



Ocala Planning & Zoning Commission Agenda

Monday, June 8, 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 May 22, 2026.
 - a. [P&Z Ad Proof](#)
Attachments: [P&Z Draft Ad 06082026 PROOF](#)

3. Approval of Minutes
 - a. [May 26, 2026 Meeting Minutes](#)
Attachments: [May 26, 2026 Final Meeting Minutes](#)

4. Public Hearing
 - a. [Mockingbird Ridge Conceptual Subdivision \(SUB25-0016\)](#)
Presentation By: Karen Cupp
Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Boundary Survey.pdf](#)
[PD Plan.pdf](#)
[PD Standards.pdf](#)

 - b. [TBMI Commercial Outparcel Development Conceptual Subdivision \(SUB25-0011\)](#)
Presentation By: Karen Cupp
Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Boundary Survey.pdf](#)
[PD Plan.pdf](#)
[PD Standards.pdf](#)

- c. [Resolution 2026-XX to allow public uses on certain municipal owned properties that accommodate the recycling drop-off program](#)

Presentation By: Aubrey Hale

Attachments: [Exhibit A Recycling SE Aerial](#)
[Exhibit A Recycling SE Case](#)
[Exhibit A Recycling NE Aerial](#)
[Exhibit A Recycling NE Case](#)

5. Abrogations

- a. [Public Hearing to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida, approximately 7.21 acres. \(Case ABR25-0008\) \(Quasi-Judicial\).](#)

Presentation By: Endira Madraveren

Attachments: [ABR25-0008 Lake Louise](#)
[ABR25_0008_Aerial](#)
[ABR25_0008_Case](#)
[Abrogation Utility Responses](#)
[Lake Louise Survey Roads Proposed for Abrogation](#)
[Lake Louise Survey](#)
[Exhibit A ABR25-0008 Lake Louise Road Abrogations](#)

6. Land Use Change

- a. [Ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 2800 block of SW 20th Street \(Parcel 23476+001-00\), approximately 4.06 acres \(Case LUC26-0003\) \(Quasi-Judicial\)](#)

Presentation By: Breah J Miller

Attachments: [LUC26-0003 City of Ocala Staff Report](#)
[LUC26-0003 City of Ocala Aerial Map](#)
[LUC26-0003 City of Ocala Case Map](#)

- b. [Ordinance to change the Future Land Use designation from Neighborhood to Low Intensity, for property located in the 2800 block of SW 20th Street \(Parcel 23472-003-00, 23472-002-00, and a portion of 23472-001-00\), approximately 4.88 acres \(Case LUC26-0004\) \(Quasi-Judicial\)](#)

Presentation By: Breah J Miller

Attachments: [LUC26-0004 Z&T Partners LLC Staff Report](#)
[LUC26-0004 Z&T Partners LLC Aerial Map](#)
[LUC26-0004 Z&T Partners LLC Case Map](#)

7. Rezoning

- a. [Ordinance to rezone from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use, for property located 2800 block of SW 20th Street \(Parcel 23476+001-00\), approximately 4.06 acres \(Case ZON26-0008\) \(Quasi-Judicial\)](#)

Presentation By: Breah J Miller

- Attachments:** [ZON26-0008 City of Ocala Staff Report](#)
[ZON26-0008 City of Ocala Aerial Map](#)
[ZON26-0008 City of Ocala Case Map](#)

- b. [Ordinance to rezone from R-3, Multi-Family Residential District, to INST, Institutional District, for properties located in the 2800 block of SW 20th Street \(Parcel 23472-004-00 and a portion of 23472-001-00\), approximately 2.99 acres \(Case ZON26-0009\) \(Quasi-Judicial\)](#)

Presentation By: Breah J Miller

- Attachments:** [ZON26-0009 City of Ocala Staff Report](#)
[ZON26-0009City of Ocala Aerial Map](#)
[ZON26-0009 City of Ocala Case Map](#)

- c. [Ordinance to rezone approximately 82.10 acres for property located at 5575 SW 52nd Street \(Parcel 23835-000-00\) from A-1, General Agriculture \(County\) to PD, Planned Development \(City\) \(Case PD26-0001\) \(Quasi-Judicial\).](#)

Presentation By: Aubrey Hale

- Attachments:** [PD26-0001 Ocala 52 Staff Report P&Z](#)
[PD26_0001_Case](#)
[PD26_0001_Aerial](#)
[Ocala 52 Partners PD Plan](#)
[Ocala 52 Partners PD Standards Book](#)

- d. [Public Hearing to consider a resolution for a PD Plan and Standards Book \(Ocala 52 Partners PD\) for property located at 5575 SW 52nd Street \(Parcel 23835-000-00\), approximately 82.10 acres \(Case PD26-0001\) \(Quasi-Judicial\).](#)

Presentation By: Aubrey Hale

- Attachments:** [PD26-0001 Ocala 52 Staff Report P&Z](#)
[PD26_0001_Aerial](#)
[PD26_0001_Case](#)
[Ocala 52 Partners PD Plan](#)
[Ocala 52 Partners PD Standards Book](#)

8. Public Comments

9. Staff Comments
10. Board Comments
11. Next meeting: July 13, 2026
12. Adjournment