



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, July 8, 2024

5:30 PM

1. Call To Order

Present Richard "Andy" Kesselring, Daniel London, Chairperson Kevin Lopez, Brent Malever, and Allison Campbell

Absent Jeanne Herzig-Arena

Excused Justin MacDonald, and Olivia Perez

a. Pledge of Allegiance

b. Roll Call

Present Richard "Andy" Kesselring, Daniel London, Chairperson Kevin Lopez, Brent Malever, and Allison Campbell

Absent Jeanne Herzig-Arena

Excused Justin MacDonald, and Olivia Perez

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. Public Notice

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 June 21, 2024.

a.

Attachments: [July 8, 2024 Proof.pdf](#)

3. Approval of Minutes

a.

Attachments: [6-10-24 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Brent Malever

AYE: Kesselring, London, Chairperson Lopez, and Malever

ABSENT: Herzig-Arena

EXCUSED: MacDonald, and Perez

4. Annexation / Land Use / Zoning

a. Second Nine Partners, LLC / ANX24-45693

Attachments: [ANX24-45693 Memo](#)
[ANX24-45693 Staff Report](#)
[ANX24-45693 Case Map](#)
[ANX24-45693 Aerial Map](#)
[220312Z Foxwood Commons PUD Approval Letter](#)
[Foxwood III Plat](#)

Planner II, Kristina Wright, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ANX24-45693, LUC24-45694, ZON24-45695.

Mr. Kesselring asked if the conceptual PUD plan approval from Marion County was part of these requests. Ms. Wright replied no that the requests were separate from what was approved by the county. Mr. Kesselring asked if the number of units would change. Ms. Wright responded that it was possible, but the applicant wants to keep everything consistent with what was previously approved. Mr. Kesselring asked why the request was for a R-3 instead of a PUD and was the request by the applicant. Ms. Wright replied the R-3 is the appropriate zoning for multi-family residential.

David Tillman, Tillman Associates Engineering, 1720 SE 16th Avenue, Building 100, Ocala, FL, said the applicant requested R-3 because it directly addresses the use for multi-family residential.

Chief Planning Official Endira Madraveren stated the letters of objection and letters of suggestions were provided to the Board members.

Sandra Lubi, 4862 NW 30th Place, Ocala, FL, said adding 396 multi-family apartments is not compatible to the Quail Meadows 55-plus community. The noise, pollution, traffic, and property values will all be affected; and the buffer will only be four feet. Ms. Lubi asked for the Board to reevaluate the annexation.

Phil Merrill, 4862 NW 30th Place, Ocala, FL said he did not think he could stop the project, but there is not much detail in the plans. He did not think a landscape buffer is sufficient and would like to see a more substantial buffer.

Quail Meadows HOA President, Luz Milagros De Jesus, 4854 NW 31st, Place, Ocala, FL, said they are a 55- plus community and not against the development, but she would like the applicant to have more consideration on the buffers.

Mr. Tillman said this plan has been zoned for multi-family apartments for several years. There is an extensive tree line in the backside of the Quail Meadow properties that they don't want to remove because it provides a buffer. The dumpsters will be located far away from the neighbors.

Mr. Lopez asked about the balconies. Mr. Tillman replied they don't have an end product, but there will be balconies and the apartments will be two to three stories.

Motion to approve ANX24-45693.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Daniel London

AYE: Kesselring, London, Chairperson Lopez, and Malever

ABSENT: Herzig-Arena

EXCUSED: MacDonald, and Perez

b. Second Nine Partners, LLC / LUC24-45694

Attachments: [LUC24-45694 Memo](#)
[LUC24-45694 Staff Report](#)
[LUC24-45694 Case Map](#)
[LUC24-45694 Aerial Map](#)
[220312Z Foxwood Commons PUD Approval Letter](#)
[Foxwood III](#)

Motion to approve LUC24-45694.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Brent Malever

AYE: Kesselring, London, Chairperson Lopez, and Malever

ABSENT: Herzig-Arena

EXCUSED: MacDonald, and Perez

c. Second Nine Partners, LLC / ZON24-45695

Attachments: [ZON24-45695 Memo](#)
[ZON24-45695 Staff Report](#)
[ZON24-45695 Case Map](#)
[ZON24-45695 Aerial Map](#)
[220312Z Foxwood Commons PUD Approval Letter](#)
[Foxwood III](#)

Motion to approve ZON24-45695.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Daniel London

AYE: Kesselring, London, Chairperson Lopez, and Malever

ABSENT: Herzig-Arena

EXCUSED: MacDonald, and Perez

d. Second Nine Partners, LLC / ANX24-45696

- Attachments:** [ANX24-45696 Memo](#)
[ANX24-45696 Staff Report](#)
[ANX24-45696 Case Map Second Nine Partners LLC](#)
[ANX24-45696 Aerial Map Second Nine Partners LLC](#)
[Foxwood III](#)
[Foxwood Replat Declaration](#)
[Shops at Foxwood Replat](#)

Planner I, Andrew Gray displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ANX24-45696, LUC24-45697, ZON24-45698.

Mr. Lopez asked if the retention pond was going to remain. Mr. Tillman said it will stay as a storm water pond.

Motion to approve ANX24-45696.

- RESULT:** APPROVED
MOVER: Richard "Andy" Kesselring
SECONDER: Brent Malever
AYE: Kesselring, London, Chairperson Lopez, and Malever
ABSENT: Herzig-Arena
EXCUSED: MacDonald, and Perez

e. Second Nine Partners, LLC / LUC24-45697

- Attachments:** [LUC24-45697 Memo](#)
[LUC24-45697 Staff Report](#)
[LUC24-45697 Case Map](#)
[LUC24-45697 Aerial Map](#)
[Foxwood III](#)
[Shops at Foxwood Replat](#)
[Foxwood Replat Declaration](#)

Motion to approve LUC24-45697.

- RESULT:** APPROVED
MOVER: Richard "Andy" Kesselring
SECONDER: Brent Malever
AYE: Kesselring, London, Chairperson Lopez, and Malever
ABSENT: Herzig-Arena
EXCUSED: MacDonald, and Perez

f. Second Nine Partners, LLC / ZON24-45698

Attachments: [ZON24-45698 Memo](#)
[ZON24-45698 Staff Report](#)
[ZON24-45698 Case Map](#)
[ZON24-45698 Aerial Map](#)
[Foxwood III](#)
[Foxwood Replat Declaration](#)
[Shops at Foxwood Replat](#)

Motion to approve ZON24-45670.

RESULT: APPROVED
MOVER: Richard "Andy" Kesselring
SECONDER: Brent Malever
AYE: Kesselring, London, Chairperson Lopez, and Malever
ABSENT: Herzig-Arena
EXCUSED: MacDonald, and Perez

g. Ami DiLorenzo and Robert Cole / ZON24-45670

Attachments: [ZON24-45670 Memo](#)
[ZON24-45670 Staff Report](#)
[ZON24-45670 Case Map](#)
[ZON24-45670 Aerial Map](#)

Senior Planner, Emily Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ZON24-45670.

Mr. Lopez asked if staff looked at the parking requirements. Ms. Johnson replied that she made the applicant aware that a parking lot would have to be installed.

Rebecca DiLorenzo, 504 SE 8th Street, Ocala, FL, said they have a site plan and the parking would be in the back of the property.

Motion to approve ZON24-45670.

RESULT: APPROVED
MOVER: Richard "Andy" Kesselring
SECONDER: Brent Malever
AYE: Kesselring, London, Chairperson Lopez, and Malever
ABSENT: Herzig-Arena
EXCUSED: MacDonald, and Perez

5. Planned Development

a. Ocala 42nd Street Residential, LLC / PD24-45565

Attachments: [PD24-45565 Memo](#)
[PD24-45565 Staff Report](#)
[PD24-45565 Case Map](#)
[PD24-45565 Aerial Map](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for PD24-45565.

W. James Gooding III, Gooding & Batsel PLLC, 1531 SE 36th Avenue, Ocala, FL, provided a brief power point presentation of the rezoning from PUD-07, Planned Unit Development, to PD, Planned Development, to allow 528 multifamily units and maintain 30,000 square feet of medical office. The architectural standards will be consistent with the Grand Oaks Center PUD existing buildings plan that was approved in 2012.

Richard Busch, Kimley Horn, 1700 SE 17th Street, Suite 200, Ocala, FL, explained that the water from this site drained down to the El Dorado subdivision and a large retention area was designed behind Publix to deal with the drainage issues. Another retention facility will be built on the north east area of the property to hold all of this development's water on-site.

Amber Gartner, Kimley Horn, 1700 SE 17th Street, Suite 200, Ocala, FL, said this project has a concurrency development agreement that was executed in 2013, which obligated the developer to do certain transportation improvements. The proposed development is showing a reduction of the number of trips and the proposed uses are within the vesting rights.

Michael Opitz, HOA President of El Dorado, 3576 SW 24th Avenue Road, Ocala, FL, said the HOA is working with the engineer.

Ms. Campbell said the School Board is starting to have re-zoning conversations because the project will impact the new Winding Oaks Elementary School. Liberty Middle School might add a wing to the school and by August 2027 there will be a new high school in the southwest

Motion to approve rezoning for PD24-45565.

Ms Madraveren explained that staff is attempting to keep things consistent with City Council, the first action was the rezoning and the second action is for the PD Planned Development and Standards Book.

RESULT: APPROVED
MOVER: Brent Malever
SECONDER: Daniel London
AYE: Kesselring, London, Chairperson Lopez, Malever, and Campbell
ABSENT: Herzig-Arena

- EXCUSED:** MacDonald, and Perez
- b.** Ocala 42nd Street Residential, LLC / PD24-45565

Attachments: [Resolution Memo](#)
[Staff Report](#)
[Exhibit A Grand Oaks](#)
[Exhibit B Grand Oaks](#)

Motion to approve Planned Development and Standards Book for PD24-45565.

RESULT: APPROVED
MOVER: Richard "Andy" Kesselring
SECONDER: Brent Malever
AYE: Kesselring, London, Chairperson Lopez, and Malever
ABSENT: Herzig-Arena
EXCUSED: MacDonald, and Perez

6. Public Comments

None.

7. Staff Comments

Planning Director Aubrey Hale stated that staff is working on updating the report templates and memos will mirror the City Council agenda items, to create more consistency.

8. Board Comments

None.

9. Next meeting: August 12, 2024

10. Adjournment

The meeting adjourned at 6:42 pm.