



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, July 13, 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, Allison Campbell, Tucker Branson, Elgin Carelock, and Thaddius Neasman

Excused Justin MacDonald

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

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

a. June 8, 2026 Final Meeting Minutes

Attachments: [June 8, 2026 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Tamboura Jenkins

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

AWAY: Neasman

EXCUSED: MacDonald

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).

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](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ABR25-0003.

Kendall Drake, Drake Constructions Services, 302 SE Broadway St., Ocala, FL, stated he was available for any questions.

Motion to approve 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, with conditions, ABR25-0003.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Kevin Lopez

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

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)

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

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0002.

Mr. Lopez asked whether the thin strip of land directly below the subject property was

owned by anyone. David responded that it is an unimproved right-of-way.

Motion to approve 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, LUC26-0002.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tamboura Jenkins

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

- 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)

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

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0005.

Motion to approve ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 700 block of NW 14th Street, LUC26-0005.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Kevin Lopez

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

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](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0008.

Kendall Drake, Drake Construction Services, 302 SE Broadway St., Ocala, FL,

stated he was available to answer any questions.

Motion to approve ordinance to rezone approximately 5.93 acres for property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace, ZON25-0008.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Elgin Carelock

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

- 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)

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

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0006.

Mr. Lopez asked whether the building was unoccupied. Breah responded the building is currently unoccupied.

Mr. Neasman asked what the owner plans to do with or establish on the property. Breah responded the applicant has indicated they intend to continue using the property as a radio tower.

Dan Martone, WOCA Radio, 3424 SW 86th Place, Ocala, FL, stated his plan is to possibly relocate the radio station's studio to the property.

Anthony Collins, 1425 NW 16th Ct., Ocala, FL, stated he lives directly behind the subject property. He inquired about the proposed hours and days of operation, anticipated traffic, potential rallies or events, and the expected number of staff. His primary concern was noise, as his bedroom is located very close to the property.

Ms. Campbell responded that there would typically be one to two people at the studio. She explained that it is a talk radio station and would primarily function as a studio for broadcasting.

Motion to approve ordinance to rezone from G-U, Governmental Use, to B-1, Neighborhood Business, for a property located at 1501 NW 14th Street, ZON26-0006.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Elgin Carelock

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

- 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)

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

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON26-0007.

Motion to approve 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, ZON26-0007.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Kevin Lopez

- 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)

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

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0010.

Brad Dinkins, 101 NE 16th Ave Ocala FL stated he was available to answer any questions.

Mr. Neasman asked about the difference between the M-1 and M-2 zoning districts. Chief Planning Official, Endira Madraveren responded the M-1 zoning district limits outdoor storage to 20% of the site, whereas the M-2 zoning district does not have a restriction on outdoor storage. She added the uses permitted within the two zoning districts are very similar.

Motion to approve 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, ZON26-0010.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Elgin Carelock

AYE: Jenkins, London, Lopez, Branson, Carelock, and Neasman

EXCUSED: MacDonald

- 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)

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

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON26-0012.

Mr. Jenkins asked what the property would be used for. David responded the current use is a disaster debris management site and that it will continue to operate as such. He explained that the purpose of the rezoning is to clean up the zoning map.

Mr. Neasman asked how the property is accessed. David responded that access to the property is from the north.

Motion to approve 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, ZON26-0012.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Elgin Carelock

AYE: London, Lopez, Branson, Carelock, and Neasman

NAY: Jenkins

EXCUSED: MacDonald

7. Public Comments

None.

8. Staff Comments

Planning Director, Aubrey Hale informed the Board there may or may not be a Planning and Zoning Commission meeting in August. He also discussed potential modifications to the City's boards regarding how they will function, as well as opportunities for training.

9. Board Comments

Mr. London discussed the possibility of changing the order of motions and discussions.

Next meeting: August 10, 2026

Adjournment

Meeting adjourned at 6:30pm.