
Fw: Case LUC26-001 Parcel 23835-000-00

From David Sablan <dsablan@ocalafl.gov>

Date Mon 6/8/2026 2:20 PM

To Endira Madraveren <emadraveren@ocalafl.gov>; Aubrey Hale <ahale@ocalafl.gov>; Jeff Shrum <JShrum@ocalafl.gov>; Peter Lee <PLee@ocalafl.gov>; William E. Sexton <WSexton@ocalafl.gov>; Janiece Lucky <jlucky@ocalafl.gov>

 1 attachment (472 KB)

Flood and Elevation Map of Mine Site and Surround.pdf;

JaNiece,

Can you print this email out for the dais tonight for my PD item. Thanks.

David Sablan

Planner II

City of Ocala Growth Management Department

201 SE 3rd Street, 2nd Floor, Ocala, FL 34471

Office: 352-629-8324 | dsablan@ocalafl.gov



From: Cheri Dobratz <cheridobratz@gmail.com>

Sent: Monday, June 8, 2026 2:08 PM

To: David Sablan <dsablan@ocalafl.gov>

Cc: George Dobratz <GDobratz@ctpower.com>; Danielle Dobratz <danielledobratz@gmail.com>; Marcia Armstrong <ma4art@embarqmail.com>

Subject: Fwd: Case LUC26-001 Parcel 23835-000-00

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David - I have some questions regarding the 5575 SW 52nd St. Property Development

I apologize for the lateness of this inquiry. We received short notice of the first meeting and research of this importance takes more than two weeks while meeting the responsibilities that come with daily life.

Our property, 4750 SW 51st Terrace runs right along the property's edge. My neighbors and I will bear the brunt of the immediate physical and environmental impacts. Please note that the links in my email will take you the source, provide video, and excellent photos from news stories about this area. .

What is the best way to share this at the meeting tonight? Please give me a call if needed, 303 532 9035. If you could forward this email to the board they could easily view the information. Otherwise, I can print copies for each.

Questions from your report:

1). Your report refers to the Release of Reclamation Obligations received

I contacted the Florida Department of Environmental Protection and Zachariah Shely provided me with the letter dated October 31, 2022. While the report states there are no remaining mine reclamations required and the site is released in its entirety the following paragraph is of utmost importance. It reads:

This release does not warrant the suitability of subject lands for any current or proposed land use and does not constitute a statement or admission concerning ownership of any interest in subject lands.

In the letter from Zachariah Shely, Zachariah.Shely@floridadep.gov, he states that The Department's Mining Program does not oversee development of land or residential development Applications. If such an application was to be received, it would be sent to the FDEP Local District office or the Water Management District depending on how many parcels / house slips were being proposed.

2) **The water management and development of this build site is a major concern for all surrounding residents.** All of the immediately adjacent agricultural properties have personal wells that rely on the water table. We recently upgraded our well and learned the water table is at 25 feet.

Water is our most precious resource. Those of us who rely on our private wells have no alternative.

Your report mentions the locations of the 6.7 acre lake and the 16,000 pond. A third pond can be seen from aerial photos online. I found this info about the ponds...

According to agricultural and commercial real estate records from LoopNet and local brokerages, this parcel is a former limestone/lime rock quarry. The mining operations left behind a heavily altered landscape, which currently features one large deep pond and two smaller ponds. All of which are old, flooded open pits from the excavation days.[1, 2]

While your report states that the septic system will be required to be removed when the property is developed **there is no mention of precautions required to protect the water supply for the surrounding residents.**

The residents and their animals depend on safe drinking water. We have no alternative.

Building a high-density development on a former lime rock mine in Florida directly threatens both groundwater and surface water quality. **Because limestone is highly porous, water moves through it like a sponge, meaning any surface pollution on a mine site can travel directly into the drinking water supply with almost zero natural filtration.**

When developers convert an open lime rock quarry into a residential area, several distinct water quality risks emerge:

***The Hazard:** The three ponds at 5575 SW 52nd St are not typical lakes; they are open wounds in the Earth where mining cut directly past the water table. They represent exposed groundwater.

***The Impact:** When a 590-unit residential development and 35 acres of landscaped open space is built, lawns are treated with chemical fertilizers, weed killers, and pesticides. Cars leak oil, gasoline, and heavy metals onto driveways and roads. **During Florida heavy downpours, stormwater pushes these toxins into the quarry ponds, injecting urban chemicals directly into the open aquifer.**

3. There are Consequential Geological Risks when a mine site is developed into a large community with roads, buildings, and the water, sewer, and utilities to accommodate the development.

- **Zoning & Intended Use:** The parcel has been marketed for prospective residential development due to its unique, rolling topography caused by past mining excavations. [1] This fact comes up in every search.
- At the May 26, 2026 meeting everyone present was shown an East view of 52nd St and a West view of 52nd St. Did no one go on the property. The aerial picture from Marion County Appraiser's website showing the topography and FEMA flood areas. As you can see the elevation goes from 45 feet to 105 feet. This site is going to require intensive use of heavy equipment and movement of soil to make it buildable.
- **The Water Factor:** Because lime rock mining uncovers and compromises the protective upper sediment layers over the Floridan Aquifer, the large open-pit ponds on this property are highly sensitive to water table fluctuations. [1]
- **Subsidence Hazard:** Building on or immediately adjacent to a former aggregate mine in a designated "karst sensitive area" carries a high baseline risk for localized sinkhole development, soil settling, and heavy groundwater pooling.
- **The Blasting and Vibrational Damage Risk:** Because this is an old lime rock mine, the ground is highly uncompacted and contains hidden limestone caverns. Heavy earthmoving, rock crushing, and compaction equipment right next to the surrounding homes can send severe seismic vibrations directly toward each home.
- **We ask that the City require the developer to pay for independent, pre-construction structural baseline surveys of all homes on 51st Terrace and every other property that borders 5575 SW 52nd St. The city is exposing existing taxpayers to property damage from artificial sinkholes or foundation cracking triggered by heavy machinery.**
- The residents of Fore Ranch have already been forced to pay two "special assessments" to their HOA to cover the massive damage caused major sink hole activity in 2010, 2012, and 2018. Was Fore Ranch made aware of this developer's plan, that is adjacent to their homes that have already been plagued with significant damage due to sink hole activity? I believe the developer discussed accessing water and sewer hookups through Fore Ranch at the May 26, 2026 meeting.
- **Stormwater and Runoff Redirection:** The site's dramatic quarry pits currently act as natural catchments for local groundwater. High-density development means covering the terrain with acres of asphalt, concrete, and roofs (impervious surfaces).
- **We ask that the Southwest Florida Water Management District (SWFWMD) and the city growth management team require a zero-degradation stormwater plan, ensuring that not a single gallon of displaced quarry water flows toward 51st Terrace or any other property that borders this proposed construction site.**

- 51st Terrace is a private road, the county does not provide maintenance or repair even though we pay significant property taxes and do not receive water or sewer. Every time it rains the significant divots in the gravel road floods fill with ground water. These divots are deep enough to cause major damage to cars. I have witnessed too many damaged car parts and undercarriages along the road in the short time we have owned the property. This street cannot sustain elevated runoff risks. Please take a drive up 51st Terrace and see what I'm talking about.
- The same can be said about all of the surrounding properties who are responsible for maintaining the only road to their homesite.

4. This leads to our second major concern, sinkhole development...

Immediate Proximity to Severe Sinkholes

The property is positioned just off State Road 200, **immediately contiguous to the Fore Ranch (Wynchase) and The Hunt Club subdivisions**. This means 5575 SW 52nd Street sits directly adjacent to the exact retention ponds where the massive 2012 and 2018 multi-sinkhole outbreaks occurred. [1, 2, 3]

We met Marcia Armstrong at City Hall on May 26, 2026. She shared that she informed you in her email about the sink holes in Fore Ranch.

This is a well documented issue in the area and it is not mentioned in your report.

The intersection of **SW 52nd Avenue and SW 51st Terrace** (specifically around SW 42nd Street) sits directly inside the **Fore Ranch development**, which is one of the most historically documented sinkhole hot spots in the entire 34474 zip code area. [1, 2]

Because this specific pocket of Ocala contains major master-planned communities like Fore Ranch and Wynchase Townhomes, there is extensive local hazard documentation for this exact vicinity: [1, 2]

Major Historical Events at this Location

- **The SW 42nd Street & SW 52nd Terrace Collapses:** Multiple deep, active sinkholes have repeatedly opened right in the backyards and retention areas between SW 42nd Street and SW 52nd Terrace. One notable cluster expanded into a **100-foot-long, 10-foot-deep cavern** that forced emergency structural evacuations for adjacent townhomes. [1, 2, 3]
- **Retention Pond Failures:** The limestone layout near these exact streets features stormwater retention ponds that are prone to sudden drainage breaches. When heavy seasonal rains accumulate, the sudden pressure routinely compromises the loose soil over the limestone, causing the banks near the walkways and roads to slump into subsurface voids. [1, 2, 3]

Soil and Geological Risk Factors

This particular section of southwest Ocala faces elevated risk due to a combination of geography and human development:

- **Heavy Limestone Dissolution:** The bedrock beneath the 34474 zip code consists of heavily weathered limestone pockets.
- **Altered Water Tables:** The grading of neighborhoods like Fore Ranch concentrated heavy water drainage into localized retention basins. If a basin liner cracks, the focused downward rush of water accelerates under-ground erosion, pulling surface dirt downward. [1, 2]

Sinkholes - and wallets - open

The Wynchase townhome subdivision in Ocala's Fore Ranch community (southwest of State Road 200) experienced a major sinkhole cluster. In 2018, over a dozen sinkholes opened up near a retention pond, forcing several families to evacuate and draining the pond entirely. [1, 2, 3, 4, 5, 6, 7, 8]

While the sinkholes made headlines during the 2018 swarm, the area is historically prone to these events due to the underlying limestone "karst" terrain. [1, 2]

Key facts about the Wynchase sinkhole events include:

- **Initial Swarm:** The first major group of 10-15 sinkholes emerged around Southwest 42nd Place in late April 2018. [1, 2, 3]
- **Evacuations:** Residents in at least eight buildings were evacuated due to the holes growing and overlapping. [1, 2, 3, 4]
- **Prior History:** The Wynchase community experienced significant sinkhole issues previously, most notably in 2012 when the HOA paid thousands to fill holes. [1, 2]
- **Stabilization & Repairs:** Geotechnical engineers conducted ground-penetrating radar and core sampling. Following months of repairs, which included sealing the retention pond and stabilizing the ground, displaced residents were allowed to return to their townhomes. [1, 2, 3, 4]

• **wynchase fore ranch sink holes**
google.com 

5. Your report references the nearest accessible sanitary sewer line is a force main line on SW 50TH Ct. Approximately 1875 feet from the project and appears to be across 200 road. You also mentioned the closest connect through the Fore Ranch subdivision that has been plagued with sink hole problems since 2010.

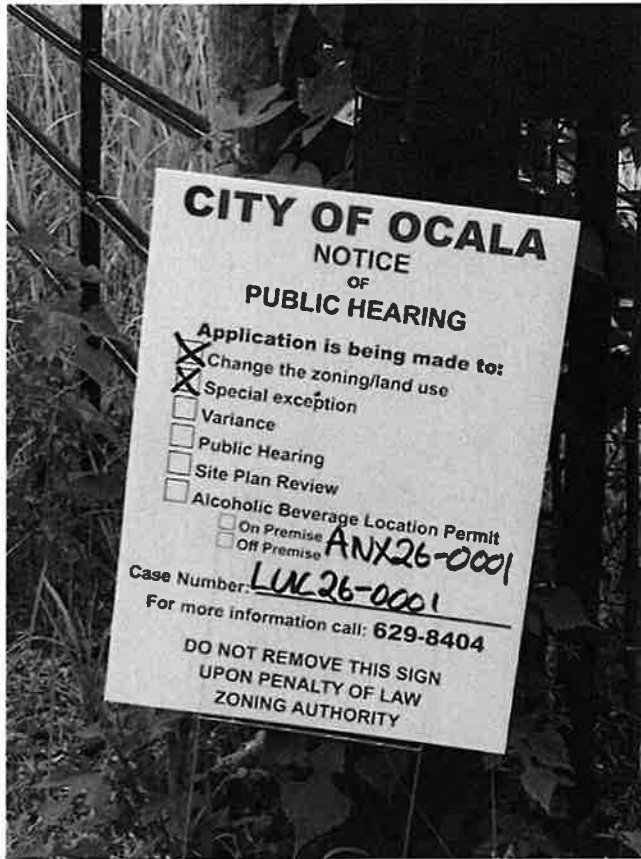
* Who pays for the access?

* Has Fore Ranch been notified of this building project and sharing their sewer lines?

Last, I would like to address the lack of notification for this project:

1. We were never notified of a neighborhood meeting. We have USPS informed delivery and watch our incoming mail daily.
2. After receiving the letter from the city I wrote a letter to the contact person and never received a response.
3. The required sign content did not show exact date, time, or physical address of the public hearings.

4. Who was contacted in our surrounding area? The lack of participation suggests a lack of notification.



Begin forwarded message:

From: David Sablan <dsablan@ocalafl.gov>
Subject: Re: Case LUC26-001 Parcel 23835-000-00
Date: May 28, 2026 at 10:01:37 AM EDT
To: "cheridobratz@gmail.com" <cheridobratz@gmail.com>, "gdobratz@ctpower.com" <gdobratz@ctpower.com>, "danielledobratz@gmail.com" <danielledobratz@gmail.com>
Cc: Aubrey Hale <ahale@ocalafl.gov>, Jeff Shrum <JShrum@ocalafl.gov>, Endira Madraveren <emadraveren@ocalafl.gov>

Cheri, George, and Danielle,

I apologize that your email was overlooked prior to the Planning and Zoning Commission's meeting this past Tuesday. I did want to answer your questions and provide you with a timeline of the project moving forward. Also, we are available to meet in person or talk on the phone to go over the project in detail.

1. What does Low Intensity Future Land Use mean?

The City has what are called Future Land Use categories that control the density (how many dwelling units per acre) and intensity (how large the buildings can be) of future development. Low Intensity is one of those categories, which establishes a range of 3 to 18 dwelling units per acre. For reference, the single family homes portion of the Fore Ranch development to the north of the project site was developed at around 4 dwelling units per acre and the Canter Apartments on SW 48th Ave, east of your property across SW 51st Terrace, was developed at around 14 units per acre.

2. What do they plan to do with the property?

The developer has submitted a conceptual plan to the City that is proposing mixture of detached single family homes, attached townhomes, and a commercial plaza. The commercial portion of the development is about 4.5 acres and located directly on SW 52nd Street and to the west of the lake at the southern end of the property. The rear half of the property (approximately 45 acres) is proposed to be detached single family homes at density of about 5 units per acre. Your property is adjacent to this portion of the project. The middle 20 acres of the property is proposed to be either apartments or townhomes at density of about 17 units per acre. This conceptual plan will be going before the Planning and Zoning Commission at their next meeting on June 8th. A copy of that plan and my staff report will be available on the city's website sometime the week before, and by June 5th at the latest. I'll email you a direct link once it is available.

The property is currently outside of Ocala city limits, the owner/developer is requesting to annex into Ocala in order to connect to city utilities, such as water and sewer, for future development. This past Tuesday was the first step in annexing into the City. The next step will be the June 8th meeting where the commission will make a recommendation to the City Council regarding the conceptual plan. The last step will be for City Council to consider and vote on the annexation and conceptual plan, tentatively scheduled for August 4th.

Feel free to let me know if you have any follow up questions or if you would like to meet to discuss further.

David Sablan
Planner II
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd Floor, Ocala, FL 34471
Office: 352-629-8324 | dsablan@ocalafl.gov
<Outlook-oqaxuypb.png>

From: Janiece Lucky <jlucky@ocalafl.gov>
Sent: Wednesday, May 27, 2026 9:20 AM
To: David Sablan <dsablan@ocalafl.gov>
Subject: FW: Case LUC26-001 Parcel 23835-000-00

-----Original Message-----

From: Cher Dobratz <cheridobratz@gmail.com>
Sent: Tuesday, May 19, 2026 8:16 PM
To: Janiece Lucky <jlucky@ocalafl.gov>
Cc: George Dobratz <GDobratz@ctpower.com>; Danielle Dobratz <danielledobratz@gmail.com>
Subject: Re: Case LUC26-001 Parcel 23835-000-00

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JaNiece,

I am writing you regarding the letter we received for the proposed change of zoning from A1 to Low Intensity Future Land Use on the property directly west of our 11 acre family farm, Grace Hill Farm, at 4750 SW 51st Terrace, Ocala FL 34474. We currently have cows, goats, chickens, and a donkey at our site.

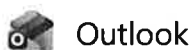
We are seeking to understand what the development plans are for this previous mine site. Our shared property line was clawed out during the mining process and there is a 15 feet drop between the back of our property at our fence and the 82 acre property behind us. We are seeking answers to the following questions:

- 1). What does Low Intensity Future Land Use mean?
- 2). What do they plan to do with the property?

Thank you for your time and consideration in this matter.

Grace Hill Farm, LLC
Cheri Dobratz
George Dobratz
Danielle Dobratz

Sent from my iPad



Outlook

FW: PD26-0002

From Janiece Lucky <jlucky@ocalafl.gov>

Date Mon 6/8/2026 4:21 PM

To David Sablan <dsablan@ocalafl.gov>; Breah Miller <bmillier@ocalafl.gov>; Endira Madraveren <emadraveren@ocalafl.gov>

Good afternoon,

I know this email reads PD26-0002, but I believe it is for PD26-0001.

JaNiece N. Lucky
Associate Planner

City of Ocala Growth Management Department

201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8344

-----Original Message-----

From: ALICE TRAUTMAN <amtpop@aol.com>

Sent: Monday, June 8, 2026 4:15 PM

To: Janiece Lucky <jlucky@ocalafl.gov>

Subject: PD26-0002

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My name is Alice Trautman. I live on 52nd St. where you are planning to put the development in. I am in protest of allowing it to be passed and go forward to change the acreage from agricultural. There is no infrastructure to support that size of development in this area It's harmful to the environment ie ground water; along with wildlife, both animal and plant. The protected tortoises will be in entombed. Research shows that relocation of that species very seldom works. The groundwork to the 60th and 52nd St. development is presently ongoing. The vibration today of the dirt work is vibrating my pictures on the wall. Doing sound studies to see what kind of damage it will do to my well casing, pump, etc. also my septic tank They have been burning for the last two weeks. The air is toxic. We can expect the new development to do the same thing to our homes and our environment These are just some of the reasons that I am in objection to the changing of the agricultural listing of the acreage

and object to the development.

Alice Trautman

Environmentally

Sent from my iPhone

Marcia Armstrong
5765 SW 52nd St
Ocala, FL 34474

June 8, 2026

Re: Case # PD26-0001

Photo #1 was taken in May of 2025, looking East from our property line to the subject property. In the center of the photo, notice the bulldozer on top of a huge ridge of dirt and limerock left from mining operations. This ridge is about 100 yds long and 40 ft high.

Photo #2 was taken in May of this year, from SW 52nd Street near the SW corner of the subject property, looking to the NE at that same ridge of tailings.

Photo #3 taken last week, is looking north from SW 52nd Street. The left of the photo show the results of mining with more tailings in the background.

Photo #4 was also taken last week from SW 52nd Street looking NW across the pond. Beyond the far side of the pond, you can see the different elevations and tailings all across that area.

These photos only show the south part of the property. We can't see the north half.
As you can see, this is not an ordinary piece of land for development.



1





2





3





#4

