



Ocala Planning & Zoning Commission Agenda

Monday, April 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
Buck Martin
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 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](#)

Presentation By: Breah Miller

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](#)

 - 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](#)

Presentation By: Breah Miller

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

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 \(Case ZON26-0001\) \(Quai-Judicial\)](#)

Presentation By: Breah Miller

- Attachments:** [ZON26-0001 Staff Report P&Z](#)
[ZON26_0001_Aerial](#)
[ZON26_0001_Case](#)

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 \(Case PD22-44929\) \(Quasi-Judicial\)](#)

Presentation By: Breah Miller

- 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](#)

- 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 \(Case PD20-0003\) \(Quasi-Judicial\)](#)

Presentation By: Endira Madraveren

- 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](#)

- 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 \(Case PD25-0003\) \(Quasi-Judicial\)](#)

Presentation By: Endira Madraveren

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](#)

7. Vision 2050

- a. [Resolution 2026-XX to adopt Vision 2050.](#)

Presentation By: Jeff Shrum

Attachments: [Vision 2050](#)

8. Public Comments

9. Staff Comments

10. Board Comments

11. Next meeting: May 11, 2026

12. Adjournment