
CITY OF OCALA

CITY COUNCIL REPORT

Council Meeting Date: 07/06/21

Subject: Alcoholic Beverage Location Permit

Submitted By: Patricia Hitchcock

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready): Approve Agenda Item (ID # 15464) an alcoholic beverage location permit for the sale of beer and wine for off-premise consumption for 7-Eleven, Inc d/b/a 7-Eleven #41806, located in the 2500 block of SE Maricamp Road (Quasi Judicial) Postponed from March 2, 2021, April 6, 2021 and May 4, 2021 City Council meetings to the July 6, 2021 Council meeting

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

PROOF OF PUBLICATION:

BACKGROUND:

- **Applicant:** 7-Eleven, Inc d/b/a 7-Eleven #41806
- **Property Owner:** RM MARICAMP LLC
- **Background:** The applicant has filed this request as part of due diligence prior to commencing construction of the business. City Council approval will expire prior to the applicant being able to obtain the required state alcoholic beverage license. The applicant will need to reapply for City Council approval prior to commencing alcoholic beverage sales on the property.
- **Subdivision & Site Plan Approval:** A site plan (SPL20-0046) has been submitted for development of the proposed 7-Eleven. The self-service station/convenience store will front Maricamp Road with right turns in and out for vehicular traffic. An access drive is proposed south of the bank that adjoins the subject property to the west. This drive would connect to a southerly extension of SE 25th Avenue, providing access to the signalized intersection. Splitting off the frontage on Maricamp Road would cause the remainder of the parcel to become nonconforming as it will not have the required frontage on a right-of-way. The property owner/developer is required to plat the property to create a new right-of-way to meet frontage requirements for the southern remainder of the parcel. When reviewing the subdivision and site plan, staff will require that factors outlined in Section 6-33(c), such as, but not limited to, traffic impacts, screening and buffering, noise, light intrusion, hours of operation, and impacts on nearby residential areas, be considered and addressed in addition to the requirements of Chapter 114 and Chapter 122, Ocala Code of Ordinances.
- **Address:** 2500 block of SE Maricamp Road
- **Building area:** TBD square feet
- **Seats / employees:** TBD employees
- **Required parking:** TBD spaces
- **Provided parking:** TBD spaces
- **Outside Sound:** No
- **Police Presence:** Property is currently undeveloped.
- **Reason:** New location - no previous location permit
- **Request:** 2APS - The purpose of this permit is to allow the sale of beer and wine for off-premise consumption for 7-Eleven, Inc d/b/a 7-Eleven #41806. The hours will be Monday-Sunday, 24 hours/day. (*Sec. 6-5 limits the hours and times during which alcoholic and intoxicating beverages may be sold, consumed or served, or permitted to be served or consumed, in any place or on any premises defined as a business establishment as follows: for each day of the week except Sunday, between the hours of 7:00 a.m. and 2:00 a.m. the following days. On Sunday, Alcoholic*

beverages may be sold for consumption on the premises only, between the hours of 11:00 a.m. on Sunday and 2:00 a.m. on Monday; and beer, ale and wine may be sold in sealed containers for consumption off the premises only, between the hours of 7:00 a.m. on Sunday and 2:00 a.m. on Monday.)

- Staff requested comments from the Engineering, Growth Management, Police, and Fire Departments and requested legal review by the City Attorney.

FINDINGS AND CONCLUSIONS:

Proximity to schools, churches, day care centers: There is one church within the 500' radius:

- Maricamp Road Church of Christ

Proximity to other Alcohol Beverage Establishments: There are two within the 500' radius:

- Reggae House- Not issued at this time
- Medical Food Mart- 2APS

Site Inspection: In compliance.

In accordance with Section 6-32(d), any location permit approved by city council shall initially be provisional for a period of 3 months which upon the request of the applicant can be extended an additional 3 months. During this provisional period the permit holder must provide to the building department a copy of the vendor's state issued alcoholic beverage license. If no license is filed during this provisional period, or if the name on the state issued license is not the same as the name of the permit holder, then the permit shall be automatically voided and of no legal effect, otherwise it shall become fully issued.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The application has been reviewed and approved for form and legality by the City Attorney, Robert W. Batsel, Jr.

ALTERNATIVE:

- Approve
- Deny
- Table
- If the City's alcoholic beverage location permit is not approved, the state will not issue a license and alcohol beverage sales will not be permitted.

ADDITIONAL SUPPORT MATERIALS AVAILABLE UPON REQUEST:

Application, legal documents and photos for Case #1002443.

SUPPORT MATERIALS:

Proposed Sketch (PDF)

1002443 7-Eleven #41806 COLOR MAP (PDF)

7-Eleven, Inc Sunbiz Report (PDF)

7-11 Letter from Woodland Villages.msg (PDF)

Sec._6_33.____Issuance_or_transfer_of_permit__initial_probationary_period_ (DOCX)

Additional 7 11 letters from Woodland Villages (PDF)

Woodland Village Proclamation April 28 2021 (PDF)

Proposed 7-11 Store 2500 block of SE Maricamp Rd (PDF)



LAND USE CHART	
LOCATION:	SE MARICAMP ROAD & SE 25TH AVE OCALA, FL 34470
ZONING:	B-2, OP AND O-1
FLL:	LOW INTENSITY
PROPOSED USE:	CONVENIENCE STORE WITH GAS PUMPS & FUELING CANOPY
PROPERTY AREA:	±120,982 SF ±2.77 AC
PARKING REQUIRED:	1/250 GFA; 19 STALLS
PARKING PROPOSED:	31 STALLS
BUILDING FOOTPRINT:	±4,724
PROPOSED ISR:	±44%

OFFICE ZONING



CREIGHTON COMMERCIAL DEVELOPMENT
900 SW PINE ISLAND ROAD, SUITE 202
CAPE CORAL, FL 33991
PHONE: (239) 210-0455
FAX: (239) 673-7328

CONCEPTUAL PLAN
7 ELEVEN
AT
SE MARICAMP &
SE 25TH AVE
PARCEL #:29509-000-27

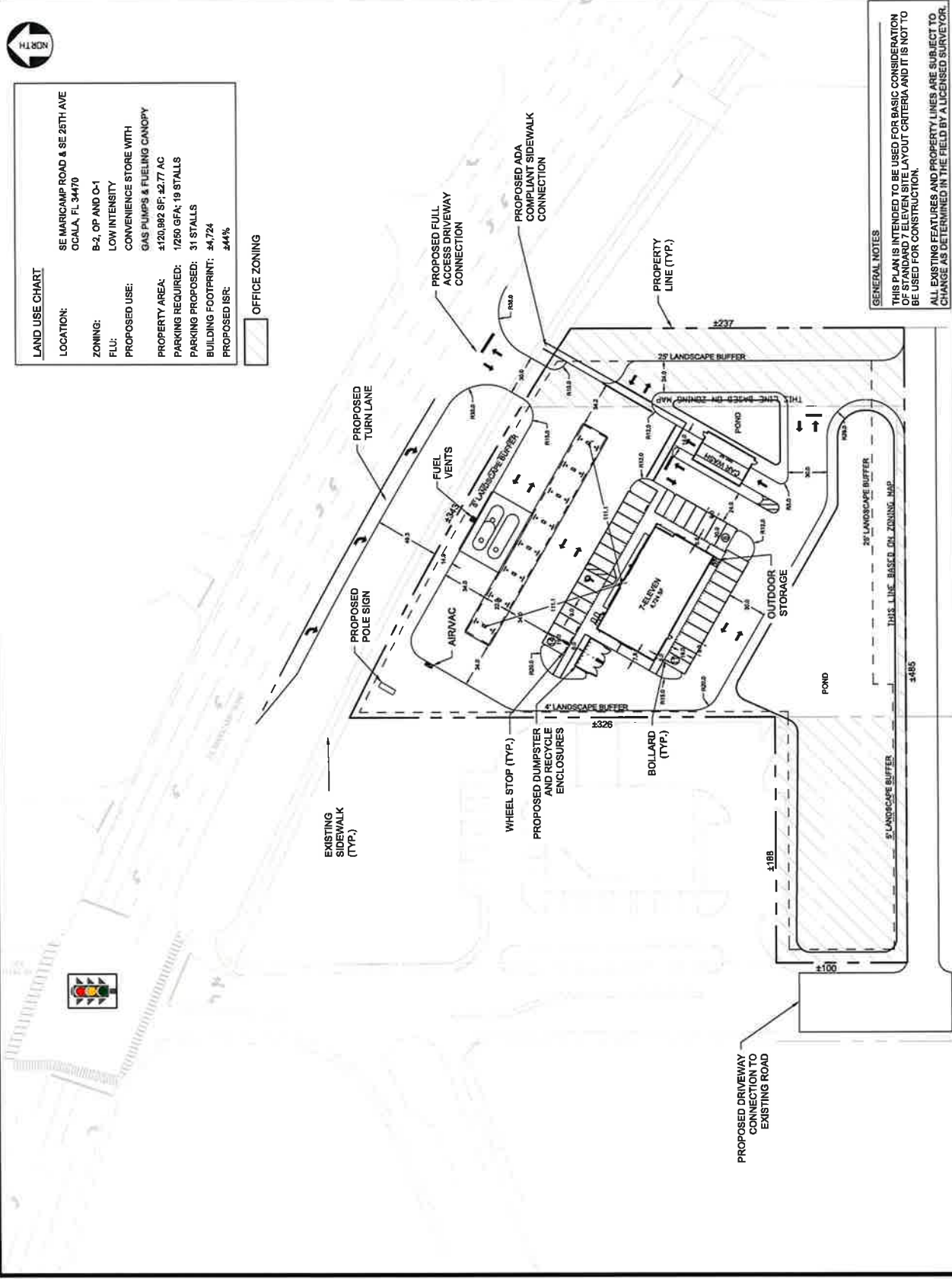


COMMON OAK ENGINEERING, LLC
1301 LOUISIANA AVE, SUITE C
WINTER PARK, FL 32789
ATTN: JEREMY ANDERSON, P.E.
PHONE: (407) 591-5915

PROJECT # 220,043
DATE 07/16/20
SHEET 1
SCALE 1:60

CP2.1

GENERAL NOTES
THIS PLAN IS INTENDED TO BE USED FOR BASIC CONSIDERATION
ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
ALL EXISTING FEATURES AND PROPERTY LINES ARE SUBJECT TO
CHANGE AS DETERMINED IN THE FIELD BY A LICENSED SURVEYOR.

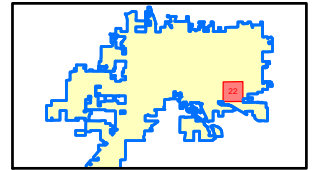


ALCOHOL BEVERAGE PERMIT MAP

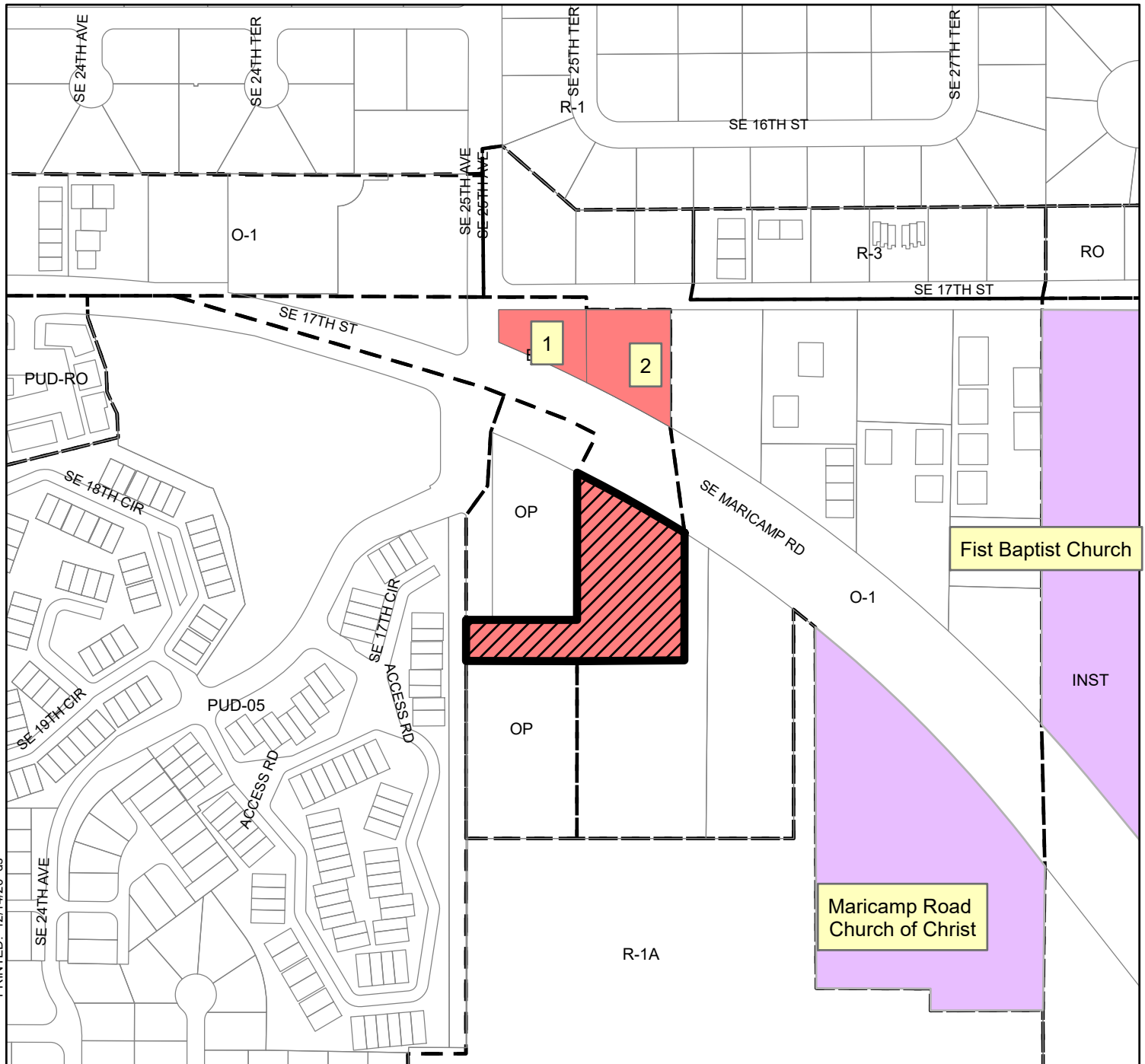
COUNCIL MEETING: 1/5/2021

CASE NUMBER: LIC-1002443
PARCEL NUMBER: A PORTION OF 29509-000-27
BUSINESS NAME: 7-ELEVEN #41806
ADDRESS: 2500 BLOCK OF SE MARICAMP RD
ZONING: B-2, COMMUNITY BUSINESS
PROPOSED: OFF PREMISE CONSUMPTION

LOCATION MAP



SEC 22 TWP 15 RNG 22



ZONING MAP

Legend

- Alcohol Permit Case
- Churches
- Existing Alcohol Permits
- Parcels
- Zoning District

1. REGGAE HOUSE
2. MEDICAL FOOD MART



500

Feet



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation

7-ELEVEN, INC.

Filing Information

Document Number	815881
FEI/EIN Number	75-1085131
Date Filed	01/02/1962
State	TX
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	05/28/1999
Event Effective Date	NONE

Principal Address

3200 HACKBERRY ROAD, ATTN: CORPORATE INCOME TAX DEPARTMENT
IRVING, TX 75063

Changed: 05/08/2020

Mailing Address

3200 HACKBERRY ROAD
ATTN: CORP. INCOME TAX DEPT
IRVING, TX 75063

Changed: 03/17/2016

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Name Changed: 12/16/2010

Address Changed: 03/25/2020

Officer/Director Detail

Name & Address

Title President, Director, CEO

DEPINTO, JOSEPH M
3200 HACKBERRY ROAD
IRVING, TX 75063

Title SVP, GC, Secretary

Gasaway , Rankin
3200 HACKBERRY ROAD
IRVING, TX 75063

Title Assistant Secretary, Sr. Director Transaction Tax

Baker , James C.
3200 HACKBERRY ROAD
IRVING, TX 75063

Title Assistant Secretary, Franchise Sales Rep

Goldsmith , Joseph
3200 HACKBERRY ROAD
IRVING, TX 75063

Title Assistant Secretary, Franchise Sales Manager

Qureshi , Asif
3200 HACKBERRY ROAD
IRVING, TX 75063

Title Assistant Secretary, Franchise Sales Rep

Stevens , Winston (Doug)
3200 HACKBERRY ROAD
IRVING, TX 75063

Title Assistant Secretary, Sr. Development Directory

Distel , Grant
3200 HACKBERRY ROAD
IRVING, TX 75063

Title VP, Florida Zone Manager

Summers , James Robert
3200 HACKBERRY ROAD
IRVING, TX 75063

Title Assistant Secretary, Franchise Sales Rep

Reina , Kathryn
3200 HACKBERRY ROAD
IRVING, TX 75063

Title VP Mergers & Acq. Development

Williams , Ian C.

3200 HACKBERRY ROAD
IRVING, TX 75063

Title Director - Corp Dev, Asst Secretary

Bantos , Charles
3200 HACKBERRY ROAD
IRVING, TX 75063

Title VP, Construction, Engineering & Facilities

Nachtrab , Eric J.
3200 HACKBERRY ROAD
IRVING, TX 75063

Title Director of Operations

Merrell , Michelle (Andrea)
3200 HACKBERRY ROAD
IRVING, TX 75063

Annual Reports

Report Year	Filed Date
2019	01/17/2019
2019	01/30/2019
2020	05/08/2020

Document Images

05/08/2020 -- ANNUAL REPORT	View image in PDF format
01/30/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/17/2019 -- ANNUAL REPORT	View image in PDF format
02/27/2018 -- ANNUAL REPORT	View image in PDF format
03/23/2017 -- ANNUAL REPORT	View image in PDF format
10/10/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
05/24/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
05/12/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/17/2016 -- ANNUAL REPORT	View image in PDF format
11/18/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
11/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
10/19/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
03/17/2014 -- ANNUAL REPORT	View image in PDF format
10/18/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
08/19/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
03/20/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
08/17/2011 -- ANNUAL REPORT	View image in PDF format
07/06/2011 -- ANNUAL REPORT	View image in PDF format
03/24/2011 -- ANNUAL REPORT	View image in PDF format
12/16/2010 -- Reg. Agent Change	View image in PDF format

08/13/2010 -- ANNUAL REPORT	View image in PDF format
01/12/2010 -- ANNUAL REPORT	View image in PDF format
03/24/2009 -- ANNUAL REPORT	View image in PDF format
02/17/2009 -- ANNUAL REPORT	View image in PDF format
05/28/2008 -- ANNUAL REPORT	View image in PDF format
03/11/2008 -- ANNUAL REPORT	View image in PDF format
11/26/2007 -- ANNUAL REPORT	View image in PDF format
06/06/2007 -- ANNUAL REPORT	View image in PDF format
03/29/2007 -- ANNUAL REPORT	View image in PDF format
12/20/2006 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- ANNUAL REPORT	View image in PDF format
03/29/2004 -- ANNUAL REPORT	View image in PDF format
04/02/2003 -- ANNUAL REPORT	View image in PDF format
05/28/2002 -- ANNUAL REPORT	View image in PDF format
12/12/2001 -- Reg. Agent Change	View image in PDF format
04/16/2001 -- ANNUAL REPORT	View image in PDF format
05/02/2000 -- ANNUAL REPORT	View image in PDF format
05/28/1999 -- Name Change	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
04/21/1998 -- ANNUAL REPORT	View image in PDF format
07/18/1997 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
04/02/1996 -- ANNUAL REPORT	View image in PDF format
04/19/1995 -- ANNUAL REPORT	View image in PDF format

Tye Chighizola

Subject: FW: March 2nd City Council Meeting Agenda Item
Attachments: March 2nd City Council meeting for 711 store.pdf

From: Sandra Wilson
Sent: Wednesday, February 24, 2021 2:53 PM
To: Tye Chighizola <TChighizola@Ocalafl.org>; Peter Lee <PLee@Ocalafl.org>
Subject: FW: March 2nd City Council Meeting Agenda Item

*Sandra R. Wilson, ICMA-CM
City Manager
City of Ocala
110 SE Watula Avenue
Ocala, FL 34471
(352)401-3976*

From: Mike Sizemore <jsizemore44@gmail.com>
Sent: Wednesday, February 24, 2021 2:48 PM
To: Justin Grabelle <JGrabelle@Ocalafl.org>; Sandra Wilson <SWilson@Ocalafl.org>
Cc: Vine Management of Ocala <info@vinemanagementofocala.com>
Subject: March 2nd City Council Meeting Agenda Item

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

Reference: the attached notice received by Woodland Villages Management Company.

Dear Councilman Justin Grabelle.

I am the President of Woodland Villages Master Homeowner Association located in your district. During our regular monthly meeting last evening Feb 23, 2021 our board directed me to contact you regarding the proposed new development of a 7-11 convenient store in the 2500 block on Maricamp Road, located east of SE 25th Ave (see attached).

Our board has deep concerns regarding the negative impact this proposed development will have on our egress and ingress to our community.

Of great concern is the traffic flow affecting our ability to enter and leave our community. Our entrance is off SE 25th Ave.; presently the design is a dead-end road, serving Insight Bank as well as our communities' entrance and exit. The proposed site plan shows SE 25th Ave will be used as an ingress and egress for this business. The site plan also indicates the developer is planning an office complex to be built on the parcel behind the proposed 7-11 Store that would also require access to SE 25th Ave.

We are asking for your assistance to ensure the proper traffic study is done to minimize any impact on our community. We understand the future need for public right-of-way to be provided now to accommodate the future development of an office complex. Please know that SE 25th Ave at this location is also the planned entrance to a future sub-division.

Question: Will the council at their March 2nd meeting consider any other aspect of this proposed development other than the liquor license?

Woodland Villages residents require your assistants to stay informed of this process before any final decision is made on approving this new development.

As information, I contacted David Boston in your Growth Management, who has been highly informative and helpful.

Best Regards,

Mike Sizemore President
Woodland Villages Master HomeOwners Association Inc.
2205 SE 24th Ave
Ocala, Florida 34471
Email – jsizemore44@gmail.com
Cell phone – 352-427-1623

Sec. 6-33. - Issuance or transfer of permit; initial probationary period.

- (a) A location permit granted by the city may be granted to an individual, group of individuals or any legal entity recognized by the state, but any such permit granted shall not be transferable to a location other than that described in the original application.
- (b) An applicant seeking a location permit shall submit the application to the building department as provided in section 6-32(b). The building director shall immediately give written notice of the filing of the application to all persons owning real property within 500 feet of the property described in the application, and shall cause to have placed on the property described in the application a sign clearly stating that such an application has been filed and the general purpose thereof. Thereafter, but not less than ten days after giving said notice, the building director shall submit the application to the city council for a public hearing except for permits as provided for in section 6-33(g). The public hearing may be at a regular session of the council or a special session called for that purpose. At the hearing, all persons having an interest in either supporting or opposing the application may appear and be heard.
- (c) At the hearing and in reaching a decision on the merits of the application, the council shall be guided by the following factors:
 - (1) The proximity of the location to schools, churches, day care centers, public recreation areas, public buildings and areas of public assembly, taking into consideration noise and light intrusion.
 - (2) The proximity of the location to established residential areas, taking into consideration noise or light intrusion, litter or increased criminal activity in the residential areas associated with the proximity of the alcohol location.
 - (3) The land use character of the zone in which the location is sought and the land use character of the adjoining and adjacent land use zones, as such zones are defined in article XX, chapter 7 of this Code; and the impact such uses or developments would impose on present and future uses or developments.
 - (4) The types of streets serving the area, and the type of traffic using said streets taking into consideration the effect applicants business would have on traffic on surrounding residential areas, schools, churches, day care centers, public recreation areas, public buildings, existing businesses and areas of public assembly.
 - (5) The proximity of said location to other established places of business operating under an alcoholic beverage location permit where there is demonstrably adverse effects associated with current alcohol location permit holders in the area of litter, increased criminal activity, noise or light intrusion into established residential areas, or congested vehicle or pedestrian traffic.
 - (6) Hours of operation taking into consideration the effect applicants' business would have on surrounding residential areas, schools, churches, day care centers, public recreation areas, public buildings and areas of public assembly and the effect it would have on surrounding vehicle and pedestrian traffic or increased litter or criminal activity in these areas.
 - (7) Screening and buffering proposed by the applicant shall also be considered by city council when taking into consideration the effect applicants business would have on surrounding residential areas, schools, churches, day care centers, public recreation areas, public buildings and areas of public assembly.
 - (8) Ingress/egress to parking areas to be used by the applicant and its effect on surrounding streets, traffic circulation and pedestrian foot traffic. The term "area" as used in this section is not intended to be limited to the particular land use zone in which the applicant seeks a permit, but is expressly intended to allow council to consider the effect of granting the application upon all persons in close proximity to the proposed location who can demonstrate that their interest would be substantially affected though not within the same land use zone.
 - (9) The proximity of said location to other established places of business. It is the city's desire to discourage the proliferation of nightclubs, bars and businesses selling alcohol for off-site

consumption in any specific area of the city so as to promote a safe, friendly, non-threatening and wholesome environment which supports and enhances existing retail, professional and other business uses.

- (10) The proximity of said location to drug or alcohol rehabilitation clinics, half way houses, emergency or temporary housing for the homeless or impoverished, or affiliated counseling centers. It is the city's desire to discourage the proliferation of nightclubs, bars and businesses selling alcohol for off-site consumption within 1,000 feet of any such drug or alcohol rehabilitation clinics, half way houses, emergency or temporary housing for the homeless or impoverished, or affiliated counseling centers so as to promote an environment that supports and enhances the core purpose of such enterprises.
 - (11) Prior criminal activities or alcohol beverage violations at the proposed location.
 - (12) Prior alcohol beverage violations by the applicant at the proposed location or any other permitted location.
 - (13) Prior or current code enforcement cases at the proposed location.
- (d) The city council may deny the application if matters presented at the hearing indicate that the applicant has failed to meet one or more of the said criteria in this subparagraph. In the event the council determines to deny the application, it shall expressly find site-specific, neighborhood related reasons upon which the denial is based, identifying the incompatibility of the proposed alcoholic beverage use as it relates to the public health, morals and safety and welfare of the inhabitants of the area.
- (e) An applicant seeking a location permit for on-premises consumption outside an enclosed building shall submit an application for a public hearing. A site plan must be submitted with the application for public hearing and shall be reviewed by the building, planning, police and fire departments. The notice for the public hearing shall conform to the requirements as indicated in subsection 6-33(b). At the public hearing, the city council shall consider this request as a separate issue and shall be guided by the criteria listed below:
- (1) The size and location of the portion of property to be used for outside consumption;
 - (2) Ingress/egress to the outside area;
 - (3) The proximity of the outside area to schools, day care centers, churches, public recreation areas, public buildings, and areas of public assembly, taking into consideration noise and light intrusion;
 - (4) The proximity of the outside area to established residential areas, taking into consideration noise and light intrusion;
 - (5) The proximity of the establishment to other establishments operating outside consumption;
 - (6) Hours of operation; and
 - (7) Screening and buffering.

The building director may approve or deny an application for an expansion of or change to an existing approved outside location area using the criteria listed above, without the written notice and public hearing provided for in that section 6-33(b). If the building director denies the application, the applicant may appeal the decision to city council. An appeal must be in writing and filed within 30 days after the decision is rendered by the building director.

- (f) Whenever there has been action to deny a location permit pursuant to this section, the city shall not consider an application for the same property with the same applicant and use for a period of six months from the date of such denial. For purposes of this subsection applicant shall mean the applicant, an agent of the applicant, or an entity controlled by the applicant.
- (g) The building director may approve or deny a location permit application as provided in section 6-32(b) for the following applicants using the criteria provided set forth in section 6-33(c), without the written notice and public hearing provided for in that section 6-33(b):

- (1) A bona fide nonprofit civic organization pursuant to F.S. § 561.422 seeking a location permit for on-premise consumption for a special event;
- (2) An existing site with a location permit changing ownership;
- (3) An existing site with a location permit changing the type of permit; or
- (4) A former site with a location permit issued after January 1, 2008 seeking a new location permit.

If the building director denies an application, the applicant may appeal the decision to city council. An appeal must be in writing and filed within 30 days after the decision is rendered by the building director.

- (h) *Intent.* It is the intent of city council to make the location permit holder responsible for the conduct of their business. Accordingly, the actions of the permit holder's customers, agents, employees or independent contractors committed while patronizing or employed at the permit holder's business location are imputable to the location permit holder also to the extent that the permit holder knew, or should have known, that the actions of the permit holder's customers, agents, employees or independent contractors were contrary to the requirements of the location permit or this chapter.
- (i) The initial location permit, if issued pursuant to this section, shall be issued initially on a probationary basis for a period of one (1) year. If during that probationary period the applicant violates the requirements of this section, then city council may, after a hearing, immediately revoke that probationary permit. If the permitted applicant operates the permitted location without incident during the probationary period, then the city manager, or his designee, shall administratively reclassify the applicant's location permit from probationary to permanent, but subject thereafter to suspension or revocation pursuant to section 6-34 for future violations.
- (j) City council may consider evidence of criminal activity at the proposed location or the surrounding area provided that there is evidence to support a nexus between the location and the increased criminal activity. This evidentiary nexus must be demonstrated by competent evidence showing the criminal activity is related to the sale of alcohol at the proposed location. City council shall also consider, however, if the discovered criminal activity is the result of the location owner's good faith cooperation and assistance with police authorities.

(Code 1961, § 4-4; Code 1985, § 3-23; Ord. No. 2175, § 5, 7-17-90; Ord. No. 4002, § 4, 11-13-00; Ord. No. 5108, § 1, 11-26-02; Ord. No. 5225, § 3, 12-23-03; Ord. No. 5273, § 1, 3-16-04; Ord. No. 2012-29, § 2(a), 6-5-12; Ord. No. 2012-38, § 3, 8-7-12; Ord. No. 2015-19, § 1, 4-7-15; Ord. No. 2019-62, § 1, 9-17-19)

Editor's note— Ord. No. 2012-29, § 2(a), adopted June 5, 2012, retitled § 6-33 from “Issuance or transfer of permit.” to “Issuance or transfer of permit; initial probationary period.”

March 17, 2021

City of Ocala
Growth Management Dept.
201 SE 33rd Street
Ocala, FL 34471

Re: Woodland Villages Master Homeowners Association

I just saw notification today at our entry that there is a proposed 7-Eleven to be located at 2500 block of SE Maricamp Road which is directly in the area across from our entrance to Woodland Villages.

We've been through this before when a proposed mini-Walmart was proposed. The feelings of the residents have not changed since that proposal but once again we are having to protest this similar type of retail business proposed for this area. We are all obviously aware that sooner or later something would be constructed there, but this type of business certainly is not compatible with a residential area such as Woodland Village. Once a retail store is built in this area, there will be no stopping other businesses of the same type.

The biggest part of our protest is the traffic situation. Our little entry cannot support the amount of traffic that will use this road. In addition, the traffic signal on Maricamp heading West would have to be changed to install a regular left turn arrow to extend the time the left turn arrow is on, which in turn would slow traffic on Maricamp Road. Already, we have had many traffic accidents in this location. We sometimes have trouble getting out of Woodland unto 17th Street or 25th Avenue – how could this possibly work with traffic coming in and out for a 7-Eleven store?

In addition we have a Jiffy-type store across the street, which is a dump, including a parking lot that is filled with trash and debris – this isn't what we want in front of our beautiful entry to Woodland Villages.

This is a gated community (which we all know isn't all its cracked up to be) but many owners buy here because it offers some safety but this would certainly be a temptation for Jiffy store patrons, especially if the gate is down or they decide they want to go swimming which is at our entrance location. This just makes no sense and will be detrimental to us and ruin our community.

I'm not anti-progress or change but there are many other types of business that would be much more appropriate for that area – not a retail store of this nature. Something with day light hours would certainly be appropriate. Some of our homes are very close to this proposed store which would certainly reduce the value of their property. This is just an inappropriate location for a Jiffy store.

Please consider our point of view and consider our request to veto this proposal.

Thank you,
Carol Drouillard
2335 SE 18th Circle, Ocala, FL 34461
Ocala, FL 34471

352/427-5377

Tye Chighizola

From: stephanie mahoney <stephanie_mahoney@yahoo.com>
Sent: Tuesday, March 23, 2021 9:25 AM
To: Tye Chighizola
Subject: 7-11 by woodland village s

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

I'm writing to express my concern about the proposed 7-11 gas station by the subdivision. There are many older residents in our subdivision and I'm worried about safety for them and the families. I'm not in favor of a alcohol license nor a gas station so close. Could you please vote in favor of the residents and say no to the gas station/liquor license?

Thank you
Stephanie Mahoney

Sent from my iPhone

Tye Chighizola

From: James Grimes <jgrimes352@yahoo.com>
Sent: Monday, March 22, 2021 7:45 PM
To: Vinemanagementofocala Info; Matthew J. Wardell; Jay Musleh; Ire Bethea Sr.; Justin Grabelle; Brent Malever; Tye Chighizola
Subject: Proposed 7-11

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

Dear Councilmembers,

I am writing you to voice my opposition to the proposed 7-11 to be built at the intersection of SE 25 Ave and Maricamp Rd. at entrance to Woodlandland Village subdivision. As a life long Ocala resident and retired city employee and owner in Woodland village, I have watched our city grow and change over the years. While I understand that as a city we have to grow, I do believe it is important to make sure the growth is cohesive to the surrounding and existing neighborhoods. If approved this store would not only increase traffic at a already busy intersection all hours of the day and night. You would also be having beer and wine sales at the entrance to a residential subdivision. As I am sure you are aware there is already one jiffy store that would be across the street as well as the new WAWA and a super Shell just down the road. At all of these locations they are surrounded by offices, industrial and commercial properties. As I stated before I fully understand properties will be developed. This parcel is surrounded by a credit union and Dr. offices which is a better fit for something so close to a residential and family neighborhood, just as it is at the entrance to Laurel Run and other neighborhoods around town. In closing please take these factors as well as others into consideration when making your decision. While it is good to support business development don't forget about the residents and voters who rely upon you to watch out for them.

Jimmy Grimes

352-804-1336

Tye Chighizola

From: Irey Don <ireydon628@gmail.com>
Sent: Friday, March 19, 2021 8:35 PM
To: Tye Chighizola
Subject: Stop 7-11 zoning

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

Re: proposed 7-11 on Maricamp Road

Dear Growth Management Director Tye Chighizola,

Thank you for your service to our city.

My husband and I strongly oppose any retail business, not to mention a 7-11 being built by Woodland Villages. The traffic getting in and out of the neighborhood is dangerous. I've seen residents exercising by riding their bikes, running and walking, and pedestrians coming in and out of Woodland Villages almost get hit many times in the short time we have lived here, including children, I've witnessed car accidents. The noise level will be even more disturbing than it already is.

Long late night hours, bright lights, gas delivery trucks, beer trucks, all vendors will be dangerous, loud at all hours of the night. Late night businesses attract armed robbery, drug and prostitution, a very dangerous situation for residents nearby and people using the business. We are extremely worried about crime in our children and elderly filled neighborhood, not to mention property values.

There are already many accidents at that intersection. The noise level is high already and we certainly do not want a store which sells alcohol, lottery tickets, dirty magazines, cigarettes, prophylactics, and stays open extremely late close to our home with flammable gas trucks and the noisy vendors going in and out. There is plenty of empty business space a small distance towards Baseline, large paved shopping areas sitting empty, not to mention a WAWA.

Why ruin the environment even further by more parking lots, etc., not to mention gas leaking into the aquifer which is already endangered as evidenced by the plethora of sinkholes in the area, Woodland Villages sinkholes included.

We just bought our 2,500 square foot home in September of 2020 as it seemed safe and quiet and we never would have bought here if we had known a retail business, much less a 7-11 would be right nextdoor.

Unfortunately we will not be able to attend the hearing due to covid risk.

Thank you in advance for looking out for your tax payers interests and denying this 7-11 being built practically next door to our home.

We suggest changing the zoning to offices or housing and no retail, like the rest of the surrounding area is zoned.

Jennifer and Michael Donsky
Woodland Village Estates
2417 SE 23rd Street
Ocala, FL 34471
352-283-9059

Tye Chighizola

From: Tye Chighizola
Sent: Friday, March 19, 2021 3:51 PM
To: Fred Roberts
Subject: Fwd: 7-11 Proposed Property

Get [Outlook for iOS](#)

From: LINDA MEYER <lamfl91612@yahoo.com>
Sent: Friday, March 19, 2021 1:49 PM
To: Tye Chighizola; Brent Malever; Justin Grabelle; Ire Bethea Sr.; imusleh@ocalafl.org; mwardell@ocala.org
Subject: 7-11 Proposed Property

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

Gentlemen,

My husband and I have lived at Woodland Villages since January, 2007 and it's a great community! We love how well the HOA maintains the common area property and how close we are to everything we need. We are centrally located and have everything we could need in the way of stores, restaurants, and services within a short distance from our entrance. We don't see the need to add a 7-11 store / gas station to the area. We have plenty of others a short distance away. Our other main concern is the traffic that this additional business would create and the danger to the residents. We have seen multiple accidents on the entry at SE 25th Ave & Maricamp Road. The current traffic signals are timed very poorly! When leaving the community if you are the 4th vehicle in line whether going straight over Maricamp(north) or turning left onto Maricamp(west) you can barely make it through the light!!! How will that be if we add additional traffic from the 7-11 store as we understand the SE 25th Ave will be an entry/exit point for it through an access road behind the Insight Credit Union building? There have been several close calls when someone traveling to the credit union hastily comes onto SE 25th Ave and we are trying to exit our road just past our exit gatehouse.

My mother, who also resides in the community was in two accidents while living here. The first was in October 2018. She was returning from the Publix and was waiting for the left turn signal at the corner of SE 25th Ave (west) and Maricamp. When she made her turn a vehicle coming east on Maricamp went through the red light and she was hit on the right passenger side. She had multiple injuries and the car was totaled! We were blessed she was able to recuperate and was not hospitalized. Her second accident was August 2019 as she was traveling east on Maricamp she went to turn left into the TD Bank parking lot and a vehicle traveling at a high rate of speed hit her just before she entered the parking lot. She was in ICU for 5 days with a fracture in her neck, she then stayed in the hospital an additional 6 days and finally was sent to re-habilitate for an additional three weeks before being able to go home. We had to have home physical and occupational therapy as well as a visiting nurse for several weeks. It was a very scary experience. Mom is no longer driving after this incident; again the car was totaled. Traffic is very busy and travels extremely fast through this area and adding additional traffic will only INCREASE the issues!

We would like for you to take all these items into consideration before voting on whether to approve the 7-11 project. The operating hours, additional traffic and sale of alcohol will surely only cause many issues for the residents of Woodland Villages and the surrounding area.

We appreciate your time and consideration.

Sincerely,

Linda A. Meyer

Woodland Villages Resident

Tye Chighizola

From: Tye Chighizola
Sent: Friday, March 19, 2021 3:51 PM
To: Fred Roberts
Subject: Fwd: 7 Eleven Near Woodland Villages

Get [Outlook for iOS](#)

From: Minerva Alvarez <nanaminnie1@yahoo.com>
Sent: Friday, March 19, 2021 2:51:31 PM
To: Tye Chighizola <TChighizola@Ocalafl.org>; Brent Malever <BMalever@Ocalafl.org>; Justin Grabelle <JGrabelle@Ocalafl.org>; Ire Bethea Sr. <IBethea@Ocalafl.org>; Jay Musleh <JMusleh@Ocalafl.org>; Matthew J. Wardell <mwardell@Ocalafl.org>
Subject: 7 Eleven Near Woodland Villages

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

I am retired and been living in Woodland Villages for 6 years in July. I love this community. My daughter bought this house for me to live near her and it is a safe and clean community. Why are you thinking about letting a busy and noisy store like a 7-11 ? I'm originally from NY and we had these all over and they bring a lot of traffic and are open for a lot of hours and people are always coming and going to them for gas, beer, cigarettes, grocery items. They tend to be noisy and dirty cause people litter a lot in these kind of stores. It will be very sad if you let them build one near our community. We have nice people living here and it's clean and quiet in here. We already have enough stores near by, and even a gas station and general store right across from where they are looking at to build.

I'm nervous for my daughter and the rest of the people that live here. I had a bad accident right at the corner of our entrance in 2018. I was trying to come home from Publix and turning into our community and somebody was going to fast going towards Publix and went thru the light and hit me just as I was turning so my passenger side got major damage. I had a bad burn on my hand for over a month and bruised because of the air bag exploding on me. It was terrible, I had to get another car mine was too damaged. Then almost a year later I was trying to turn into TD Bank on my way home and someone who was speeding hit me on my passenger side. This car also was too damaged I had to be in the hospital for a few weeks and then they sent me to a nursing home for therapy. I had a neck brace for a fracture in my neck and had to visit a neurologist for several months after this happened to me. We don't need more traffic or more cars in this area it's too dangerous already, it will only get worse. Please don't approve this store. What about an office building like insurance or doctors, something like that would only be open Monday to Friday and probably 9-5, that would be so much better. I saw an accident with our landscaping truck when they were leaving our community when we were going to the store. There have been a lot of accidents our Main Street is already very busy. Please don't make it get busier.

Please don't approve this store!

Thank you,
Minnie Alvarez

[Sent from Yahoo Mail for iPad](#)

Tye Chighizola

From: Tye Chighizola
Sent: Tuesday, March 16, 2021 12:31 PM
To: Fred Roberts
Subject: Fwd: Proposed 7-11 Store 2500 block of SE Maricamp Rd

Get [Outlook for iOS](#)

From: CINDY ALBRITTON <cindybelinda@cox.net>
Sent: Tuesday, March 16, 2021 12:18 PM
To: Tye Chighizola; Brent Malever; Justin Grabelle; Ire Bethea Sr.; Jay Musleh; Matthew J. Wardell
Subject: Proposed 7-11 Store 2500 block of SE Maricamp Rd

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

Good Afternoon,

It has come to my attention that the entrance/exit for Woodland Villages would be utilized for the proposed 7-11. This is our only entrance/exit for this subdivision I am concerned about the traffic flow especially with the elderly population in our subdivision. Woodland Village is a quiet community and we have concerns about the type of clientele that a 24 hour gas station that sells alcohol will bring too close to our community. We fear it could bring crime into our community.

I am strongly opposed to this 7-11 being built on this property.

Thank you for your consideration of this matter,

Resident Cindy Albritton

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

From: CINDY ALBRITTON <cindybelinda@cox.net>
To: tchighizola@ocalafl.org, bmalever@ocalafl.org, jgrabelle@ocalafl.org, ibethea@ocalafl.org, jmusleh@ocalafl.org, mwardell@ocalafl.org
Date: March 4, 2021 at 12:04 PM
Subject: Proposed 7-11 Store 2500 block of SE Maricamp Rd

Good Afternoon,

I am a resident and property owner in Woodland Villages. I am opposed to the sale of alcohol 24 hours so close to a very busy intersection. Please do no harm to our quality of life here in Woodland Villages by not approving this license.

Thank you,

Tye Chighizola

From: Tye Chighizola
Sent: Wednesday, March 10, 2021 6:52 AM
To: Fred Roberts
Subject: Fwd: Proposed 7-11 store Inc d/b/a 7-Eleven #41806 at Ocala City Council on April 6th will consider granting a liquor license .

Get [Outlook for iOS](#)

From: Cathy Stoterau <c.stoterau1@gmail.com>
Sent: Tuesday, March 9, 2021 9:32 PM
To: Tye Chighizola; Brent Malever; Justin Grabelle; Ire Bethea Sr.; Jay Musleh; Matthew J. Wardell
Cc: info@vinemanagementofocala.com
Subject: Proposed 7-11 store Inc d/b/a 7-Eleven #41806 at Ocala City Council on April 6th will consider granting a liquor license .

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

To all of the City of Ocala Councilmen:

My name is Cathy Stoterau and I reside at 2311 SE 18th Circle, Ocala, FL 34471 in the Woodland Village subdivision. This property is adjacent to the site for the proposed 7-11. My concerns are:

1. The proposed exit from the 7-11 would be using the road of 25th Ave and 17th St. This is my biggest concern as it the exact road to Woodland Village and will make it very difficult for me to enter or exit my subdivision including the other 400 plus homeowners living here. The traffic light situation at 17th and 25th is not great as it is and more traffic will undoubtedly make it more dangerous. I understand they will be entering and exiting here and going in behind the Bank and around to the store.

2. The hours of operation 24-7 adding more problems as alcohol is sold until 2:00AM on some nights and drinking on premises is allowed at certain times. I'm afraid there will be more accidents than there already is in this area and also posing problems to the bank next door.

I do not understand why they want to put another gas station less than a mile from Wawa , a Publix plus another convenience store right across the street from this proposed property. I also understand that there are two more proposed 7-11 in the area.

Please relay my concerns at the meeting on April 6th. I understand that due to Covid that attendance is limited. If that were to change I will be attending along with many of my neighbors.

Thank you for considering my request,

Cathy Stoterau

Tye Chighizola

From: Constance Quigley <ckq725@gmail.com>
Sent: Tuesday, March 9, 2021 4:24 PM
To: Tye Chighizola
Subject: 7-11

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

Dear Mr. Chighizola,
My name is Constance K Quigley
and I reside in Woodland Villages
at 2314 SE 18th Circle.

I object to the location of the
proposed 7- 11 for two reasons
but the most important reason
is the sale of alcohol at the
location.

The site is too close to our homes
and the proposed use of 25th Ave
as an exit to the site will be a
nightmare.

Drinking on the premises cannot be contained and it has the potential of a disastrous outcome.

Our community can be accessed by simply walking in. We are not a walled neighborhood nor do we want to be.

Allowing the sale of alcohol should not be granted. The sale of alcohol is the main reason for this e-mail but another concern is the traffic it would bring to 25th Ave. 7-11's are 24 -7 we would not be able to get in or out of our homes.

There is a lot to consider. The fact that a WAWA is less than a mile from the proposed site makes you wonder why the potential buyers are considering the site. I am aware that 7-11 has two other sites in our area.

I hope you consider all that is concerned with this site. I realize it is zoned commercial and that a gas station could go in there. I am not trying to stop something from being built, I just want something that does not damage what is already in place and has been for many years.

Due to Covid guidelines my
neighbors and I will be unable
to not be able to attend the
meeting.

Very truly yours
Constance K. Quigley

Tye Chighizola

From: kateandcoffee@aol.com
Sent: Tuesday, March 9, 2021 11:24 AM
To: Tye Chighizola; Brent Malever; Justin Grabelle; Ire Bethea Sr.; Jay Musleh; Matthew J. Wardell
Cc: info@vinemanagementofocala.com
Subject: Opposition to Proposed Liquor License for 7-11 at Maricamp and 25th

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

Tye Chighizola – Growth Management Director
tchighizola@ocalafl.org

Brent Malever - Councilman
bmalever@ocalafl.org

Justin Grabelle is our Councilman and Council President
jgrabelle@ocalafl.org

Ire Bethea Sr. - Councilman
ibethea@ocalafl.org

Jay Musleh - Councilman
jmusleh@ocalafl.org

Matthew Wardell - Councilman
mwardell@ocalafl.org

March 5, 2021

Esteemed Members of the City Council and City Leaders:

The purpose of this letter is to express my opposition to the proposed liquor license -- as well as the construction of -- a 7-11 convenience store at 25th and Maricamp Road which will be discussed at your April 6th meeting. Please know that I share these concerns with all of my neighbors. No one wants a 7-11. It brings no benefit to me or to anyone I know. In fact, construction of a 7-11 at this location, will only redound to our detriment. The parent company of 7-11 will export profits and revenue from Ocala, leaving garbage and unhealthy products such as tobacco, alcohol and fast food for our neighborhood to deal with, and worsening already dangerous traffic conditions.

To this end, I submit the following arguments **against a 7-11 on Maricamp and 25th:**

1 Unsafe: 7-11's emphasis on rapid ingress and egress will further endanger Maricamp's dangerous traffic conditions

1-a. Convenience store sites have a goal attracting 2000 cars going in and out every day. They draw their traffic from the adjacent roadway. This creates a conflict between a

convenience store's desire for customers who can come and go easily -- and the community's need for safe movement of traffic. Link: [Selecting an Optimal Location for Your C-Store - CStore Decisions](#)

1-b. Traffic fatalities on Maricamp Road are up almost 15% during 2020 (a pandemic year with fewer drivers). Speed limits are 55 mph on Maricamp Road going into Ocala east to west. Drivers are inattentive and rushed. They have decreased visibility as they go over the hill approaching 25th. In November 2019 while we were waiting for the traffic light to change, we were rear-ended turning into Woodlands from Maricamp Road. Our car was totaled and I required hospital care. As a pedestrian on Maricamp Road, I have routinely experienced vehicles illegally turning when I am in the crosswalk endangering my personal safety. Greater traffic density will only worsen this problem. Rather than a 7-11 which will benefit no one in the area, "traffic calming" measures are actively needed on Maricamp Road, particularly at the corner of 25th. Traffic calming measures include: decreased speed limit, speed cushions (the two reddish pads in the road), road medians, curb extensions (marked by the black posts and white stripes), speed cameras, and even pedestrian bridges.

Link: [Is traffic becoming too dangerous on Ocala's Maricamp Road?](#)

2 Unhealthy: 7-11 sells unhealthy products which generate profits going to unconcerned outsiders who have no accountability

7-11 is an international conglomerate based in Japan. Its US headquarters are in Texas. There are nearly 10,000 7-11 stores in the US. They are aggressively expanding. Such a non-local corporation seeks profits and has no interest in whether traffic conditions are safe at 25th and Maricamp in Ocala. Its current business model openly promotes "a fleet" of delivery services from 7-11 stores to nearby customers, creating even worse traffic problems. The goal is to deliver processed foods such as sugary drinks like slurpees, chips, and candy. *Alcohol* and *cigarettes* will be sold 24/7. In fact 7-11 is the nation's largest seller of cigarettes. 7-11's stated business model will include additional traffic for all those picking up Amazon deliveries in storage lockers and for those wishing to buy gas.

Link: [7-Eleven Wants Americans to Love It as Much as the Japanese Do | by Adam Chandler | Jan, 2021 | Marker \(medium.com\)](#)

3 Unsightly: Increased litter and strip mall image

3a. Convenience stores are a major source of litter in neighborhoods throughout America. One need only drive along Maricamp Road to witness the wrappers, bags, and cups that are routinely thrown out or carelessly blown to the side of the road. Not surprisingly, litter is among the most highly cited reasons why people don't want a convenience store in their community.

3b. Ocala's town square is an outstanding example of excellence in urban design. In contrast, a 7-11 at 25th and Maricamp Road represents yet one more example of helter-skelter, strip-mall approach to development along its major thoroughfares.

Mismatched, aging architecture, lack of coherent city design, and traffic bottlenecks clutter Highways 200 and 40. The tawdry additions of a convenience store such as 7-11 in particular -- and Maricamp's coming tsunami of commercial development in general -- communicate no respect for Ocala's regional architecture, unique history, or iconic reputation as a center of thoroughbred horses.

Must Maricamp Road development repeat of this lack of vision? No, of course not. I believe that our neighborhood and our civic leaders want a city that they can love and that they can really be proud of both now and in the future.

Link: [February 2017 | NACS MAGAZINE](#)

On behalf of my neighbors and myself, I urge the council to reject the proposed construction of this 7-11. If the Council decides to approve the request despite our entreaty, at a minimum I ask that it deny the company's request for a liquor license.

Thank you.

Kathleen Heyden

Tye Chighizola

From: Michael Lay <michael_m_lay@yahoo.com>
Sent: Tuesday, March 9, 2021 10:40 AM
To: Tye Chighizola; Brent Malever; Justin Grabelle; Ire Bethea Sr.; Jay Musleh; Matthew J. Wardell
Cc: Rebecca McCray
Subject: 7-Eleven #41806
Attachments: City_Councilman_Letter_On_7_11_Rev_A.pdf

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

March 9, 2021

Justin Grabelle Council President (jgrabelle@ocalafl.org)
Brent Malever - Councilman (bmalever@ocalafl.org)
Ire Bethea Sr. - Councilman (ibethea@ocalafl.org)
Jay Musleh - Councilman (jmusleh@ocalafl.org)
Matthew Wardell - Councilman (mwardell@ocalafl.org)
Tye Chighizola – Growth Management Director (tchighizola@ocalafl.org)

I am writing you today on a matter of grave concern to me today - the construction of a 7-Eleven #41806 and the upcoming public hearing for its Alcoholic Beverage Location Permit that is currently in process.

This matter was raised at the recent Woodland Villages homeowner's association meeting (our HOA represents 295 individual properties) and I wanted to communicate to you that none of the homeowners present at the meeting thought that the construction of a large gas station and adjacent convenience store would have a positive impact on our neighborhood. In fact, there are serious concerns that this would negatively affect the value of our properties as well as (more importantly) lower the value of our lifestyles. Our concerns fall into two areas - Increased automobile traffic & the sale of alcoholic beverages adjacent to our properties.

Automobile traffic is the most pressing issue. The intersection of SE 25th Avenue and SE 17th Street/SE Maricamp road is already problematic as it experiences frequent automobile accidents. The traffic light which controls traffic out of Woodland Villages typically only allows 3 to 4 cars to exit upon each "green" cycle which can cause frequent stacked up lines of automobiles trying to exit our neighborhood. While I am admittedly not a traffic engineer, common sense would seem to say that adding 7-Eleven customer and delivery vehicle traffic to an already poor traffic flow would have disastrous results for the Woodland Villages neighborhood.

The sale of locally available alcoholic beverages is also a serious concern. We have minor problems with people hopping the fence to our pool (which will now be too conveniently adjacent to the proposed 7-Eleven) that the addition of readily available alcohol will exacerbate this situation in a very negative way.

I would ask that you vote against the 7-Eleven #41806 Alcoholic Beverage Location Permit. Thank you for your attention.

Tye Chighizola

From: Mike Sizemore <jsizemore44@gmail.com>
Sent: Friday, February 26, 2021 10:40 AM
To: Sandra Wilson
Cc: Justin Grabelle; Vine Management of Ocala; Tye Chighizola
Subject: Re: March 2nd City Council Meeting Agenda Item

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

Thank You.
Mike Sizemore

On Fri, Feb 26, 2021 at 10:34 AM Sandra Wilson <SWilson@ocalafl.org> wrote:

Mr. Sizemore –

Your email has been received and has been made a part of the record.

Sandra R. Wilson, ICMA-CM

City Manager

City of Ocala

110 SE Watula Avenue

Ocala, FL 34471

(352)401-3976

From: Mike Sizemore <jsizemore44@gmail.com>
Sent: Friday, February 26, 2021 10:31 AM
To: Sandra Wilson <SWilson@ocalafl.org>; Justin Grabelle <JGrabelle@ocalafl.org>
Cc: Vine Management of Ocala <info@vinemanagementofocala.com>
Subject: Fwd: March 2nd City Council Meeting Agenda Item

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

Dear Ms. Wilson,

Please know that I understand how busy your office and Council President Justin Grabelle office must be. I am reaching out to make sure this email has been received at your office with no response from Councilman Justin Grabelle either.

Woodland Villages is a gated community of 289 homes with a population of over 600. We are located just South of the intersection of SE 25th Ave and SE Maricamp Road. Our community is very concerned about the negative impact the proposed development of a 24 hr 7-11 Convenience Store will have, particularly on the amount of increased traffic.

As my February 24th email shows, our board members wanted some clarity on what action can we expect the council to take on March 2nd. Will it just be the consideration of an alcohol now before the commission? Some of our board members will be attending and speaking at that meeting, and needed to know how to prepare.

Thank you for any consideration you may give to this request.

Best Regards,

Mike Sizemore President

Woodland Villages Master HOA

Cell phone - 352-427-1623

Email - jsizemore44@gmail.com

----- Forwarded message -----

From: **Mike Sizemore** <jsizemore44@gmail.com>

Date: Wed, Feb 24, 2021 at 2:47 PM

Subject: March 2nd City Council Meeting Agenda Item

To: <jgrabelle@ocalafl.org>, <swilson@ocalafl.org>

Cc: Vine Management of Ocala <info@vinemanagementofocala.com>

Reference: the attached notice received by Woodland Villages Management Company.

Dear Councilman Justin Grabelle.

I am the President of Woodland Villages Master Homeowner Association located in your district. During our regular monthly meeting last evening Feb 23, 2021 our board directed me to contact you

regarding the proposed new development of a 7-11 convenient store in the 2500 block on Maricamp Road, located east of SE 25th Ave (see attached).

Our board has deep concerns regarding the negative impact this proposed development will have on our egress and ingress to our community.

Of great concern is the traffic flow affecting our ability to enter and leave our community. Our entrance is off SE 25th Ave.; presently the design is a dead-end road, serving Insight Bank as well as our communities' entrance and exit. The proposed site plan shows SE 25th Ave will be used as an ingress and egress for this business. The site plan also indicates the developer is planning an office complex to be built on the parcel behind the proposed 7-11 Store that would also require access to SE 25th Ave.

We are asking for your assistance to ensure the proper traffic study is done to minimize any impact on our community. We understand the future need for public right-of-way to be provided now to accommodate the future development of an office complex. Please know that SE 25th Ave at this location is also the planned entrance to a future sub-division.

Question: Will the council at their March 2nd meeting consider any other aspect of this proposed development other than the liquor license?

Woodland Villages residents require your assistants to stay informed of this process before any final decision is made on approving this new development.

As information, I contacted David Boston in your Growth Management, who has been highly informative and helpful.

Best Regards,

Mike Sizemore President

Woodland Villages Master HomeOwners Association Inc.

2205 SE 24th Ave

Ocala, Florida 34471

Email – jsizemore44@gmail.com

Cell phone – 352-427-1623

Tye Chighizola

From: Merrissa Snyder <mdm674@hotmail.com>
Sent: Monday, March 29, 2021 11:54 AM
To: Tye Chighizola
Cc: Rebecca McCray
Subject: 7Eleven

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

Good morning. I'm writing you this morning in hopes you don't approve the liquor license or the proposed store hours at the proposed 24 hour 7Eleven store just outside Woodland Villages on SE 17th Street.

I am very concerned this will affect our community tremendously in a negative manner. I have always felt extremely safe living in Woodland Villages with my 6 year old little boy. It's a very quiet community with lots of small children. There's very to little traffic at our community other than the cars going to the Credit Union just outside our entrance. Should the 7Eleven get approved all this will change. We will now fear not only traffic but the potential of drunk people just outside our back yards at all hours of the night. We already have a liquor store at the Publix shopping plaza just down the road. Currently the traffic light at our entrance has cars lined up in the mornings causing me to wait a very long to be able to be able to turn left. Three cars make it on the left turn lane then we wait again for a least five minutes until we get another green light. This will only get worse if the 7Eleven opens.

I'm extremely concerned for our safety. All of this traffic can really increase the amount of home break ins. I've never been concerned about this before. It's actually one of the reasons we moved into this community. This will all change if this gets approved. Please allow us to continue living in our beautiful safe community.

Thank you so much for your time.

Merrissa and Zane (my 6 year old) Snyder
352-362-3068

Tye Chighizola

From: Mike Sizemore <jsizemore44@gmail.com>
Sent: Wednesday, April 28, 2021 12:55 PM
To: Tye Chighizola
Cc: Justin Grabelle; Brent Malever; Ire Bethea Sr.; Jay Musleh; Matthew J. Wardell; Sandra Wilson; Vine Management of Ocala
Subject: Regular City Council meeting May 4th Agenda Item
Attachments: Signed Proclamation on 7-Eleven.pdf; Map showing distance from Woodland to 7-Eleven.pdf

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

Reference: May 4th Agenda Item 7-Eleven requesting Liquor License for a proposed store located on Maricamp Road.

Please Know that Woodland Villages Master HOA has asked this permit be denied for many outstanding questions that need addressing before any consideration can be given to this request.

At the regular monthly meeting of the Woodland Villages Master Board last evening, Tuesday April 27th we passed the attached Proclamation to assure council that we remain opposed to this request and will represent this at your meeting. I have also attached a map showing that our community is about 500 ft from this proposed development.

Sincerely Yours.
Mike Sizemore President
Woodland Villages Master HOA
352-427-1623

PROCLAMATION

WHERE AS, the City Council of Ocala, Florida is considering an application requesting a liquor permit for the proposed 7-Eleven Convenience Store located on Maricamp Road: and

WHERE AS, this location is a highly dangerous traffic congested area; and

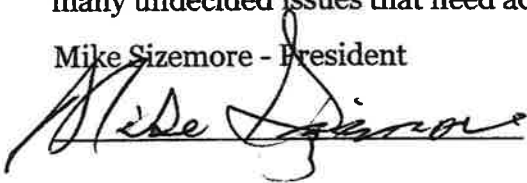
WHERE AS, this store will operate 24 hours a day, 7 days a week: and

WHERE AS, this store will be located about 500 feet from Woodland Villages with 289 residential homes: and

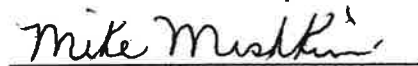
WHERE AS, late night liquor sale locations are not desirable in a residential area; and

NOW THEREFORE, on this date April 27th, 2021 the Woodland Villages Master HOA Board on behalf of the members do hereby proclaim our opposition to issuing this liquor permit. We ask the Council Members to take into consideration the many undecided issues that need addressing before a liquor permit is considered.

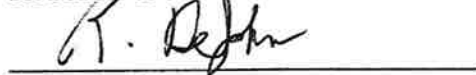
Mike Sizemore - President



Mike Mishkin - Vice President



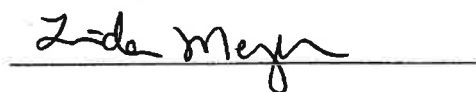
Robert DeJohn - Treasurer



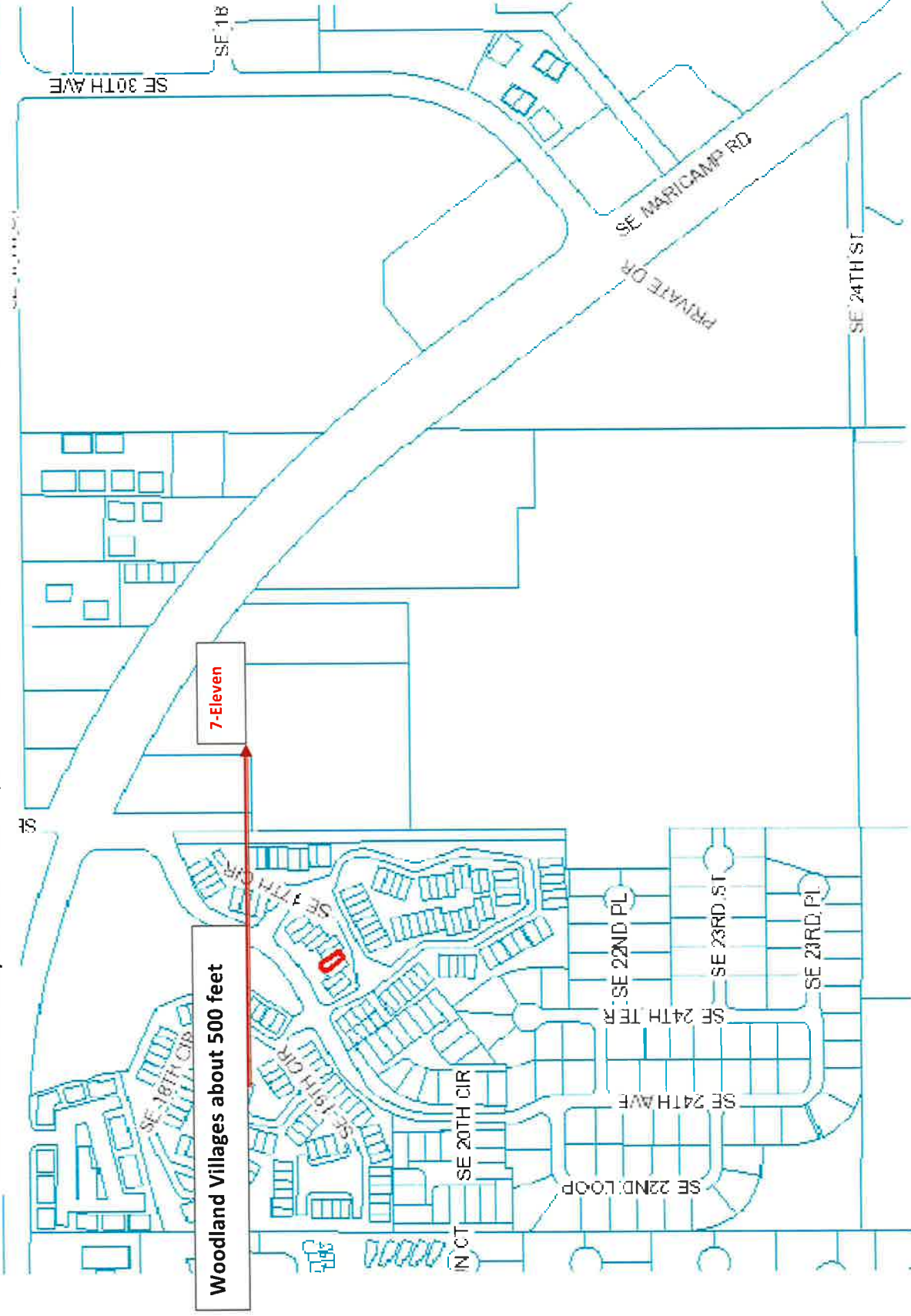
Lou Molhan - Board Member



Linda Meyer - Board Member



Submitted to City Council on April 27th, 2021 by Woodland Villages Master HOA



From: [CINDY ALBRITTON](#)
To: [Tye Chighizola](#); [Brent Malever](#); [Justin Grabelle](#); [Ire Bethea Sr.](#); [Jay Musleh](#); [Matthew J. Wardell](#)
Subject: Proposed 7-11 Store 2500 block of SE Maricamp Rd
Date: Wednesday, June 30, 2021 7:14:26 AM

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

Good Morning,

I am a resident and property owner in Woodland Villages. I am opposed to the sale of alcohol 24 hours so close to a very busy intersection. Please do no harm to our quality of life here in Woodland Villages by not approving this license.

Thank you,

Cindy Albritton