



# Ocala Planning & Zoning Commission Agenda

## Tuesday, May 26, 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 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](#)
  - b. [May 11, 2026 Final Meeting Minutes](#)  
**Attachments:** [May 11, 2026 Final Meeting Minutes](#)
  
4. Annexation
  - a. [Ordinance to annex approximately 82.40 acres for property located at 5575 SW 52nd Street \(Parcel 23835-000-00\) \(Case ANX26-0001\) \(Quasi-Judicial\).](#)  
Presentation By: Aubrey Hale  
**Attachments:** [ANX26-0001 Staff Report](#)  
[ANX26 0001 Aerial Revised](#)  
[ANX26 0001 Case Revised](#)
  
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 \(City\) \(Case LUC26-0001\) \(Quasi-Judicial\).](#)  
Presentation By: Aubrey Hale  
**Attachments:** [LUC26-0001 Staff Report](#)  
[LUC26 0001 Aerial Revised](#)  
[LUC26 0001 Case Revised](#)
  
6. Public Comments

7. Staff Comments
8. Board Comments
9. Next meeting: June 8, 2026
10. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2026-1445

**Agenda Item #:** a.

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**Submitted By:** JaNiece Lucky

**Department:** Growth Management

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**FORMAL TITLE:**

P&Z Ad Proof

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

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**PROOF OF PUBLICATION:**

Ocala Gazette May 15, 2026

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**BACKGROUND:**

N/A



# NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Tuesday, May 26, 2026, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at <https://www.ocalafl.gov/meetings>.**

## SOUTHWEST

Petitioner: Ocala 52 Partners, LLC; Agent: Tillman & Associates Engineering, LLC; Case: ANX26-0001; A request to annex into City Limits property located at 5575 SW 52<sup>nd</sup> Street (Parcel 23835-000-00); approximately 82.40 acres.

Petitioner: Ocala 52 Partners, LLC; Agent: Tillman & Associates Engineering, LLC; Case: LUC26-0001; A request to change the future land use category from High Residential (Marion County) to Low Intensity (City) for property located at 5575 SW 52<sup>nd</sup> Street (Parcel 23835-000-00); approximately 82.40 acres.

JEFF SHRUM, AICP  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at [www.ocalafl.gov](http://www.ocalafl.gov).

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3<sup>rd</sup> Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Planning and Zoning Commission with respect to any matter considered at this meeting **5** will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2026-1441

**Agenda Item #:** a.

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**Submitted By:** JaNiece Lucky

**Department:** Growth Management

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**FORMAL TITLE:**

March 9, 2026 Final Meeting Minutes

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:**

N/A



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**Monday, March 9, 2026**

**5:30 PM**

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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, Buck Martin, and Tucker Branson

**Excused** Allison Campbell, and Elgin Carelock

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 February 20, 2026.

a. P&Z Ad Proof

**Attachments:** [P&Z Draft Ad 03092026](#)

3. Election of Officers

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

a. Chairman

Mr. Lopez made a motion to remain as the Chair, which was seconded by Mr. Martin.

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

**RESULT:** APPROVED

**MOVER:** Kevin Lopez

**SECONDER:** Buck Martin

**AYE:** Jenkins, London, Lopez, Martin, and Branson

**AWAY:** MacDonald

**EXCUSED:** Carelock

b. Vice Chairman

Mr. Martin made a motion for Mr. Jenkins to be appointed as the Vice Chair, which was seconded by Mr. Lopez.

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

**RESULT:** APPROVED

**MOVER:** Buck Martin

**SECONDER:** Kevin Lopez

**AYE:** Jenkins, London, Lopez, Branson, and Martin

**AWAY:** MacDonald

**EXCUSED:** Carelock

4. Approval of Minutes

a. February 9, 2026 Final Minutes

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

**RESULT:** APPROVED

**MOVER:** Tamboura Jenkins

**SECONDER:** Buck Martin

**AYE:** Jenkins, London, Lopez, Branson, and Martin

**AWAY:** MacDonald

**EXCUSED:** Carelock

5. Planned Development

a. Ordinance to rezone approximately 251.09 acres located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Parcel 23812-001-00 & 2380-000-001) from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development (Case PD25-0001) (Quasi-Judicial)

**Attachments:** [PD25-0001 KAS Ocala SR](#)  
[PD25-0001 KAS Ocala LLC PD Standards Book](#)  
[PD25-0001 KAS Ocala LLC PD Plan](#)  
[West Ocala Conceptual PUD Plan](#)  
[Letter of Objection 1 - Fisher Email](#)  
[PD25 0001 Case](#)  
[PD25 0001 Aerial](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD25-0001.

Mr. Lopez asked for clarification regarding the aviation easement. Emily responded it applies to a defined area associated with the airport, and as such, an aviation easement is required to be provided. Mr. Lopez also requested clarification on the accessory dwelling units. Emily stated the intent was to ensure that the maximum density and maximum allowable number of units were included in the development proposal.

Mr. Jenkins requested clarification on whether there are only two entrances. Emily responded the property has frontage along 38th Avenue, which serves as a frontage road

from I-75. She stated there is an entrance at that location, as well as a roundabout at 44th Court and an additional entrance further south from the roundabout. Mr. Jenkins also stated that the area is very high density.

Fred Roberts, 40 SE 11th Avenue, Ocala, Florida, stated the property was originally proposed as the Ocala West Project. The western portion was previously identified as Ocala West. The property currently holds PUD zoning, which was amended in 2011 to allow up to 1,260 residential units and 130,000 square feet of commercial development. He stated the current plan aligns with the most intensive land use category in the City, excluding the downtown area. The Medium Intensity land use classification represents the highest available category, which establishes both a floor and ceiling for development rights associated with residential units. He noted this provides a framework for the maximum development plan intended for the west side, consistent with the current contemplated use. Mr. Roberts explained the plan corresponds with the PD rezoning elements established by resolution, including a color-coded layout and PD standards that serve as the governing framework for development. He added the PD standards align with the Form-Based Code to allow for more urban design elements and criteria. He stated that feedback from a neighborhood meeting was incorporated into the design. Regarding concerns from the Bear Track community to the north about a 30-foot undisturbed buffer, which includes opaque fencing within the 30-foot buffer area.

Mr. Jenkins expressed concerns regarding the impact the subdivision may have on Saddlewood Elementary School, as well as the apartment building located on the corner, and asked how the development would affect both the elementary school and West Port High School. Mr. Roberts responded that Winding Oaks Elementary School is a new school serving the area, and that the new high school in Marion Oaks will assist with redistricting. He stated that these matters fall under the purview of the School Board. Mr. Jenkins also asked about the Timberwood area. Mr. Roberts responded that the area falls within the County. However, conversations have taken place regarding the development. He stated they have incorporated a robust buffer along the south boundary and the north boundary adjacent to the residences than what would be required by code.

Mr. Martin asked what the reason was for the maximum height of 100 feet. Mr. Roberts responded that the 100-foot height limitation would coincide with two elements: the concept of having more intensive commercial development to the east and garden-style multifamily development. He stated that they pushed the 100-foot height limitation away from the boundaries so that there could not be anything taller than a two-story home adjacent to those areas. He further explained that nothing over 35 feet would be permitted within the 100-foot setback.

Mr. MacDonald asked what assurance there was that an opaque fence would be installed. Mr. Roberts responded that it is being imposed as a condition.

Mary Frazier, 9820 SW 89th Terrace, Ocala, Florida, stated that people would not want to move to an area where there is now a vegetation gap where a forest once existed. She added that people want to move to Ocala because of its beauty, and stated that this is not developing the community, but rather destroying the community.

Mr. Roberts stated that the traffic study has been submitted to the Florida Department of Transportation (FDOT).

Mr. Lopez asked about water retention. Mr. Roberts responded that all water will be retained on-site.

Mr. MacDonald mentioned that they typically receive school capacity information in the packet. Emily responded that this information is no longer included because it changes too rapidly. The School Board is aware of the developments and does receive a copy of the packet.

Emily further stated that for any motion to be made incorporating the applicant’s new condition regarding the fence, it must be included in the motion as an additional condition supplementing what staff already provided in the staff report.

Planning Director Aubrey Hale reiterated the new condition being incorporated into the motion. He also noted that the PD Plan and Standards Book will need to be updated prior to going to City Council, so those revisions will be reflected in the final document.

Motion to approve PD 25-0001 with the conditions that the PD Plan be updated per this meeting’s discussion, including the condition for a 30-foot buffer and an opaque fence as presented, along with the existing conditions as previously listed.

- RESULT:** APPROVED
- MOVER:** Justin MacDonald
- SECONDER:** Tucker Branson
- AYE:** London, Lopez, MacDonald, Martin, and Branson
- NAY:** Jenkins
- EXCUSED:** Carelock

- b. Resolution to consider a PD Plan and Standards book for property located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Parcel 23812-001-00 & 2380-000-001), approximately 251.09 acres (Case PD25-0001) (Quasi-Judicial)

- Attachments:** [PD25-0001 KAS Ocala SR](#)  
[Exhibit A - PD Standards Book](#)  
[Exhibit B - PD Plan](#)  
[Letter of Objection 1 - Fisher Email](#)  
[Case Map](#)  
[Aerial Map](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD25-0001.

Motion to approve PD 25-0001 with the conditions that the PD Plan be updated per this

meeting's discussion, including the condition for a 30-foot buffer and an opaque fence as presented, along with the existing conditions as previously listed.

**RESULT:** APPROVED

**MOVER:** Justin MacDonald

**SECONDER:** Tucker Branson

**AYE:** London, Lopez, MacDonald, Martin, and Branson

**NAY:** Jenkins

**EXCUSED:** Carelock

- c. Ordinance to rezone approximately 283.55 acres located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (Parcel 23875-000-01 & 35364-000-00) from PUD-02, Planned Unit Development, to PD, Planned Development (Case PD25-0007) (Quasi-Judicial)

**Attachments:** [PD25-0007 Mockingbird Ridge Staff Report](#)  
[PD25-0007 PD Standards Book](#)  
[PD25-0007 PD Plan](#)  
[Statement of Variations](#)  
[Resolution 2018-42 Amended and Restated Dev Order](#)  
[RECORDED Assignment of Trips 8714-1563](#)  
[Letter of Objection 1](#)  
[Letter of Objection 2](#)  
[Case Map](#)  
[Aerial Map](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD25-0007.

Mr. Lopez asked for clarification on the request regarding the variation of the 70 acres. Emily responded that they are providing the 70 acres, which would be 25% open space.

Fred Roberts, 40 SE 11th Avenue, Ocala, Florida, stated that when the property was established approximately 12 years ago, it had a PUD zoning designation. He explained that the City later changed the zoning classification to eliminate PUD zoning, and under the Code, any property previously designated as PUD would become PD. However, to make the zoning effective, a corresponding resolution establishing the development plan and applicable standards was required in order for it to become an actionable zoning verification. Mr. Roberts further stated that the request related to the open space requirements and that the property is part of the Heath Brook DRI. He explained that some of the amenities associated with the DRI were contemplated through the original DRI improvements to provide residents within the subdivision and development area opportunities for shared use. However, although the amount of open space is being reduced, the development will provide its own amenity package to correspond with the proposed development.

Mr. Lopez asked for clarification on whether residents would have access to the other amenities since the development is considered one project. Mr. Roberts responded that they would, confirming that residents will have access to the shared amenities.

Nedumpottackal Ittaboillai, 4552 SW 65th Place, Ocala, Florida, stated that he is unaware of the development occurring in the area. He expressed concerns regarding heavy traffic and increased noise. He noted that the highway provides some barrier and a sense of safety. He stated that even if a 5- to 10-foot wall were installed, it would not provide sufficient protection. He further expressed concern that the development of a residential area may negatively impact property values, and he is worried that home prices may decrease as a result.

Mr. Roberts stated the primary access for this subdivision is from 49th, with no connection to 60th.

Motion to approve to rezone PUD-02, Planned Unit Development, to PD, Planned Development with conditions presented in the staff report, PD25-0007.

**RESULT:** APPROVED

**MOVER:** Daniel London

**AYE:** Jenkins, London, Lopez, MacDonald, Martin, and Branson

**EXCUSED:** Carelock

- d. Resolution to consider a PD Plan and Standards book for property located west of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street (Parcel 23875-000-01 & 35364-000-00), approximately 283.55 acres (Case PD25-0007) (Quasi-Judicial)

**Attachments:** [PD25-0007 Mockingbird Ridge SR](#)  
[PD25-0007 PD Standards Book](#)  
[PD25-0007 PD Plan](#)  
[Letter of Objection 1](#)  
[Letter of Objection 2](#)  
[Case Map](#)  
[Aerial Map](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff commented and findings of fact for PD25-0007.

Motion to approve resolution to consider a PD Plan and Standards book with conditions set in the staff report, PD25-0007.

**RESULT:** APPROVED

**MOVER:** Daniel London

**AYE:** Jenkins, London, Lopez, MacDonald, Martin, and Branson

**EXCUSED:** Carelock

6. Discussion

a. Vision 2050

Planning Director, Aubrey Hale, stated the item was a follow-up from the last Planning and Zoning meeting where it had previously been presented. He stated the project was getting closer to the approval stage and staff anticipated bringing it back to the April Planning and Zoning meeting for a recommendation, followed by consideration by City Council in May. Mr. Hale stated if there were any additional comments, staff would have a month to review them, and if there were any other questions or matters the Board would like included in the record, this would be the appropriate time to provide them.

Mr. Martin stated that, while the plans did not include vertical growth, he believed that with the number of subdivisions being developed, the City should consider more vertical growth opportunities in the future.

Mr. London stated consideration should be given to how the project ties into the County's Future Land Use Plan and Comprehensive Plan. He also commented about mentioning increasing densities within the City helps prevent urban sprawl throughout the surrounding areas.

Growth Management Director Jeff Shrum stated that as the City moves into its identified focus areas and begins the required updates to various master plans for Downtown, Midtown, and West Ocala, those types of details and considerations will begin to be addressed.

7. Public Comments

None.

8. Staff Comments

None.

**a.**

**Attachments:** [POT\\_OcalaMarion\\_County\\_April\\_9\\_8.5x11\\_flier.pdf](#)

9. Board Comments

None.

10. Next meeting: April 13, 2026

11. Adjournment

Meeting adjourned at 6:57pm.





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2026-1442

**Agenda Item #:** b.

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**Submitted By:** JaNiece Lucky

**Department:** Growth Management

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**FORMAL TITLE:**

May 11, 2026 Final Meeting Minutes

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Operational Excellence

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:**

N/A



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**Monday, May 11, 2026**

**5:30 PM**

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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, Allison Campbell, Tucker Branson, Elgin Carelock, and Thaddius Neasman

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 April 24, 2026.

a. P&Z AD Proof

**Attachments:** [P&Z Draft Ad 05112026 PROOF](#)

3. Approval of Minutes

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

a. April 13, 2026 Final Minutes

**Attachments:** [April 13, 2026 Final Meeting Minutes](#)

**RESULT:** APPROVED

**MOVER:** Tucker Branson

**SECONDER:** Daniel London

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

4. Abrogations

- a. Public Hearing to abrogate the segment of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, of the public records of Marion County, Florida. (Parcel 22714-111-03), approximately 0.179 acres. (Case ABR26-0001) (Quasi-Judicial).

**Attachments:** [ABR26-0001 Legacy View Church Staff Report](#)  
[ABR26-0001 Legacy View Church Aerial Map](#)  
[ABR26-0001 Legacy View Church Case Map](#)  
[ABR26-0001 Legacy View Church Survey](#)  
[ABR26-0001 Legacy View Church Responses](#)  
[ABR26-0001 Legacy View Church West End Ocala Plat](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ABR26-0001.

Gregory Best, SW 14th Street, Ocala, Florida, stated that he wanted to ensure the property boundaries were established prior to approval so he would not lose 10 feet of his property. Mr. Lopez stated that this portion of the meeting was for general public comment and to allow residents to voice their concerns.

Mr. Jenkins stated that, prior to construction, a survey would be completed to determine the exact property boundaries.

Breah clarified that the survey process is also completed during the site plan review process. She stated that the project had already received conditional approval and that the discrepancies had been identified at that time. She further stated that the proposed improvements were already approved within the established property boundaries.

Motion to approve to abrogate the segment of SW 25th Street lying between blocks 91 and 111 as shown on the West End Ocala Plat, Plat Book A, Page 78, Case ABR26-0001.

**RESULT:** APPROVED

**MOVER:** Kevin Lopez

**SECONDER:** Tamboura Jenkins

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

5. Rezoning

- a. Ordinance to rezone from O-1, Office District, to B-2A, Limited Business Commercial District, for property located at 619 SE 17th Street (Parcel 2917-002-000), approximately 2.04 acres (Case ZON26-0002) (Quasi-Judicial)

**Attachments:** [ZON26-0002 Staff Report P&Z](#)  
[ZON26 0002 Aerial](#)  
[ZON26 0002 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 ZON26-0002.

Sandon Wiechens, 2603 SE 17th Street, Ocala, Florida, stated that he was available to answer any questions from the Board.

Motion to approve O-1, Office District, to B-2A, Limited Business Commercial District, ZON26-0002.

**RESULT:** APPROVED

**MOVER:** Justin MacDonald

**SECONDER:** Tucker Branson

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

6. Next meeting: June 8, 2026

7. Adjournment

Meeting adjourned at 5:49pm.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**File #:** 2026-1422

**Agenda Item #:** a.

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Submitted By: David Sablan

Presentation By: Aubrey Hale

Department: Growth Management

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**STAFF RECOMMENDATION** (Motion Ready):

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

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place.

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:**

- Petitioner/Property Owner: Ocala 52 Partners, LLC
- Agent: Tillman & Associates Engineering, LLC

Key Points:

The petitioner is requesting to annex the subject property into the city to facilitate future development of the site and connection to available city utilities. The petitioner has submitted two concurrent petitions:

- Future land use amendment to change the future land use classification from High Residential (County) to Low Intensity (City) (LUC26-0001)
- Rezoning to change the zoning from A-1 General Agriculture (County), to PD, Planned Development (City) (PD26-0001).

The applicant acquired the property in July of 2024 and is approximately 82.40 acres in size. Currently, the subject property is not located within the Ocala city limits and is within the jurisdiction of Marion County. The property has the following current Marion County designations:

- Future Land Use: High Residential (up to 8/units per acre)

- Zoning: General Agriculture (A-1)
- Current Use: Agriculture

The subject property was formerly used for mining of earth and other minerals until approximately 2022. As a result of discontinuation of mining activities, FDEP has since issued a Release of Reclamation Obligations in recognition of reclamation activities completed since the mining activity ceased on the property. There are currently several small structures and a septic system on the property that will be required to be removed prior to any further development of the site. At the southern end of the property there is a ±6.7-acre lake and at the northeasterly corner of the property there is a ±16,000 square foot pond. The concurrently submitted zoning (PD) amendment indicates that both water bodies will be preserved and are integrated into the design of the PD as amenities and drainage retention areas.

Zoning and Land Use Details:

Annexation of the subject property will provide the city with jurisdiction and oversight for any future development of the property. Having direct decision-making authority over development will help the city ensure compatible and appropriate urban development with other nearby and adjacent city properties. Further, the annexation and future development will promote the potential connection to city utilities to improve efficiency and maintenance of public facilities while also removing the negative impacts from the existing septic system located on the property.

**FINDINGS AND CONCLUSIONS:**

- The subject property shares a common property boundary with properties within the city to the north.
- The annexation will not result in the creation of an enclave.
- The requested annexation and future development of the property will provide a positive return on connection to city services.
- The annexation will establish the City as the decision-making authority over the property providing the opportunity to ensure appropriate and compatible urban development along this southwest fringe area of city.
- No level of service issues have been identified for public facilities with the exception that there are no current connection points for sanitary sewer within the right-of-way of SW 52<sup>nd</sup> Street. sanitary sewer Connection will be required to the north within the Fore Ranch development.

Staff recommends approval with the following conditions:

1. The existing agricultural use shall cease within one year after zoning approval or prior to any future development of the site whichever occurs first.
2. The existing structures and septic system must be removed from the property prior to any future development of the property.
3. Connection to city public facilities will be required upon further development of the property.

**FISCAL IMPACT: N/A**

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** The ordinance is pending review by the City Attorney, William E. Sexton.

**ALTERNATIVE:**

- Approve with changes.
- Deny
- Table

**SUPPORT MATERIALS**

- Staff Report
- Case Map
- Aerial Map
- Fiscal Impact Analysis

## **ORDINANCE 2026-XX**

AN ORDINANCE ANNEXING TO THE CITY OF OCALA, FLORIDA CERTAIN PROPERTY LOCATED AT 5575 SW 52ND STREET (PARCEL 23835-000-00), APPROXIMATELY 82.40 ACRES (ANX26-0001), MARION COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES, PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; 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, owners of real property to an unincorporated area of Marion County which is contiguous to the City of Ocala, Florida, have petitioned the City Council of the City of Ocala that said property be annexed to the City of Ocala, Florida, in accordance with Section 171.044, Florida Statutes; and

WHEREAS, it has been determined that the City has public facilities available to accommodate the property, future development will be required to connect and extend city facilities as necessary; and

WHEREAS, the applicant provided a fiscal impact analysis that yields a positive return for the City of Ocala by indicating a development consisting of private rights-of-way; and

WHEREAS, it has been determined by the City Council of the City of Ocala, Florida, that the petition bears the signature of all owners of property in the area proposed to be annexed.

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

Section 1. City Council of the City of Ocala, Florida in accordance with the powers given and granted to said City of Ocala in and by Chapter 171, Florida Statutes, does hereby redefine the boundary lines of the City of Ocala, so as to include therein the property contiguous thereto and described below:

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 property described in Section 1 of this ordinance be annexed; (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. Terms and Conditions. The annexation of the subject property is subject to the following conditions:

1. The existing agricultural use shall cease within one year after zoning approval or prior to any future development of the site whichever occurs first.
2. The existing structures and septic system must be removed from the property prior to any future development of the property.
3. Connection to city public facilities will be required upon further development of the property.

Section 8. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

**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-XX  
Introduced: 6/3/2026  
Adopted: Click or tap to enter a date.  
Legal Ad No: Click or tap here to enter text.



# Staff Report

Case No. ANX26-0001

Planning & Zoning Commission: May 26, 2026

City Council (1<sup>st</sup> Reading): June 2, 2026

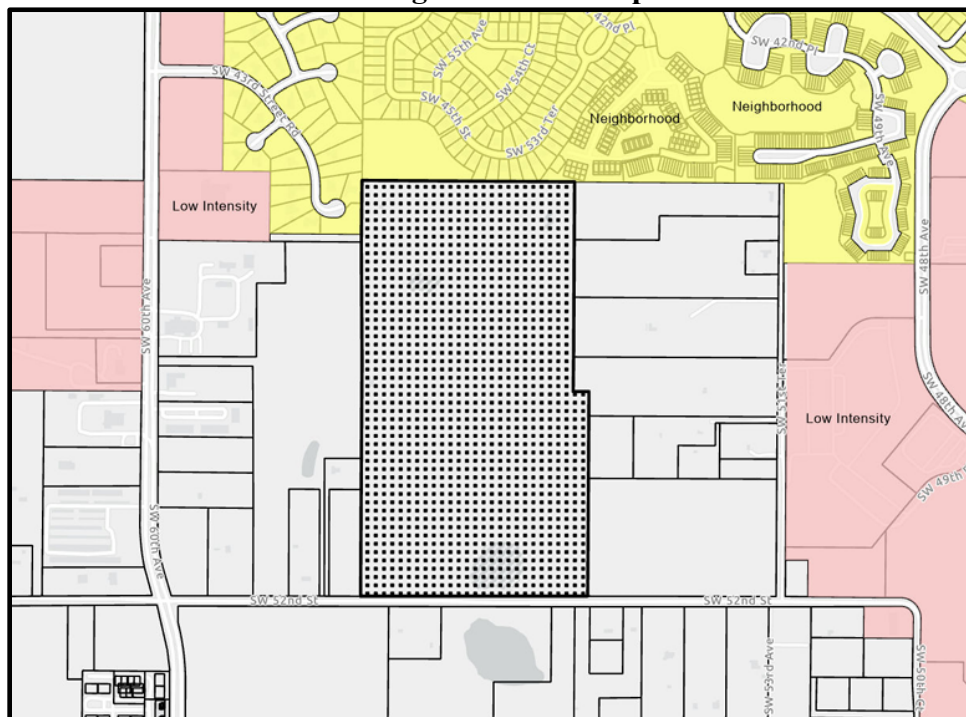
City Council (Adoption): August 4, 2026

**Applicant:** Ocala 52 Partners, LLC  
**Property Owner:** Ocala 52 Partners, LLC  
**Project Planner:** David Sablan, Planner II  
**Applicant Request:** Annexation of a ±82.40-acre property from unincorporated Marion County  
**Concurrent Applications:** Future Land Use Change (**LUC26-0001**) to Low Intensity and a zoning change (**PD26-0001**) rezoning the subject property from A-1, General Agriculture (County) to PD, Planned Development (City)

## Parcel Information

**Acres:** ±82.40 acres  
**Parcel(s)#:** 23835-000-00  
**Location:** 5575 SW 52<sup>nd</sup> Street  
**Existing use:** Undeveloped (former Quarry)  
**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 to annex the subject properties into the city to facilitate future development of the site and connection to city utilities. The petitioner has submitted two concurrent petitions:

- Future land use amendment to change the land use classification from High Residential (County) to Low Intensity (City) (LUC26-0001)
- 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, consists of an approximate 82.40 acres and is generally located within the 5500 block of SW 52nd Street. The property is currently within the jurisdiction of Marion County and shares its northern border with the existing Fore Ranch Planned Unit Development and 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:

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.
Future Land Use:	High Residential land use (County), a maximum of 8 dwelling units per acre.

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 upon development of the property. At the southern end of the property, there is a ±6.7-acre man-made lake with 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	PUD-04, Planned Unit Development	Fore Ranch PUD
East	High Residential (County)	A-1, General Agriculture (County)	Large lot SFR & Undeveloped
South	High Residential (County)	A-1, General Agriculture (County)	Undeveloped
West	Neighborhood (City) Medium Residential (County)	No Zoning A-1, General Agriculture (County)	Hunt Club at Fox Point Large lot SFR & Undeveloped

**Section 3 – Staff Analysis**

The subject property is contiguous to the City limits to the north, and the requested annexation does not create an enclave. The applicant has provided a fiscal impact analysis (see attached exhibit) at the request of staff to better understand the impact on City systems and maintenance requirements. It is noted in the analysis that the applicant is proposing that all rights-of-way shall remain private, thus reducing future cost and maintenance to the City.

**Consistency with Comprehensive Plan:**

The requested annexation is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *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:** The annexation would promote the connection to city facilities by removing surcharges associated with utility connections outside of the city. Further, 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.

2. *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 to be annexed will necessitate the review of the development, assessment and payment of the appropriate impact, connection, and service fees.

3. *Sanitary Sewer Sub-Element Policy 5.1: The City shall require that any land or development receiving sanitary sewer services from the city of Ocala will annex into the*

*city if or when it becomes contiguous to the City.*

**Staff Comment:** The applicant is requesting the annexation of the subject properties to facilitate the future connection to sanitary sewer service from the city.

4. *Potable Water Sub-Element Policy 5.1: The City shall require that any land or development receiving potable water services from the city of Ocala will annex into the city if or when it becomes contiguous to the City.*

**Staff Comment:** The applicant is requesting the annexation of the subject properties to facilitate the future connection to potable water services from the city

#### **Consistency with Land Development Regulations:**

The requested rezoning 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 annexation request is accompanied by 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). 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, 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. The specific services to provide will need to be further evaluated at the time of future development or connection to city services. Currently, the area is not supported by City sanitary sewer service. The nearest connection point resides within the Fore Ranch development north of the subject property. 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 52<sup>nd</sup> Street and the connection point is not within one-eighth of a mile of the property. Development of the subject property will necessitate connection to City public facilities including sanitary sewer.

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 service is not available as there are no existing sanitary sewer lines accessible from the right-of-way directly adjacent to the site. 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 determined 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 and the City’s current contract allows for unlimited tonnage of solid waste.

**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 as appropriate during the development review process.

**Table 3: Student Generation:**

<b>PD26-0001 Scenario</b>					
<b>School Level</b>	<b>MFR Student Generation Rate</b>	<b>SFR Student Generation Rate</b>	<b>MFR Units 360</b>	<b>SFR Units 230</b>	<b>Total</b>
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. 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 Court, which is within the desired industry standard of 1.5 miles for fire service.

**Summary Staff Comments:** *The subject property is adjacent to City Limits. Additionally, annexation will provide the city with jurisdiction and oversight for any future development of the property. Having direct decision-making authority over 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**

**Based on the staff analysis, the following findings are noted:**

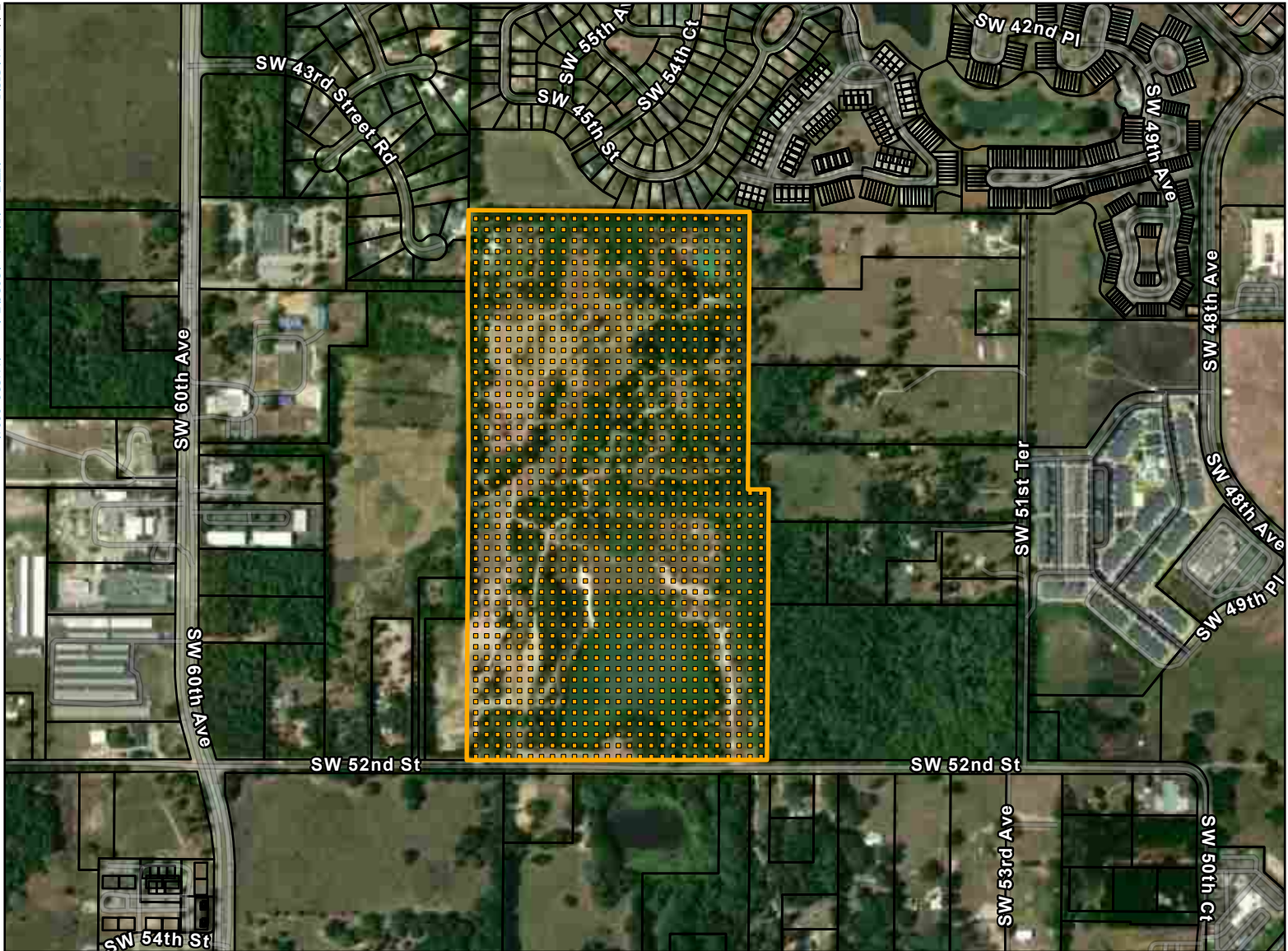
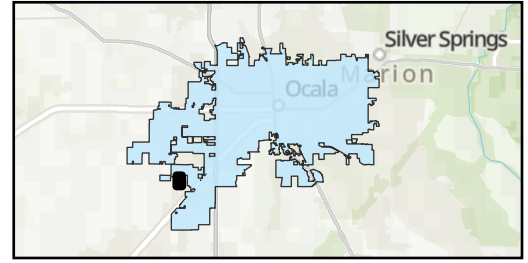
- The subject property shares a common property boundary with properties within the city to the north.
- The annexation will not result in the creation of an enclave.
- The requested annexation and future development of the property will provide a positive return on connection to city services.
- The annexation will establish the City as the decision-making authority over the property providing the opportunity to ensure appropriate and compatible urban development along this southwest fringe area of the city.
- No level of service issues have been identified for public facilities with the exception that there are no current connection points for sanitary sewer within the right-of-way of SW 52<sup>nd</sup> Street. sanitary sewer Connection will be required to the north within the Fore Ranch development.

**Staff Recommendation: Approval of ANX26-0001 with the following Conditions**

1. The existing agricultural use shall cease within one year after zoning approval or prior to any future development of the site whichever occurs first.
2. The existing structures and septic system must be removed from the property prior to any future development of the property.
3. Connection to city public facilities will be required upon further development of the property.

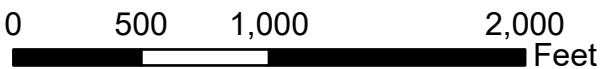
**AERIAL MAP**

**Case Number:** ANX26-0001  
**Parcel:** 23835-000-00  
**Property Size:** Approximately 82.40 Acres  
**Land Use Designation:** County High Residential  
**Zoning:** County A-1, General Agriculture  
**Proposal:** Annexation of subject property



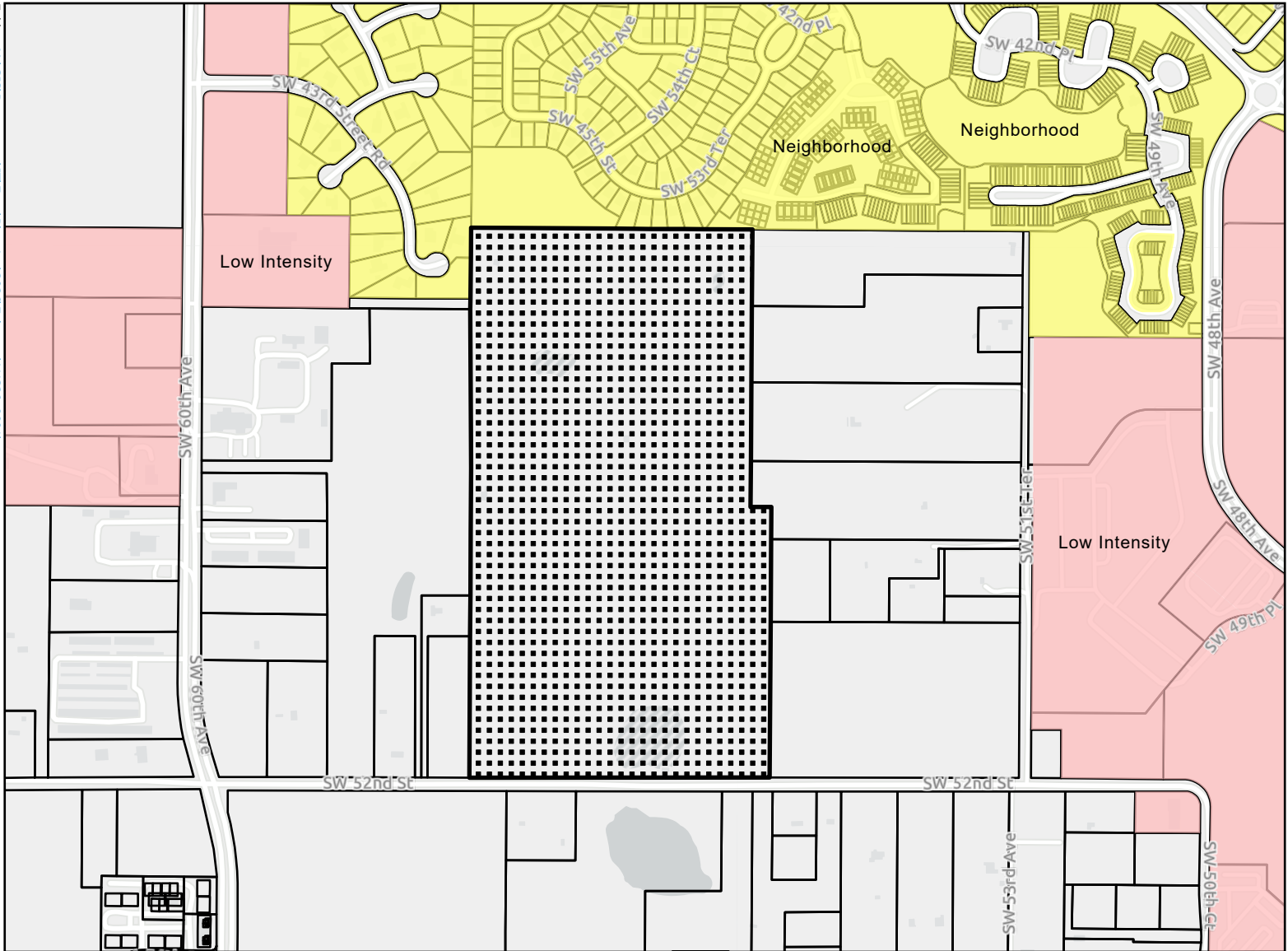
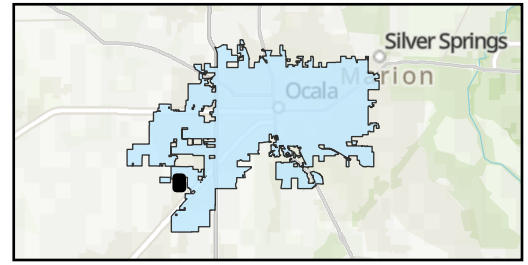
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
- Parcels
- Subject Property

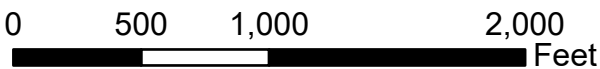


**CASE MAP**

**Case Number:** ANX26-0001  
**Parcel:** 23835-000-00  
**Property Size:** Approximately 82.40 Acres  
**Land Use Designation:** County High Residential  
**Zoning:** County A-1, General Agriculture  
**Proposal:** Annexation of subject property



-  Subject Property
-  Low Intensity
-  Neighborhood
-  Parcels





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**File #:** 2026-1425

**Agenda Item #:** a.

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Submitted By: David Sablan

Presentation By: Aubrey Hale

Department: Growth Management

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**STAFF RECOMMENDATION** (Motion Ready):

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).

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place.

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:**

- Petitioner/Property Owner: Ocala 52 Partners, LLC
- Agent: Tillman & Associates Engineering, LLC

Key Points:

As a result of a concurrent petition for annexation, the petitioner is requesting to change the future land use designation 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 facilitate future development of the site and connection to available city utilities (ANX26-0001)
- Rezoning to change the zoning from A-1 General Agriculture (County), to PD, Planned Development (City) (PD26-0001).

The applicant acquired the property in July of 2024 and is approximately 82.40 acres in size. Currently, the subject property is not located within the Ocala city limits and is within the jurisdiction of Marion County. The property has the following current Marion County designations:

- Future Land Use: High Residential (up to 8/units per acre)

- Zoning: General Agriculture (A-1)
- Current Use: Agriculture

The subject property was formerly used for the mining of earth and other minerals until approximately 2022. As a result of discontinuation of mining activities, FDEP has since issued a Release of Reclamation Obligations in recognition of reclamation activities completed since the mining activity ceased on the property. There are currently several small structures and a septic system on the property that will be required to be removed prior to any further development of the site. At the southern end of the property there is a ±6.7 acre lake and at the northeasterly corner of the property there is a ±16,000 square foot pond. It is noted that the concurrently submitted zoning (PD) amendment indicates that both water bodies will be preserved and are integrated into the design of the PD as amenities and drainage retention areas.

Zoning and Land Use Details:

For consideration of the future land use amendment, there are several key factors to consider:

- Pursuant to Section 122-246 of the Code of Ordinances, upon annexation into the City a future land use designation must be processed at the earliest available date.
- The density and nature of the project are consistent with the proposed Low Intensity future land use, providing urban-level development of 7.16 units per acre.
- The proposed Low Intensity future land use is consistent with other Low Intensity designations within the surrounding area.

**FINDINGS AND CONCLUSIONS:**

- 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 exists within the right-of-way of SW 52<sup>nd</sup> 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 recommends approval.**

**FISCAL IMPACT:** N/A

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:**

The ordinance is pending review by the City Attorney, William E. Sexton.

**ALTERNATIVE:**

- Approve with changes.
- Deny
- Table

**SUPPORT MATERIALS:**

- Staff Report
- Case Map
- Aerial Map

## **ORDINANCE 2026-XX**

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 accord 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-XX  
Introduced: 6/3/2026  
Adopted: Click or tap to enter a date.  
Legal Ad No: Click or tap here to enter text.



# Staff Report

Case No. LUC26-0001

Planning & Zoning Commission: May 26, 2026

City Council (1<sup>st</sup> Reading): June 2, 2026

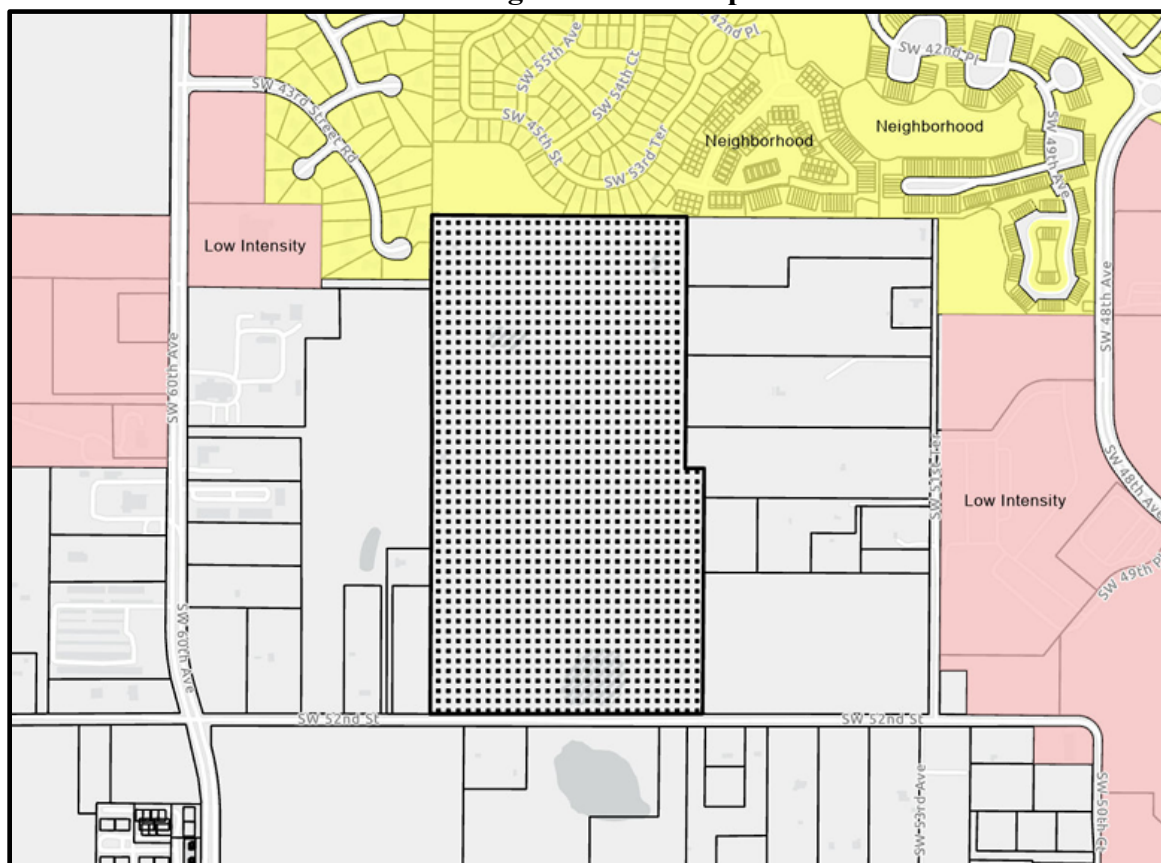
City Council (Adoption): August 4, 2026

**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 52<sup>nd</sup> 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:**

<b>PD26-0001 Scenario</b>					
<b>School Level</b>	<b>MFR Student Generation Rate</b>	<b>SFR Student Generation Rate</b>	<b>MFR Units 360</b>	<b>SFR Units 230</b>	<b>Total</b>
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

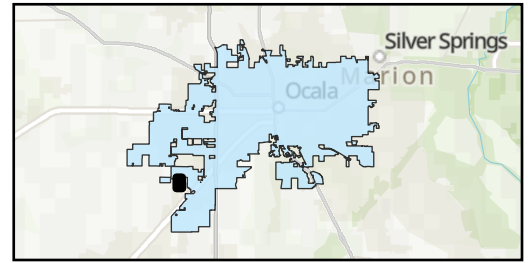
the adjacent right-of-way of SW 52<sup>nd</sup> Street and the nearest connection point for sanitary sewer is located north within the Fore Ranch development. Consistent with the conditions of annexation, connection to City public facilities will be required upon development of the property.

- 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**



# AERIAL MAP

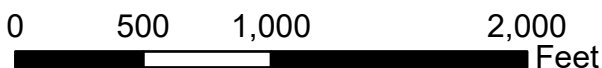
**Case Number:** LUC26-0001  
**Parcel:** 23835-000-00  
**Property Size:** Approximately 82.40 Acres  
**Land Use Designation:** County High Residential  
**Zoning:** County A-1, General Agriculture  
**Proposal:** A request to change to Low Intensity Future Land Use



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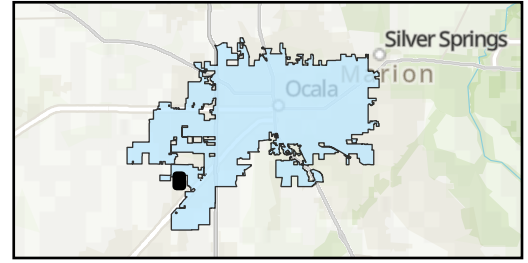


-  Parcels
-  Subject Property

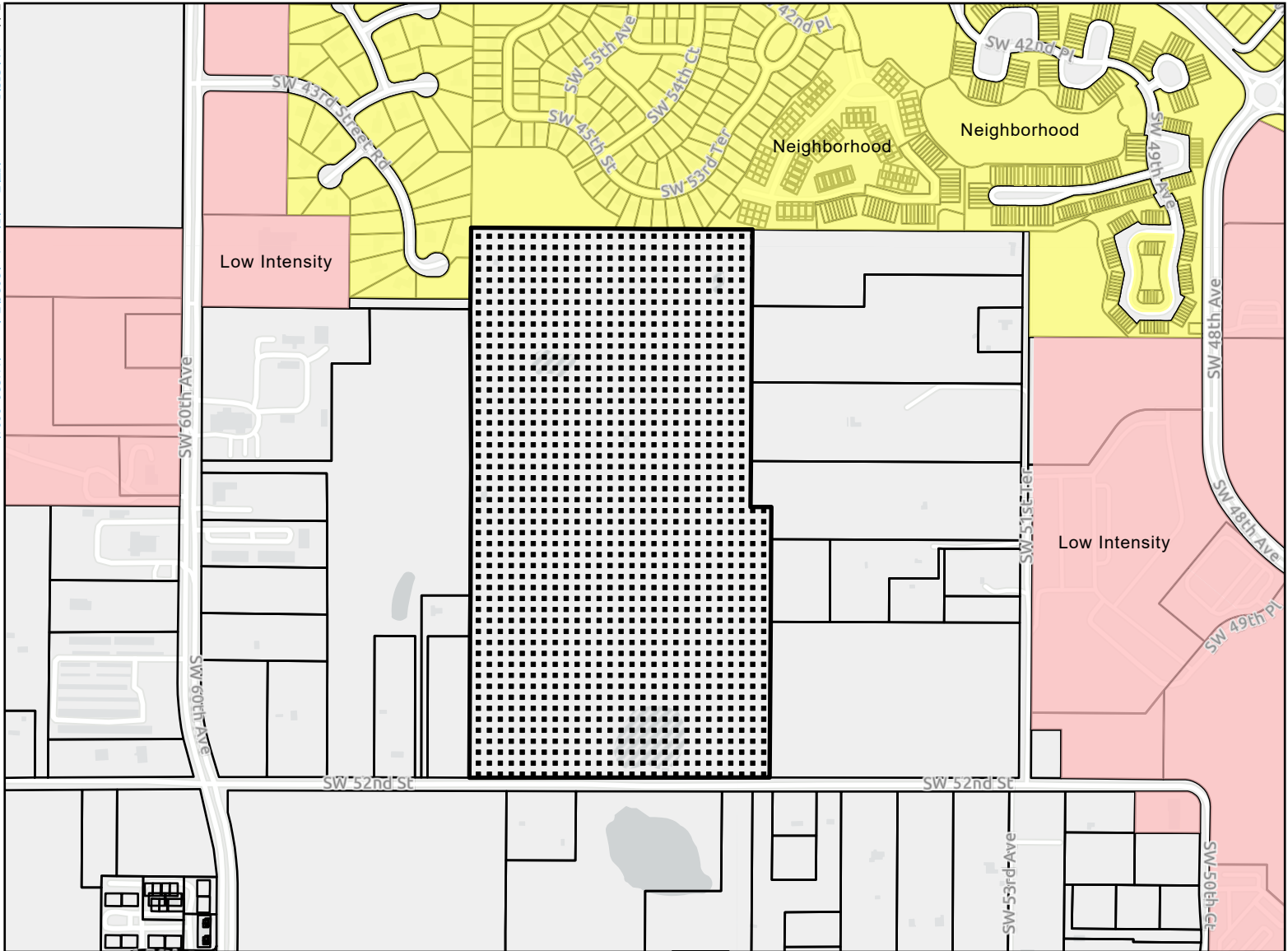






**CASE MAP**

**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



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-  Subject Property
-  Low Intensity
-  Neighborhood
-  Parcels

