



June 3, 2026

James D. Stansbury
Florida Department of Commerce
Bureau of Community Planning and Growth
107 East Madison Street
Tallahassee, FL 32399-4120

RE: Proposed Large-Scale Future Land Use Map Amendment Transmittal Packet
Case No. LUC26-0001 Ocala 52 Partners, LLC

Dear Mr. Stansbury,

Enclosed is the Proposed Large-Scale Future Land Use Map Amendment Transmittal Package for City of Ocala land use change Case No. LUC26-0001. Please note the following required information:

- The Planning & Zoning Commission, sitting as the local planning agency, held a public hearing on May 26, 2026. City Council held a public hearing on June 2, 2026, and voted to transmit the proposed amendment to the Department of Commerce (FLCommerce).
- A copy of the complete proposed amendment package including supporting data and analysis was sent to the following agencies on June 3, 2026:
 1. East Central Florida Regional Planning Council
 2. St. Johns Rivers Water Management District
 3. Department of Environmental Protection
 4. Department of State
 5. Department of Transportation, District Five
 6. Department of Education
 7. Marion County Growth Services Department

- Following is a summary of the proposed amendment that is being submitted under the expedited state review process:

LUC26-0001: The petitioner is requesting to change the future land use map designation for the subject property (Parcel 23835-000-00, located at 5575 SW 52nd Street) from High Residential (Marion County) to Low Intensity (City).

The petitioner is requesting annexation into City Limits in order to connect to City utilities and services. A land use amendment is necessary upon annexation.

- Adoption of the amendment is anticipated to occur in July 2026.
- The amendment is not applicable to an area of critical state concern.

- Contact person is:

Endira Madraveren, AICP
Chief Planning Official
Growth Management Department
201 SE 3rd Street, Second Floor
Ocala, Florida 34471
Phone: (352) 629-8440
Email: emadraveren@ocalafl.gov

Please contact me with any questions. Thank you.

Sincerely,

Endira Madraveren

Endira Madraveren, AICP
Chief Planning Official
Growth Management Department
City of Ocala

Enclosure(s): Exhibit A – Proposed Ordinance
Exhibit B – Staff Recommendation
Exhibit C – Maps
Exhibit D – May 26, 2026 Planning & Zoning Commission Minutes
Exhibit E – June 2, 2026 City Council Meeting Synopsis

Cc: East Central Florida Regional Planning Council
St. Johns River Water Management District
Southwest Florida Water Management District
Department of Environmental Protection
Department of State
Department of Transportation, District Five
Department of Education
Marion County Growth Services Department

EXHIBIT A

PROPOSED ORDINANCE

ORDINANCE 2026-18

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP SERIES OF THE CITY OF OCALA, FLORIDA, COMPREHENSIVE PLAN AS REQUIRED IN SECTION 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE FUTURE LAND USE CHANGE (CASE NO. LUC26-0001) INVOLVED AND TO AMEND THE FUTURE LAND USE MAP SERIES FROM HIGH RESIDENTIAL (COUNTY) TO LOW INTENSITY (CITY) FOR PROPERTY LOCATED AT 5575 SW 52ND STREET (PARCEL NUMBER 23835-000-00), APPROXIMATELY 82.40 ACRES; PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Ocala, Florida, to prepare and adopt a comprehensive plan in accordance with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Element consisting of a land use map series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof; and

WHEREAS, on October 19, 2010, City Council adopted the Ocala 2035 Vision; and

WHEREAS, one of the strategies of the Ocala 2035 Vision was to initiate Comprehensive Plan Amendments (adopted on January 22, 2013) to be consistent with the Ocala 2035 Vision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The City of Ocala Comprehensive Plan, Future Land Use Element and Map Series is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida. The lands described below are hereby reclassified according

to the City of Ocala Comprehensive Plan, Future Land Use Element as Public and the attached land use map is incorporated by reference into this ordinance:

THE NE ¼ OF THE SW ¼ AND THE SE ¼ OF THE SW ¼ OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

AND

THE WEST 1.5 CHAINS OF THE SW ¼ OF SE ¼ OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

BEING 82.40 ACRES, MORE OR LESS.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the Future Land Use Map of the City of Ocala is hereby amended to reflect the change in land use from Commercial (County) to Public (City) as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization

of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

Section 8. The effective date of this small-scale development amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

ATTEST:

CITY OF OCALA

By: _____
Angel B. Jacobs
City Clerk

By: _____
Ire Bethea, Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-18
Introduced: 6/2/2026
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.

EXHIBIT B

STAFF RECOMMENDATION



Staff Report

Case No. LUC26-0001

Planning & Zoning Commission: May 26, 2026

City Council (1st Reading): June 2, 2026

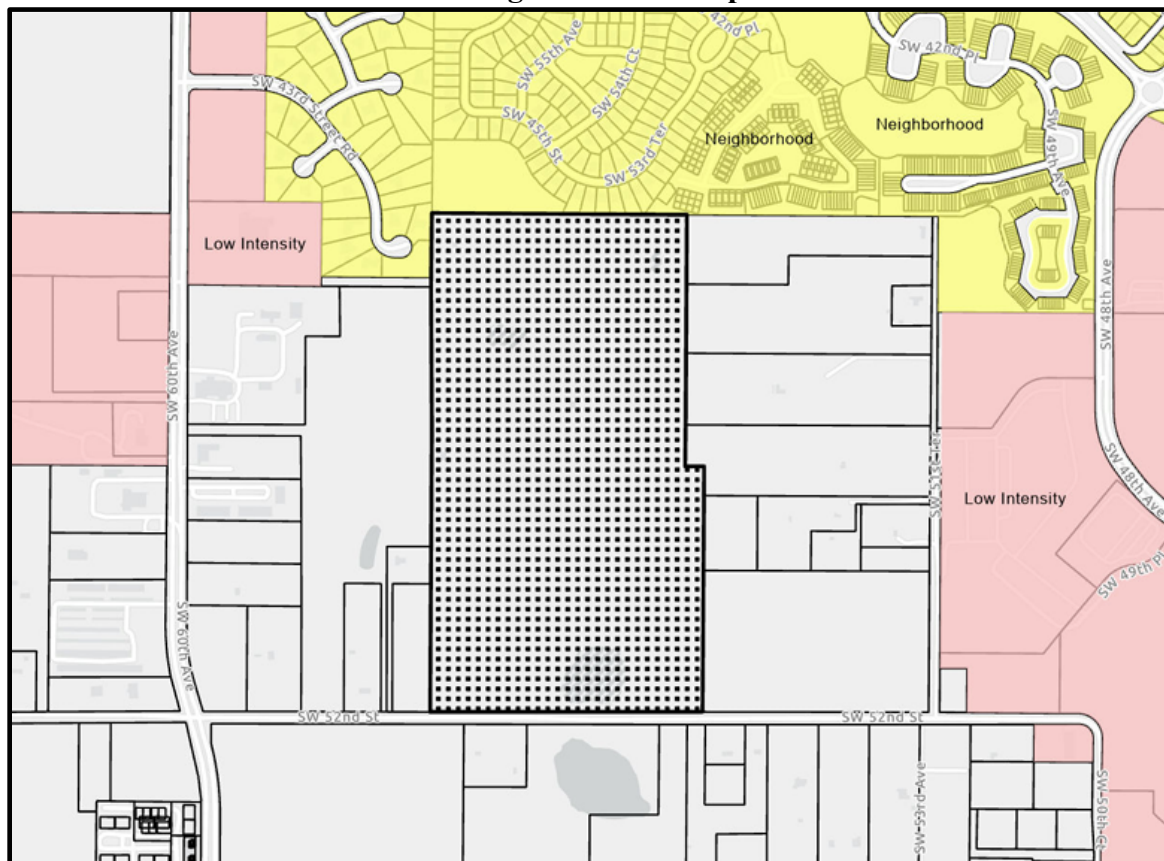
City Council (Adoption): August 4, 2026

Applicant: Ocala 52 Partners, LLC
Property Owner: Ocala 52 Partners, LLC
Project Planner: David Sablan, Planner II
Applicant Request: Land use change from High Residential (County) to Low Intensity (City)

Parcel Information

Acres: ±82.40 acres
Parcel(s)#: 23835-000-00
Location: 5575 SW 52nd Street
Existing use: Undeveloped (formerly used for mining)
Future Land Use Designation: High Residential (County)
Zoning Designation: A-1, General Agriculture (County)
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Case Map



Section 1 - Applicant Request

The applicant is requesting a future land use amendment to change the land use category for the subject property from High Residential (County) to Low Intensity (City) (LUC26-0001). The petitioner has submitted two concurrent petitions:

- Annexation into the city to provide for the future development of the site and connection to available city utilities.
- Rezoning to change the zoning from A-1, General Agriculture (County) to PD, Planned Development, with single-family residential (SFR), multi-family residential (MFR), and commercial land uses, and development standards (PD26-0001).

The agent, Tillman & Associates Engineering, LLC, is representing the applicant in this request.

Section 2 - Background Information

The subject property, identified as Parcel 23835-000-00, contains an approximate 82.40 acres and is generally located within the 5500 block of SW 52nd Street. The subject properties are currently within the jurisdiction of Marion County and share its northern border with the existing Fore Ranch Planned Unit Development and the existing Hunt Club at Fox Point neighborhood, both of which are located within City of Ocala jurisdiction. The current Marion County designations of the properties are:

Future Land Use:	High Residential land use (County), a maximum of 8 dwelling units per acre.
Zoning:	A-1, General Agriculture (County). The County code of ordinances indicates the intent of the A-1 district is to preserve agriculture as the primary use. This zoning classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification.

It is noted that the applicant acquired the subject property in July 2024.

Marion County Property Appraiser records (Book 2024, Page 1930) indicate that an agreement was entered into between G.W. O'Neal to White Construction Company, Inc. in April 1994 for exclusive mining rights of earth and minerals from the subject property. The agreement states that the property had been used for mining and removal of earth and minerals in the past, but no records are available to indicate the date of which this mining began. Staff believes mining operations began as early as the 1960s and continued until approximately 2022 based on available aerial imagery. Under Florida Statutes (F.S.) Chapter 378, the cessation of mining operations triggers land reclamation obligations to protect the public's health, safety, and welfare, the protection of the state's environment, and the subsequent beneficial use of the disturbed and reclaimed land. In October 2022, the Florida Department of Environmental Protection (FDEP) issued a Release of Reclamation Obligations in recognition of reclamation activities completed on the property.

Several small structures and a septic system currently exist on the property that will be required to be removed when the property is developed consistent with the conditions of annexation. At the southern end of the property there is a ±6.7-acre lake and a ±16,000 square foot pond at the northeasterly corner of the property. Both water bodies will be preserved and are integrated into the design of the PD.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood (City)	PUD-04, Planned Unit Development (City)	Fore Ranch PUD (City)
East	High Residential (County)	A-1, General Agriculture (County)	Large lot SFR & Undeveloped (County)
South	High Residential (County)	A-1, General Agriculture (County)	Undeveloped (County)
West	Northwest (City) - Neighborhood West/southwest (County) -Medium Residential (County)	Northwest (City) - No Zoning West/southwest (County) - A-1, General Agriculture (County)	Northwest (City) - Hunt Club at Fox Point West/southwest (County) - Large lot SFR & Undeveloped

Table 2: Existing and Proposed Development Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing (County)	High Residential	Residential – single-family and multi-family	4-8 du/ac	N/A
Proposed (City)	Low Intensity	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	3 to 18 du/ac	Up to 0.75

Section 3 – Staff Analysis

Pursuant to Code of Ordinances Section 122-246, all annexed territory shall be subject to the land use change process to bring the land use into compliance with the City’s comprehensive plan. The Case Map reflects adjacent, annexed properties designated to the north as Neighborhood Future Land Use and nearby properties to the east and west being designated as Low Intensity Future Land Use. As reflected in Table 2 above, the change in potential development intensity is as follows:

Marion County:

Minimum - 4 units per acre (329 units)

Maximum - 8 units per acre (659 units)

City of Ocala:

Minimum - 3 units per acre (247 units)

Maximum - 18 units per acre (1,483 units)

While it is not binding, it is noted that the concurrent zoning application for a PD zoning designation indicates a maximum of 590 dwelling units (7.16 units per acre), which is less than the maximum development potential as currently permitted with the County’s future land use designation (659 units).

Consistency with Comprehensive Plan:

The requested future land use amendment is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.3: Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.*

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

- The combined density of all residential housing types is 7.16 units per acre, which is less than half of the potential maximum of 18 units per acre for the Low Intensity future land use category.
 - The form and building standards will be further defined with the subsequent Planned Development Rezoning currently in process.
2. *Future Land Use Element Policy 12.1. The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation, and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.*

Staff Comment: Additional development of the subject property will be required to connect to city utilities to ensure adequate public services for the development. Level of service and facility impact will be determined at the time of development.

3. *Future Land Use Element Policy 13.2: The City shall continue to enforce the provisions of the Land Development Code that requires new development to pay for its share of existing or planned capital facilities through an impact fee charge, mobility fee, or other appropriate means.*

Staff Comment: Development of the site will require connection to city facilities that will include payment of appropriate connection, service, and impact fees.

Consistency with Land Development Regulations:

The requested future land use amendment is consistent with the following Sections of the City of Ocala Code of Ordinances:

Subsection 122-246 – Annexed territory:

- (a) *All territory which may be annexed to the city after the effective date of the ordinance from this section is derived shall be considered to be zoned in the zoning classification given it by the county zoning code; provided that if no such classification exists in the zoning ordinance of the city then the property shall be zoned within the city under that classification most closely corresponding to the existing county classification.*

Staff Comment: The future land use category change is accompanied by an annexation request and a rezoning application (PD26-0001) to rezone the property from A-1, General Agriculture (Marion County) to PD, Planned Development (City). The proposed development program and permitted uses included in the proposed PD plan (single family residential, multi-family residential, and commercial), is consistent with the Low Intensity Future Land Use category and the existing Fore Ranch and Hunt Club at Fox Point neighborhoods.

- (b) *All annexed territory shall, at the earliest available date, be subject to the land use change process to bring the land use into compliance with the comprehensive plan. This process may result in a different land use designation and zoning classification.*

Staff Comment: The annexation request is accompanied by a concurrent request to change the subject property future land use from High Residential (Marion County) to Low Intensity (City) (LUC26-0001). Final action on the annexation will be required prior to final action on the requested future land use amendment to ensure proper jurisdiction/authority for the action. Due to the property size (larger than 50 acres), it is necessary to transmit the land use change to the Florida Department of Commerce for an expedited state review, pursuant to F.S. 163.3184. Subsequent to review by state agencies, the concurrent request will provide a City of Ocala future land use designation for the subject properties, providing consistency with this requirement.

Section 4 - Level of Service (LOS) Analysis

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

For the consideration of annexation and future land use designation, the purpose of this analysis is to identify any potential issues with the city's ability to provide public services to the property to be annexed. However, it should be noted that the specific need for services will need to be further evaluated at the time of future development or connection to city services. Currently, the area is not served with City sanitary sewer service. The nearest connection point resides within the Fore Ranch development, adjacent to the subject property to the north. The comprehensive plan sanitary sewer sub element includes policy 2.7, requiring connection, unless the nearest available sewer connections is greater than one-eighth mile from the property. Sewer lines are not located within the right-of-way of SW 52nd Street and the connection point is not within one-eighth of a mile of the property. Consistent with the conditions of annexation, development of the subject property will require connection to all city facilities upon development of the property.

The following LOS information is provided to indicate available and remaining capacity for required public facilities (those facilities identified in the Comprehensive Plan, Capital Improvement Element Objective 1). As necessary, the analysis may utilize population per household estimates as established by the Florida Bureau of Economic and Business Research (BEBR). The most recent (2025) estimates

indicate an average population per household at 2.33 people for Marion County.

Transportation: The subject property has frontage along SW 52nd Street, which connects to SW 60th Avenue to the west. The congestion management data from the Ocala-Marion TPO for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. The concurrent PD Plan indicates that a maximum of 590 new dwelling units are proposed, a traffic study will be required during the site plan process.

Table 2: Congestion Management Data

Road/Street Names	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 60th Ave From: SR 200 To: SW 43rd St Rd	4	45	Arterial	E	35,820	18,300	C

Potable Water: The project is within the City's active service area and service is available. A City water main runs along SW 52nd Street in front of the property. Connections will be determined during the site plan or subdivision review and approval process.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

Sanitary Sewer: The project is within the City's active service area, however there are no existing sanitary sewer lines accessible from the adjacent SW 52nd Street right-of-way (ROW). The nearest existing publicly accessible sanitary sewer line is a force main line on SW 50th Ct, approximately 1,875 feet east of the eastern boundary of the project. The extension of City sanitary sewer lines and connections will be required upon development of the site during the site or subdivision review and approval process.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd). currently 6.3 million gallons is consumed daily.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's 71,017 population requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Summer 2026 Activity Guide released by the Recreation and Parks Department.

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.

- *Available Capacity: Solid waste is transported to facilities outside of the City.*

Schools: The subject property is serviced by Saddlewood Elementary (operating at 96% capacity), Liberty Middle (operating at 93.34% capacity) and West Port High School (operating at 117.22% capacity). The concurrently submitted Planned Development Plan may generate up to 75 additional Elementary School-aged students, up to 30 additional Middle School-aged students, and up to 41 additional High School-aged students. The West Port High School is over capacity and will require payment of school concurrency fees, which will take place during the building permit stage prior to the issuance of a Certificate of Occupancy.

Table 3: Student Generation:

PD26-0001 Scenario					
School Level	MFR Student Generation Rate	SFR Student Generation Rate	MFR Units 360	SFR Units 230	Total
Elementary	0.137	0.107	50	25	75
Middle	0.055	0.043	20	10	30
High	0.066	0.071	24	17	41

Other Public Facilities:

Electric: The subject property is not in the Ocala Electric Utility service territory. The project will be serviced by Sumter Electric.

Internet: The subject property is not in an Ocala Fiber service area.

Stormwater: Due to the prior mining use, there are several low spots on the subject property within the AE FEMA Flood Zones. It is noted that, the concurrent PD Plan indicates that these areas will be incorporated into the amenity and drainage retention areas which service the property. For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Fire Service: Ocala Fire Rescue Station #6 is located approximately 0.33 miles from the subject property, at 5220 SW 50th Ct, which is within the desired industry standard of 1.5 miles for fire service.

Summary Staff Comments: *The location of the subject property in relation to existing nearby fire station and other city facilities will improve the efficiency of existing city fire facilities and other city services for any future development. Additionally having direct decision-making authority over future land use, zoning, and development will help the city ensure compatible and appropriate urban development. Further, the annexation and future development will promote the connection to city utilities, providing additional revenue to maintain public facilities.*

Section 5 - Staff Findings and Recommendation

- This requested Low Intensity future land use is the result of annexation of the subject property which requires a City future land use designation consistent with Section 122-246(b) of the Code of Ordinances and providing compliance with the Comprehensive Plan.
- The requested Low Intensity future land use change is consistent with the adjacent Neighborhood and Low Intensity future land use designations within the surrounding area.
- City utilities are available at this location, and no level of service issues have been identified for public facilities with the exception of sanitary sewer. No sanitary sewer connections exist within

Staff Report

Case No. LUC26-0001

the adjacent right-of-way of SW 52nd Street and the nearest connection point for sanitary sewer is located north within the Fore Ranch development. Consistent with the conditions of annexation, connection to City public facilities will be required upon development of the property.

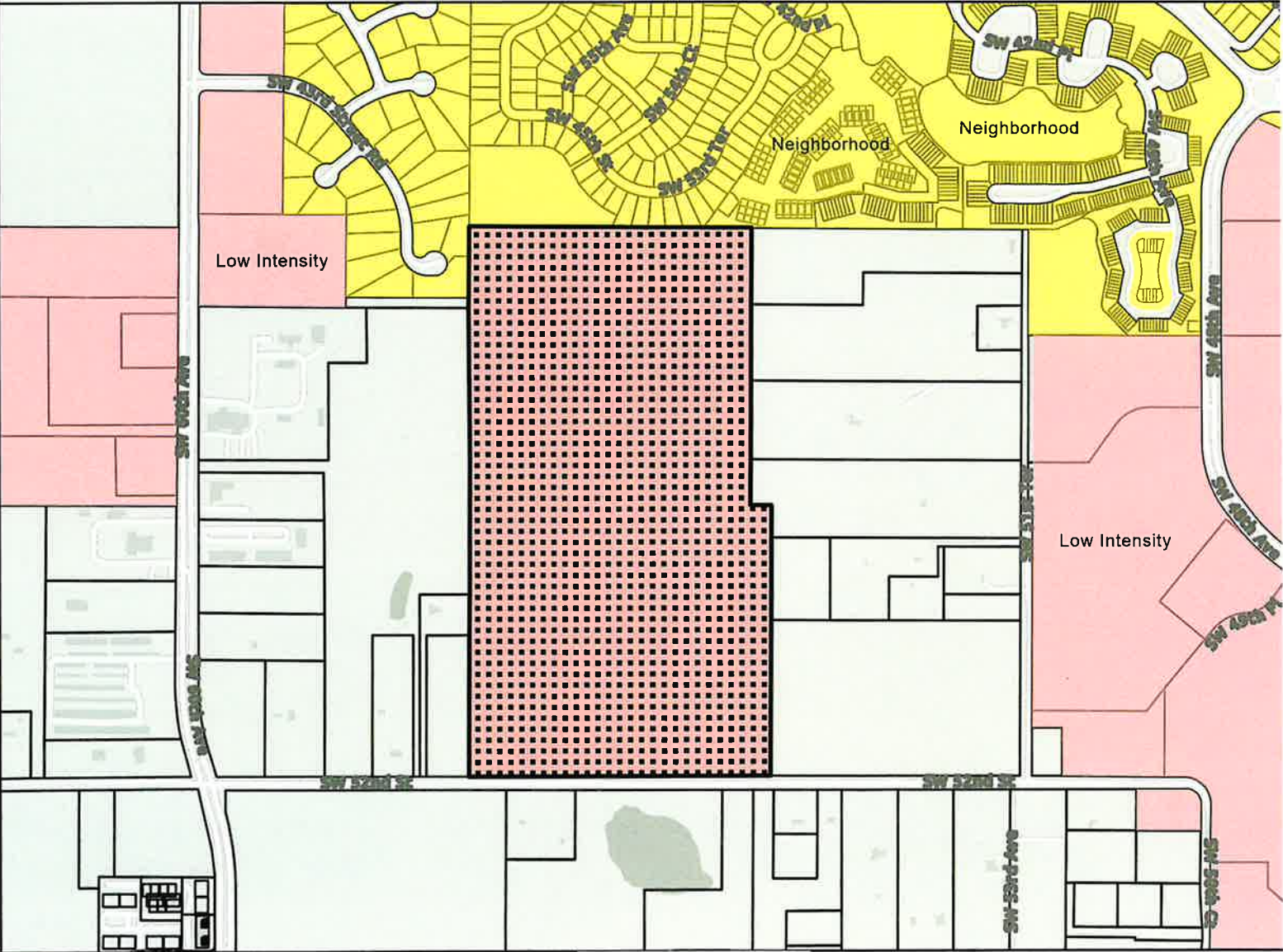
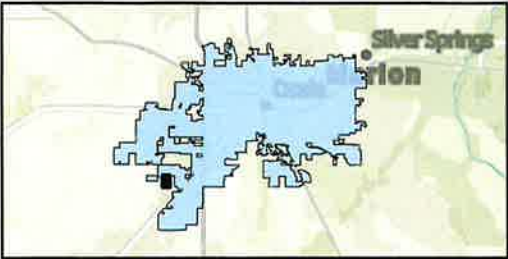
- The requested amendment to change the land use from a Marion County designation of High Residential to the City's Low Intensity future land use is consistent with the city's comprehensive plan and land development regulations.

Staff Recommendation: Approval of LUC26-0001

EXHIBIT C
MAPS

Proposed Map Amendment

Case Number: LUC26-0001
Parcel: 23835-000-00
Property Size: Approximately 82.4 Acres
Land Use Designation: County High Residential
Zoning: County A-1, General Agriculture
Proposal: A request to change to Low Intensity Future Land Use



- Low Intensity
- Neighborhood
- Parcels
- Subject Property

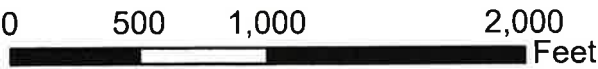


EXHIBIT D
PLANNING COMMISSION MINUTES



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, May 26, 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, Tucker Branson, Elgin Carelock, and Thaddius Neasman

Excused Allison Campbell

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 May 15, 2026.

a. P&Z Ad Proof

Attachments: [P&Z Draft Ad 05262026 PROOF](#)

3. Approval of Minutes

a. March 9, 2026 Final Meeting Minutes

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

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tamboura Jenkins

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

AWAY: MacDonald

b. May 11, 2026 Final Meeting Minutes

Attachments: [May 11, 2026 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Kevin Lopez

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

AWAY: MacDonald

4. Annexation

- a. Ordinance to annex approximately 82.40 acres for property located at 5575 SW 52nd Street (Parcel 23835-000-00) (Case ANX26-0001) (Quasi-Judicial).

Attachments: [ANX26-0001 Staff Report](#)
[ANX26 0001 Aerial Revised](#)
[ANX26 0001 Case Revised](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ANX26-0001.

Mr. Neasman asked about the proposed residential density. David responded the Low Intensity Future Land Use designation allows between 3 and 18 dwelling units per acre. He explained the Planned Development proposed for consideration in June includes approximately 590 dwelling units on 82 acres, resulting in a density of approximately 7.5 to 8 dwelling units per acre.

Mr. Neasman also asked whether the School Board had provided any feedback regarding the project. David explained, based on student generation rates, the elementary and middle schools serving the area are currently operating below capacity. However, the designated high school, West Port High School, is currently over capacity, and the proposed development would contribute additional student demand to that school. Mr. Jenkins asked which elementary school serves the area. David confirmed the development is within the service area of Saddlewood Elementary School.

David Tillman, with Tillman Associates Engineering, addressed the board and confirmed the Planned Development proposes approximately 590 residential units. He stated the figure of 590 units is reflected in the Planned Development (PD) and noted that, based on the applicable residential density standards, the minimum required density would allow 232 units, while the maximum allowable density would permit up to 1,396 units. He explained the proposed development falls closer to the lower end of the permitted density range. Mr. Tillman also discussed school capacity and student generation rates associated with the project. He stated the development is projected to generate approximately 41 students. He further noted that new school construction is underway within the school district and is intended to help alleviate capacity constraints and accommodate future growth.

Mr. Jenkins asked how many dwelling units were proposed per acre. Mr. Tillman responded that the development is proposed at approximately 7.2 dwelling units per acre.

Mr. Lopez asked why the developer was seeking annexation. Mr. Tillman explained that the City requires annexation when a property is contiguous to the City limits and is requesting connection to City utilities.

Danielle Dobratz, Grace Hill Farm, 4750 SW 51st Street Road, stated the farm borders the subject property and expressed concerns regarding the proposed development. She cited the large number of homes being proposed, the loss of open space in the area, and

what she considered to be excessive density. Ms. Dobratz referenced a previous news article that discussed the possibility of larger-acreage residential lots on the property and noted that townhomes have already been developed across the street.

Cher Dobratz, Grace Hill Farm, 4750 SE 51st Terrace Road, expressed concerns regarding the rear property line adjacent to the proposed development. She stated portions of the land had previously been mined and there is an approximate 15-foot drop in elevation along the property boundary. Ms. Dobratz asked how the developer intends to separate the properties.

Marcia Armstrong, 5765 SW 52nd Street, stated she was unsure how the proposed project could be accommodated in the area. She questioned the addition of approximately 590 homes and noted approximately 300 apartments and 60 townhomes are already under construction across the street. Ms. Armstrong expressed concern that growth in the area is occurring at a pace that exceeds the capacity of existing infrastructure.

Growth Management Director, Jeff Shrum stated, regarding the discussion on school capacity, the City provides school-related information and background data for informational purposes; however, school impacts are not a basis for the board's decision. He advised board members to be mindful of that distinction and noted that any questions regarding the role of school capacity in the decision-making process should be directed to legal counsel.

Mr. Tillman responded to questions regarding permitting and grading. He stated an Environmental Resource Permit (ERP) will be required prior to construction and will be obtained during the construction planning phase as necessary for development of the project. Regarding the change in elevation between the subject property and adjacent properties, Mr. Tillman explained the development cannot create impacts on neighboring properties. He stated existing grade differences and site conditions will be taken into account during the engineering and grading design process, and any grading activities will be designed to avoid adverse impacts to adjacent properties.

Motion to approve the annexation of approximately 82.40 acres with conditions, ANX26-0001.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tucker Branson

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

5. Land Use Change

- a. Ordinance to change Future Land use designation of approximately 82.40 acres for property located at 5575 SW 52nd Street (Parcel 23835-000-00) from High Residential (County) to Low Intensity (City) (Case LUC26-0001) (Quasi-Judicial).

Attachments: [LUC26-0001 Staff Report](#)
 [LUC26 0001 Aerial Revised](#)
 [LUC26 0001 Case Revised](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0001.

Motion to approve the change Future Land use designation of approximately 82.40 from High Residential (County) to Low Intensity (City), Case LUC26-0001.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Elgin Carelock

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

6. Public Comments

None.

7. Staff Comments

None.

8. Board Comments

Mr. MacDonald stated that he would like to follow up on the discussion regarding school capacity. He noted that he observed school capacity information had been included back on the agenda and expressed appreciation for that inclusion.

He further commented on the role of school capacity information in the decision-making process and referenced prior discussions on how it is considered. Mr. MacDonald stated that he appreciates the ongoing discussion and opportunity for further clarification and education on the topic.

Mr. London stated that he recommended reviewing the Marion County Public Schools Board documents, going back to approximately 2022 or 2023, noting that a third-party study was completed to evaluate school capacity needs. He explained that the study identified projected needs at low, medium, and high levels. He further stated that, with the addition of two new elementary schools, a new middle school, and a new high school, current capacity levels remain below the “low” projection level. Mr. London added that, in his understanding, the minimum projection level was at least two schools.

City Attorney, William Sexton stated Mr. MacDonald’s question was less about whether school concurrency is reasonable and more about why it is the City’s position that school capacity information should not form the basis of the board’s ultimate decision. He noted , if given until the next meeting, staff could prepare and present supporting materials to better explain the legal framework surrounding this issue, particularly as it relates to future land use changes or rezoning decisions. He indicated the intent would be to provide a clear and concise explanation for the board’s consideration.

Planning Director, Aubrey Hale stated staff could bring the item back as a workshop discussion to allow for a more detailed review of the issue. He noted that placing the item on the June 8th agenda would be a quick turnaround for preparation, but that it could alternatively be scheduled for July to allow adequate time to compile and present the information.

Mr. Tillman stated he would encourage the board to review current enrollment figures, noting his understanding that enrollment within the school system has also decreased.

9. Next meeting: June 8, 2026

10. Adjournment

Meeting adjourned at 5:56pm.

EXHIBIT E
CITY COUNCIL MEETING SYNOPSIS

8. Introduction and First Readings of Ordinances

(Second and Final Reading - June 16, 2026)

- 8a.** Ordinance 2026-17 to annex approximately 82.40 acres for property located at 5575 SW 52nd Street (Parcel 23835-000-00) (Case ANX26-0001) (Quasi-Judicial).

Introduced By: Jay A. Musleh

RESULT: INTRODUCED

- 8b.** Public Hearing to transmit to the Florida Department of Commerce an amendment to the Future Land Use Element of the Comprehensive Plan and Introduction of Ordinance 2026-18 to change the Future Land Use designation of approximately 82.40 acres for property at 5575 SW 52nd Street (Parcel 23835-000-00) from High Residential (County) to Low Intensity (City) (Case LUC26-0001) (Quasi-Judicial)

Presentation By: Aubrey Hale

Introduced By: Barry Mansfield

Planning Director Aubrey Hale explained that this item concerns an unincorporated County property exceeding 50 acres that is being considered for annexation. Director Hale noted that, due to the size of the property, the proposed land-use designation must undergo state review through the Florida Department of Commerce using the expedited process. The purpose of the public hearing was to authorize the transmittal of the proposed designation to the state. Mr. Hale stated that the surrounding area includes county residential land and that the existing county designation allows between three and eighteen dwelling units per acre. Staff recommended approval, and the applicant was present for questions.

Following the presentation, Director Hale explained that the state review is expected to take approximately 30 days. After the review, any required revisions would be incorporated and the item would return for final consideration, likely in conjunction with the related PUD item during a concurrent meeting. Council Pro Tem Musleh asked whether the final reading would occur on June 16. Director Hale responded that the final dates had not yet been confirmed.

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

RESULT: INTRODUCED

Motion to approve transmittal to the Florida Department of Commerce

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Musleh, Dreyer, Hilty Sr, Mansfield, and Bethea Sr