



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, May 26, 2026

5:30 PM

1. Call to Order

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

Present Tamboura Jenkins, Daniel London, Kevin Lopez, Justin MacDonald, Tucker Branson, Elgin Carelock, and Thaddius Neasman

Excused Allison Campbell

c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette May 15, 2026.

a. P&Z Ad Proof

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

3. Approval of Minutes

a. March 9, 2026 Final Meeting Minutes

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

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tamboura Jenkins

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

AWAY: MacDonald

b. May 11, 2026 Final Meeting Minutes

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

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Kevin Lopez

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

AWAY: MacDonald

4. Annexation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Tucker Branson

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

5. Land Use Change

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

Attachments: [LUC26-0001 Staff Report](#)
[LUC26_0001_Aerial Revised](#)
[LUC26_0001_Case Revised](#)

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

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

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Elgin Carelock

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

6. Public Comments

None.

7. Staff Comments

None.

8. Board Comments

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

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

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

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

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

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

9. Next meeting: June 8, 2026
10. Adjournment
Meeting adjourned at 5:56pm.