



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, June 8, 2026

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

Present Tamboura Jenkins, Daniel London, Justin MacDonald, Allison Campbell, Tucker Branson, and Thaddius Neasman

Excused Kevin Lopez, 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 May 22, 2026.

a. P&Z Ad Proof

Attachments: [P&Z Draft Ad 06082026 PROOF](#)

3. Approval of Minutes

a. May 26, 2026 Meeting Minutes

Attachments: [May 26, 2026 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

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

EXCUSED: Lopez, and Carelock

4. Public Hearing

a. Mockingbird Ridge Conceptual Subdivision (SUB25-0016)

Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Boundary Survey.pdf](#)
[PD Plan.pdf](#)
[PD Standards.pdf](#)

Planning and Zoning Manager, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0016.

Thomas Trexler, Kimley-Horn, 1700 SE 17th Street, Ocala, FL, stated he was available to answer any questions.

Motion to approve Mockingbird Ridge Conceptual Subdivision, SUB25-0016.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Thaddius Neasman

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

EXCUSED: Lopez, and Carelock

- b. TBMI Commercial Outparcel Development Conceptual Subdivision (SUB25-0011)

Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Boundary Survey.pdf](#)
[PD Plan.pdf](#)
[PD Standards.pdf](#)

Planning and Zoning Manager, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0011.

Motion to approve TBMI Commercial Outparcel Development Conceptual Subdivision, SUB25-0011.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Daniel London

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

EXCUSED: Lopez, and Carelock

- c. Resolution 2026-XX to allow public uses on certain municipal owned properties that accommodate the recycling drop-off program

Attachments: [Exhibit A Recycling_SE_Aerial](#)
 [Exhibit A Recycling_SE_Case](#)
 [Exhibit A Recycling_NE_Aerial](#)
 [Exhibit A Recycling_NE_Case](#)

Planning Director, Aubrey Hale, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for Resolution 2026-XX.

Mr. MacDonald asked whether the property along SW 31st Street was residentially zoned. Aubrey responded the property was zoned R-3.

Mr. Jenkins asked about the size of the proposed recycling area. Aubrey stated the recycling container would be approximately eight yards in size but noted Public Works staff would be able to provide specific dimensions.

Ms. Campbell stated she believed the City had already approved the recycling locations through other platforms. Aubrey clarified the recycling programs had been approved, the specific locations had not previously been approved.

Motion to approve Resolution 2026-XX to allow public uses on certain municipal owned properties that accommodate the recycling drop-off program.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

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

EXCUSED: Lopez, and Carelock

5. Abrogations

- a. Public Hearing to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida, approximately 7.21 acres. (Case ABR25-0008) (Quasi-Judicial).

Attachments: [ABR25-0008 Lake Louise](#)
 [ABR25_0008_Aerial](#)
 [ABR25_0008_Case](#)
 [Abrogation Utility Responses](#)
 [Lake Louise Survey_Roads Proposed for Abrogation](#)
 [Lake Louise Survey](#)
 [Exhibit A ABR25-0008 Lake Louise Road Abrogations](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ABR25-0008.

Mr. London asked whether the proposed abrogation would create any enclaves. Endira responded that it would not.

Mr. Neasman inquired about public access. Endira explained all access would remain internal.

Rachel Perez, International Property Services, 2441 NE 3rd Street, Ocala FL, stated she was available for any questions.

Motion to approve to abrogate portions public rights-of-way appearing on the Lake Louise Estates Plat, Plat Book F, Page 114, and Lake Louise Manor Plat, Plat Book G, Page 58-61, of the public records of Marion County, Florida, Case ABR25-0008.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Justin MacDonald

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

EXCUSED: Lopez, and Carelock

6. Land Use Change

- a. Ordinance to change the Future Land Use designation from Neighborhood to Public, for property located in the 2800 block of SW 20th Street (Parcel 23476+001-00), approximately 4.06 acres (Case LUC26-0003) (Quasi-Judicial)

Attachments: [LUC26-0003 City of Ocala Staff Report](#)
[LUC26-0003 City of Ocala Aerial Map](#)
[LUC26-0003 City of Ocala Case Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0003.

Motion to approve Ordinance to change the Future Land Use designation from Neighborhood to Public, Case LUC26-0003.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Tucker Branson

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

EXCUSED: Lopez, and Carelock

- b. Ordinance to change the Future Land Use designation from Neighborhood to Low Intensity, for property located in the 2800 block of SW 20th Street (Parcel 23472-003-00, 23472-002-00, and a portion of 23472-001-00), approximately 4.88 acres (Case LUC26-0004) (Quasi-Judicial)

Attachments: [LUC26-0004 Z&T Partners LLC Staff Report](#)
[LUC26-0004 Z&T Partners LLC Aerial Map](#)
[LUC26-0004 Z&T Partners LLC Case Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for LUC26-0004.

Mr. London asked whether the project was intended as a cleanup. Breah responded that it was.

Mr. Tim Haines, 211 NW 3rd Street, Ocala, Florida, stated that the purpose of the project is to align the zoning with the existing uses, create a buffer from the more intensive surrounding uses, and bring the property into compliance.

Doris Garcia, 1918 SW Terrace, Ocala, Florida, inquired whether the project was intended to align with the Capstone Academy. Mr. Haines responded that the B-2 zoning would remain but would serve as a transition to the Capstone Academy.

Motion to approve the ordinance to change the Future Land Use designation from Neighborhood to Low Intensity, Case LUC26-0004.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tucker Branson

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

EXCUSED: Lopez, and Carelock

7. Rezoning

- a. Ordinance to rezone from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use, for property located 2800 block of SW 20th Street (Parcel 23476+001-00), approximately 4.06 acres (Case ZON26-0008) (Quasi-Judicial)

Attachments: [ZON26-0008 City of Ocala Staff Report](#)
[ZON26-0008 City of Ocala Aerial Map](#)
[ZON26-0008 City of Ocala Case Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON26-0008.

Mr. MacDonald asked whether the project was intended as a cleanup. Breah responded that it was.

Motion to approve the ordinance to rezone from R-1, Single- Family Residential and B-1A, Limited Neighborhood Business, to G-U, Governmental Use, Case ZON26-0008.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Thaddius Neasman

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

EXCUSED: Lopez, and Carelock

- b. Ordinance to rezone from R-3, Multi-Family Residential District, to INST, Institutional District, for properties located in the 2800 block of SW 20th Street (Parcel 23472-004-00 and a portion of 23472-001-00), approximately 2.99 acres (Case ZON26-0009) (Quasi-Judicial)

Attachments: [ZON26-0009 City of Ocala Staff Report](#)
[ZON26-0009 City of Ocala Aerial Map](#)
[ZON26-0009 City of Ocala Case Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON26-0009.

Mr. Tim Haines, 211 NW 3rd Street, Ocala, Florida, stated the project proposes changing the zoning to INST, which is a down zoning from R-3. He explained that the change is less intensive for the surrounding properties, creates a transition from the more commercial uses back to the neighborhood, and is intended to incorporate the property into the expansion of the Capstone Academy.

Siomara Cardona, 2908 SW 16th Place, Ocala, Florida, asked how the proposed rezoning would affect residences within 300 feet. Mr. Haines responded the current zoning is R-3, and the applicant is proposing to restrict the permitted uses due to the intended use for Capstone Academy. He stated any development would be required to go through the site plan review process, during which staff would provide comments regarding buffers and setbacks. He further noted that the intent is to limit the property to existing conditions.

Mr. Jenkins reiterated that the item was intended for public comment and not for back-and-forth discussion.

Motion to approve the ordinance to rezone from R-3, Multi-Family Residential District, to INST, Institutional District, Case ZON26-0009.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Justin MacDonald

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

EXCUSED: Lopez, and Carelock

- c. Ordinance to rezone approximately 82.10 acres for property located at 5575 SW 52nd Street (Parcel 23835-000-00) from A-1, General Agriculture (County) to PD, Planned Development (City) (Case PD26-0001) (Quasi-Judicial).

Attachments: [PD26-0001 Ocala 52 Staff Report P&Z](#)
[PD26_0001_Case](#)
[PD26_0001_Aerial](#)
[Ocala 52 Partners PD Plan](#)
[Ocala 52 Partners PD Standards Book](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD26-0001.

Mr. Neasman asked whether any additional actions would be required on the land prior to development. David responded environmental permits would be required prior to the issuance of any type of improvement plans, and noted the agent has more detailed information. Mr. Neasman further inquired about soil conditions and whether the site would be safe for development.

Mr. David Tillman, Tillman Associates Engineering, 1720 SE 16th Avenue, Building 100, Ocala, Florida, stated one of the biggest concerns prior to development is the type of soil present on the site, as conditions can vary significantly. He explained soil management techniques are typically used, including identifying and setting aside suitable sandy materials, grading the site with heavier clay soils, and maintaining separation between sandy and clay materials to prevent differential settlement in homes or structures.

Ms. Campbell inquired whether there was a change in the Comprehensive Plan to allow the school district to have concurrency. Planning Director, Aubrey Hale stated the statement was misstated and would be clarified prior to the City Council meeting. He explained the intent was not related to concurrency, but rather the school is collecting the applicable impact fees.

Sherry Dobratz, 4750 SW 54 Terrace, Ocala, Florida, stated that her primary concerns relate to water resources and sinkholes. She noted the property relies on well water for animals and there is no alternative water source available. She further stated development on a former mine site raises concerns due to potential hazardous conditions, including pond areas created during mining operations, and expressed concern that improper handling could increase the risk of contamination affecting well water. Ms. Dobratz also expressed concern regarding sinkholes, referencing extensive issues in the Fore Ranch area.

Danielle Dobratz, 4750 SW Terrace, Ocala, Florida, stated the immediate area surrounding the subject property is known for sinkholes and noted none were mentioned in the staff report. She expressed concern it seemed unreasonable for a large community to be constructed in that area given the potential risks.

Marcia Armstrong, 5765 SW 52nd Street, Ocala, Florida, provided printed photographs of the surrounding area for the record.

Mr. Timothy Armstrong, 5765 SW 52nd Street, Ocala, Florida, stated he purchased his home approximately 32 years ago and noted there has been heavy blasting in the area. He

asked whether any studies have been conducted regarding the pond on the site. He further questioned whether the applicant is seeking approval from the City due to potential county disapproval. Mr. Armstrong expressed concern regarding the proposal, stating he did not understand why it was being considered given existing issues in the Fore Ranch area.

Mr. Tillman stated the water quality is a concern for projects of this type. He explained if the property remains in agricultural use, there are typically fewer protections in place, which can allow runoff to enter the aquifer and create potential risks to water quality. He noted for a subdivision, permits are required through the City and the water management district, and the applicant must demonstrate a reduction in nutrient runoff compared to existing conditions. Mr. Tillman further stated sinkholes are generally formed by the dissolution of limestone above the water line. He explained secondary protective measures against sinkholes often include the use of heavy clay materials, noting there is a significant amount of clay on-site that would be distributed throughout the development area. He also stated that mining activities have ceased and that no blasting would occur on the site. The utilities the city has adjacent to the site is the reason for the annexation.

Mr. MacDonald asked whether residential development would provide greater protection for the water table compared to agricultural use. Mr. Tillman confirmed that residential development would provide more protection.

Mr. London asked what permits would be required. Mr. Tillman responded that a Florida Department of Environmental Protection (DEP) has been closed out, and the project will now fall under the jurisdiction of the Water Management District.

Motion to approve the ordinance to rezone approximately 82.10 acres from A-1, General Agriculture (County) to PD, Planned Development (City) with conditions as defined in the staff report, Case PD26-0001.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tucker Branson

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

EXCUSED: Lopez, and Carelock

- d. Public Hearing to consider a resolution for a PD Plan and Standards Book (Ocala 52 Partners PD) for property located at 5575 SW 52nd Street (Parcel 23835-000-00), approximately 82.10 acres (Case PD26-0001) (Quasi-Judicial).

Attachments: [PD26-0001 Ocala 52 Staff Report P&Z](#)
[PD26 0001 Aerial](#)
[PD26 0001 Case](#)
[Ocala 52 Partners PD Plan](#)
[Ocala 52 Partners PD Standards Book](#)

Planner II, David Sablan, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD26-0001.

Motion to approve a resolution for a PD Plan and Standards Book with conditions as defined in the staff report, Case PD26-0001.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tucker Branson

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

EXCUSED: Lopez, and Carelock

8. Public Comments

None.

9. Staff Comments

None.

10. Board Comments

None.

11. Next meeting: July 13, 2026

12. Adjournment

Meeting adjourned at 6:57pm.