



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, May 20, 2024

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call

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

Excused Jeanne Herzig-Arena

- 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 May 3, 2024.

- a.

Attachments: [Gazette Ad 052024.pdf](#)

3. Consideration of the Minutes

- a.

Attachments: [March 11, 2024 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Brent Malever

SECONDER: Richard "Andy" Kesselring

AYE: Kesselring, London, Chairperson Lopez, Malever, and Perez

RECUSED: MacDonald

EXCUSED: Herzig-Arena

4. Subdivisions

- a. Approve SUB23-45323 West Oak PH 2 Residential Final Plat & Developers Agreement

Attachments: [Memo Final Plat.pdf](#)
[Final Plat.pdf](#)
[Developer's Agreement.pdf](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Motion to approve SUB23-45323 West Oak PH 2 Residential Final Plat and Developers Agreement.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Daniel London

AYE: Kesselring, London, Chairperson Lopez, Malever, MacDonald, and Perez

EXCUSED: Herzig-Arena

5. Annexation / Land Use / Zoning

a. R.L.R., Investments, LLC / ANX24-45595

Attachments: [ANX24-45595 Memo](#)
[ANX24-45595 Staff Report](#)
[ANX24-45595 Case Map](#)
[ANX24-45595 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.

Agent Rodney Rogers, 1105 SE 3rd Avenue, Ocala, FL, said he was available to answer questions.

Motion to approve ANX24-45595 R.L.R, Investments, LLC.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Brent Malever

AYE: Kesselring, London, Chairperson Lopez, Malever, MacDonald, and Perez

EXCUSED: Herzig-Arena

b. R.L.R, Investments, LLC / LUC24-45608

Attachments: [LUC24-45608 Memo](#)
[LUC24-45608 Staff Report](#)
[LUC24-45608 Case Map](#)
[LUC24-45608 Aerial Map](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Motion to approve LUC24-45608 R.L.R, Investments, LLC.

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

c. R.L.R. Investments LLC / ZON24-45609

Attachments: [ZON24-45609 Memo](#)
[ZON24-45609 Staff Report](#)
[ZON24-45609 Case Map](#)
[ZON24-45609 Aerial Map](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Motion to approve ZON24-45609 R.L.R, Investments, LLC.

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

d. Marion County Board of County Commissioners / LUC24-45596

Attachments: [LUC24-45596 Memo](#)
[LUC24-45596 Staff Report](#)
[LUC24-45596 Case Map](#)
[LUC24-45596 Aerial](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Agent, Davis Dinkins, 125 NE 1st Avenue, Ocala, FL, said he was available to answer questions.

Mr. Lopez asked if the intent was to keep the access path to the main road and develop the entire parcel as one complex. Mr. Dinkins replied yes.

Motion to approve LUC24-45596 Marion County Board of County Commissioners.

RESULT: APPROVED
MOVER: Richard "Andy" Kesselring
SECONDER: Brent Malever

AYE: Kesselring, London, Chairperson Lopez, Malever, MacDonald, and Perez

EXCUSED: Herzig-Arena

e. Marion County Board of Commissioners / ZON24-45597

Attachments: [ZON24-45597 Memo](#)
[ZON24-45597 Staff Report](#)
[ZON24-45597 Case Map](#)
[ZON24-45597 Aerial Map](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Motion to approve ZON24-45597 Marion County Board of County Commissioners.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Richard "Andy" Kesselring

AYE: Kesselring, London, Chairperson Lopez, Malever, MacDonald, and Perez

EXCUSED: Herzig-Arena

f. Marion County Board of County Commissioners / ANX24-45610

Attachments: [ANX24-45610 Memo](#)
[ANX24-45610 Staff Report](#)
[ANX24-45610 Case Map](#)
[ANX24-45610 Aerial](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Motion to approve ANX24-45597 Marion County Board of County Commissioners.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Brent Malever

AYE: Kesselring, London, Chairperson Lopez, Malever, MacDonald, and Perez

EXCUSED: Herzig-Arena

g. Marion County Board of County Commissioners / LUC24-45611

Attachments: [LUC24-45611 Memo](#)
[LUC24-45611 Staff Report](#)
[LUC24-45611 Case Map](#)
[LUC24-45611 Aerial](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent

properties while providing staff comments and the findings of fact.

Motion to approve LUC24-45611 Marion County Board of County Commissioners.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Daniel London

AYE: Kesselring, London, Chairperson Lopez, Malever, MacDonald, and Perez

EXCUSED: Herzig-Arena

h. Marion County Board of County Commissioners / ZON24-45612

Attachments: [ZON24-45612 Memo](#)
[ZON24-45612 Staff Report](#)
[ZON24-45612 Case Map](#)
[ZON24-45612 Aerial Map](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Motion to approve ZON24-45612 Marion County Board of County Commissioners.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Brent Malever

AYE: Kesselring, London, Chairperson Lopez, Malever, MacDonald, and Perez

EXCUSED: Herzig-Arena

i. A-DENIV Corp. / ZON24-45603

Attachments: [ZON24-45603 Memo](#)
[ZON24-45603 A-Deniv Corp Staff Report](#)
[ZON24-45603 Case Map A Deniv Corp](#)
[ZON24-45603 Aerial Map A Deniv Corp](#)

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

Mr. Kesselring asked how many units could be built. Ms. Johnson replied they can build 3-21 units per acre because the maximum density in the future land use category is a minimum of three dwelling units per acre and a maximum of 18 units per acre.

Ms. Johnson stated there was a petition opposing the project.

Mr. Lopez asked if there are proposed options for the property. Judy Menadier, Menadier Engineering, 13800 Tech City Cir. Ste. D-302, Alachua, FL, 32615, replied no.

Mr. London asked about the impervious area calculations and what will happen with the storm water. Ms. Menadier said she can have her son contact Mr. London to respond to these questions.

Planning Director Aubrey Hale said staff did meet with the applicant prior to the meeting and made them aware that they would have to meet any applicable zoning requirements.

Don Kay, 1215 SE 12th Court, Ocala, FL, said he owns the property to the east. The properties to the south are single family near highway 27 and it is not practical to have multifamily residential.

Mr. Kesselring stated that only some of the addresses of the petition signatures are in the area

Mr. McDonald said the only concern he has heard is practicality, and falls more on the developer and the people that decide to live there.

Motion to approve ZON24-45603 A-Deniv Corp.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

AYE: Kesselring, London, Chairperson Lopez, MacDonald, and Perez

NAY: Malever

EXCUSED: Herzig-Arena

j. Railyard One, LLC / ZON24-45606

Attachments: [ZON24-45606 Railyard One Memo](#)
[ZON24-45606 Railyard One](#)
[ZON24-45606 Case Map](#)
[ZON24-45606 Aerial Map Railyard](#)
[SPL24-45302](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Mr. Lopez asked if the rezoning was because the city was restricting the business. Ms. Madraveren responded no, some of the less intense use is more commercial and equipment rental/ leasing are not permitted within the M-3 zoning classification.

Agent, Jean Abi- Aoun, P.E, Florida Engineering Group, 5127 S. Orange Avenue, Suite 200, Orlando, FL, said he was available to answer any questions.

Motion to approve ZON24-45606 Railyard One, LLC.

RESULT: APPROVED

- MOVER:** Daniel London
- SECONDER:** Justin MacDonald
- AYE:** Kesselring, London, Chairperson Lopez, Malever, MacDonald, and Perez
- EXCUSED:** Herzig-Arena

k. Warehouse Services, LLC / ZON24-45636

- Attachments:** [ZON24-45636 Memo revised](#)
[ZON24-45636 Staff Report](#)
[ZON24-45636 Case Map Warehouse Services LLC](#)
[ZON24-45636 Aerial Map Warehouse Services LLC](#)
[Letter of Objection](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Mr. Lopez asked about the resident on the property being demolished. Ms. Johnson replied the house would be demolished prior to the site plan approval. A letter of objection was received from a neighboring property to the north.

Jon Harvey, Tillman & Associates, 1720 SE 16th Avenue, Building 100, Ocala, FL, said the residence is a nonconforming use and the M-2 is needed for outside storage. Mr. Harvey said he was informed of the opposition letter and reached out to him to address his concerns.

Ms. Perez asked about the opposing email regarding the chemicals seeping into the ground. Mr. Harvey responded that the client has not purchased the property and only seek entitlement.

Jim Rohal, 1360 NW 33rd Avenue, Ocala, FL, said he was more concerned about the chemicals because he has a well. Mr. Rohal said he is concerned with the increased traffic.

Motion to approve ZON24-45636 Warehouse Services, LLC.

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

l. METTA Property Holdings, LLC and Lawrence Struck / ZON24-45638

- RESULT:** WITHDRAWN

6. Planned Development

a. Priscilla Investments, LLC and PASD Investments, LLC / PD23-45210

Attachments: [PD23-45210 - memo](#)
[PD23-45210 - staff report](#)
[PD23-45210 Pura Vida Case Map2](#)
[PD23-45210 Pura Vida Aerial Map](#)
[Puravida PD Standards Book](#)
[PD23-45210 PD Plan Packet](#)
[BP no objection ltrPD23-45210](#)

Ms. Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact.

Mr. Kesselring asked if there were any neighborhood meetings regarding the planned development. Ms. Madraveren replied there was a neighborhood meeting last summer at the agents office.

Ms. Perez asked if the development was going to be one and two story homes. Ms. Madraveren replied yes.

Mr. Kesselring asked if the density with the proposed plan was related to the subdivision to the west. Ms. Madraveren she did not have that information, but the future land use designation allows for a maximum of five single family dwelling units per acre and this plan is for four and a half.

Agent, Miles Anderson, 1515 E. Silver Springs Boulevard, Suite 132, Ocala, FL, said he was glad to answer any questions. Mr. Kesselring asked for the width of the lots. Mr. Anderson responded that the zero lot line is 45-feet and the boundary lots are 50-feet. The triangular lots are larger and can offer more space. Ms. Campbell asked about the owls living in the trees. Mr. Anderson replied that it was possible, but a tree mitigation was completed and some trees are worth keeping. Mr. Kesselring asked for the prices of the homes. Mr. Anderson responded the price range is \$200,000 to \$400,000.

Ronald Scott, 3335 NE 17th Avenue, Ocala, FL, asked if there would be a barrier on the left side of the conceptual plan where there are large trees with owls and many wildlife. He stated traffic is a concern on NE 35th Street going east/west, and NE 19th Avenue.

Karen Neeman, 3213 NE 17th Terrace, Ocala, FL, said there are a lot of trees that are not worth keeping, but there are a many Live Oaks which provide shelter for the owls and the wild life. There is heavy traffic on NE 35th Street and too many people coming to this small area.

Mr. Anderson thanked the neighbors for their concerns and said he is clustering the zero lot lines in the center, so it does not effect the neighbors. An arborist has gone to the property to see what can be saved. The trees that are in the middle of the proposed roads will be removed, but trees will be replanted to meet the requirements. Mr. MacDonald asked how many trees will be preserved. Mr. Anderson responded that in the packet there is a landscape plan that shows the details. Ms. Madraveren stated that a total of 22 trees

will be removed and 139 trees will be planted. Mr. London said he saw a note on the bottom of the landscape plan that a 10-foot wide landscape buffer will be added along the neighborhood. Mr. Lopez asked if a traffic study was completed. Mr. Anderson replied that a traffic study was not needed.

Ms. Campbell said they have space in Oakcrest Elementary, Howard Middle and some space at Vanguard High schools.

Motion to approve PD23-45210, Priscilla Investments, LLC and PASD Investments, LLC.

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

7. Public Comments

None.

8. Staff Comments

None.

9. Election of Officers

a. Chairman

Motion to approve Kevin Lopez for Chairman.

There being no further discussion the motion carried by roll call vote.

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

b, Vice Chairman

Motion to approve Brent Malever for Vice Chairman.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED
MOVER: Kevin Lopez

SECONDER: Richard "Andy" Kesselring

AYE: Kesselring, London, Chairperson Lopez, Malever, MacDonald, and Perez

EXCUSED: Herzig-Arena

10. Next meeting: June 10, 2024.

11. Adjournment

The meeting adjourned at 6:41 pm.