



Planning & Zoning Commission

Meeting Minutes

Monday, April 11, 2022
5:30 PM

201 SE 3rd St, 2nd Fl
Ocala, FL 34471

www.ocalafl.org

a. APPROVED ANX20-0012

Planner: Aubrey Hale (352) 629-8550

Email: ahale@ocalafl.org

Petitioner: BDG Albee, LLC and Belleair Development, LLC (on behalf of Cay Ventures, LLC)

Agent: Carlos A. Yepes

A request for annex into the City of Ocala for properties located at 4240 SW 43rd Court and 4300 SW 43rd Court, bordering the subdivision of Saddlewood Estates, approximately 9.104 acres.

Discussion:

RESULT:	APPROVED ANX20-0012
MOVER:	Andy Kesselring
SECONDER:	Todd Rudnianyn
EXCUSED:	Owen Boone
AYES:	Kesselring, Rudnianyn, Lopez, Malever, Adams, Gilchrist

b. APPROVED LUC20-0004

Planner: Aubrey Hale (352) 629-8550

Email: ahale@ocalafl.org

Petitioner: BDG Albee, LLC and Belleair Development, LLC (on behalf of Cay Ventures, LLC)

Agent: Carlos A. Yepes

A request to change the future land use classification from Low Residential (County) to Neighborhood (City) for properties located at 4240 SW 43rd Court and 4300 SW 43rd Court, bordering the subdivision of Saddlewood Estates, approximately 9.104 acres.

Discussion:

Kevin Lopez asked if going from Low Residential (County) to Neighborhood (City) would increase the amount of homes that can be built, and Mr. Hale confirmed that it would increase the amount of

homes that can be built.

Mr. Carlos Yepes stated that they have been working hard with staff and have made many changes as per staff recommendations. He explained that they put in a cement wall on three sides of the property and kept buffers, as well as consolidating the buildings to allow for more green space and created walkways and sidewalks.

Public Comments:

2490 SW 44th Street – asking if agricultural zoning be changed to a zoning that will allow 8-1/2 units per acres. Mr. Kesselring confirmed that it was one of the requests being brought to the board.

Melton Frasier, 4541 SW 46th Street, he stated his concern over traffic in this neighborhood.

Cindy Genaro, 4585 SW 44th Street, stated she is not in support of this project.

Briana Tusso, 4350 SW 45th Court, made a statement that she is not in support of this project. Her focus was on the negative impact this project would cause local schools.

A board discussion ensued regarding calculations of school day utilizations.

Other public comments mirrored previous comments against this project.

RESULT:	APPROVED LUC20-0004
MOVER:	Andy Kesselring
SECONDER:	Brent Malever
EXCUSED:	Owen Boone
AYES:	Kesselring, Malever, Rudnianyn, Lopez, Adams, Gilchrist

c. DENIED – PD20-0009

Planner: Aubrey Hale (352) 629-8550
Email: ahale@ocalafl.org

Petitioner: BDG Albee, LLC and Belleair Development, LLC (on behalf of Cay Ventures, LLC)
Agent: Carlos A. Yepes

A request to change rezone from General Agriculture, A-1 (County), to Planned Development, PD, and approve a PD Plan for properties located at 4240 SW 43rd Court and 4300 SW 43rd Court, bordering the subdivision of Saddlewood Estates, approximately 9.104 acres.

Discussion:

Mr. Kesselring asked Aubrey to explain how the student projections given in the staff report were calculated. Aubrey Hale responded that they worked with the school district to project those numbers.

A discussion ensued between Ms. Campbell and the board regarding local schools and student numbers and projections.

Public Comments:

Rhoda Goldback, 4440 SW 44th Court, she stated she was against this project.

Jeff Jayco, 4350 SW 45th Court, explained that he understands the need for rental housing, but he does not agree for more housing to be squeezed into such a small area.

Laura Savino, 4560 SW 44th Street, reiterated previous public comments.

Dale Stolzie, 4541 SW 44th Lane, spoke about his concerns regarding overcrowding and the issues that come with the sewer system not being able to handle the increase in people in the area.

Kevin Lopez said that congestion will get worse due to expansion. He explained what it might take to alleviate congestion, and as a parent he is against overcrowding in local schools.

Rus Adams said SW 43rd Street needs to happen because it will take traffic off SR 200 which will alleviate traffic off 43rd Street.

Kevin Lopez asked if staff would be against the board adding a recommendation to consider an agreement that construction cannot begin until improvement to the roads begin. Aubrey Hale said that a recommendation for a 163 agreement. Mr. Lopez explained that he understands the need for multi-family housing, and the agreement will give the school board time to resolve the overcrowding problem that the new housing would create.

Mr. Malever encouraged the public to take their comments to City Council as they are the ones who make the final decision as to approve or deny this project. He also reminded the public that roads will be built, and the school district needs to build more schools to resolve the overcrowding problem.

Mr. Todd Rudnianyn asked if a traffic study required. Mr. Aubrey Hale said that a project of this size does not require a traffic study, but a traffic statement and threshold statement are required.

Mr. Kevin Lopez made a motion to table items 6f, 6g and 6h, until the developer could come back with a 163-concurrency agreement. There was no second motion. Mr. Gilchrist explained that making a recommendation would make sense, and Ms. Campbell agreed it would be good for City Council to consider the traffic count of the road that we currently do not have. Mr. Gilchrist asked if a traffic study could be tied to the motion, and Mr. Hale said that they could recommend a traffic study be associated with the motion. Mr. Todd Rudnianyn asked if city staff was looking at the five-year capacity of the roadway as the reason for not recommending a 163-concurrency agreement, and Mr. Hale confirmed.

Mr. Rudnianyn said that a lot of thought has gone into the plan in terms of buffering and landscaping. He understands the big concern regarding traffic and feels that they can help mitigate the risk of the traffic becoming an issue considering the five-year plan and not add additional cost to development, especially when there is a shortage of affordable housing. Mr. Rus Adams agreed with Mr. Rudnianyn, but he would like the entrance further north and for it to connect to the four-lane road

instead of the two-lane road.

RESULT:	DENIED – PD20-0009
MOVER:	Andy Kesselring
SECONDER:	Kevin Lopez
EXCUSED:	Owen Boone
AYES:	Kesselring, Lopez, Malever
NAYS:	Rudnianyn, Adams, Gilchrist