[LUC26_0002_Case 1](#)

- b. [Ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 700 block of NW 14th Street \(Parcel 25785-000-00\), approximately 0.52 acres \(Case LUC26-0005\) \(Quasi-Judicial\)](#)

Presentation By: David Sablan

Attachments: [LUC26-0005 Staff Report P&Z](#)
[LUC26_0005_Aerial](#)
[LUC26_0005_Case 1](#)

6. Rezoning

- a. [Ordinance to rezone approximately 5.93 acres for property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace \(Parcel 2572-018-001, 2572-017-004, and 2572-017-005\) from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial \(Case ZON25-0008\) \(Quasi-Judicial\).](#)

Attachments: [Staff Report](#)
[ZON25_0008_Aerialrevised](#)
[ZON25_0008_Caserevised](#)

- b. [Ordinance to rezone from G-U, Governmental Use, to B-1, Neighborhood Business, for a property located at 1501 NW 14th Street \(Parcel 25571-000-00\), approximately 3.23 acres \(Case ZON26-0006\) \(Quasi-Judicial\)](#)

Presentation By: Breah J Miller

Attachments: [ZON26-0006 Staff Report](#)
[ZON26-0006 Aerial](#)
[ZON26-0006 Case Map](#)
[ZON26-0006 MLK Road Expansion Appraisal](#)

- c. [Ordinance to rezone from M-2, Medium Industrial, and M-3, Heavy Industrial, to G-U, Governmental Use, for property located 1700 block of NW Martin Luther King Jr Avenue \(Parcel 25502-000-00, 25502-002-00, and 25491-001-00\), approximately 11.20 acres \(Case ZON26-0007\) \(Quasi-Judicial\)](#)

Presentation By: David Sablan

Attachments: [ZON26-0007 Staff Report P&Z](#)
[ZON26_0007_Case](#)

- d. [Ordinance to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for a portion \(3.05 acres\) of the property located in the 1700 block of NE 18th Place \(Parcel 2649-004-001\), approximately 4.95 acres in total \(Case ZON26-0010\) \(Quasi-Judicial\)](#)

Presentation By: Breah J Miller

Attachments: [ZON26-0010 Staff Report](#)
[ZON26-0010 Aerial Map](#)
[ZON26-0010 Case Map](#)
[Matthew Payne rezoning Parcel 2649-004-001 letter July 2 2026](#)

- e. [Ordinance to rezone from R-2, Two-Family Residential, to G-U, Governmental Use, for property located in the 700 and 800 blocks of NW 14th Street and the 1400 block of NW 17th Place \(Parcel 25768-000-00, 25775+000-00, 25784+000-00, and 25786-000-00\), approximately 9.94 acres \(Case ZON26-0012\) \(Quasi-Judicial\)](#)

Presentation By: David Sablan

Attachments: [ZON26-0012 Staff Report P&Z](#)
[ZON26_0012_Aerial](#)
[ZON26_0012_Case](#)

7. Public Comments
8. Staff Comments
9. Board Comments

Next meeting: August 10, 2026

Adjournment