



# Planning & Zoning Commission

## Meeting Minutes

Monday, April 11, 2022  
5:30 PM

201 SE 3<sup>rd</sup> St, 2<sup>nd</sup> Fl  
Ocala, FL 34471

[www.ocalafl.org](http://www.ocalafl.org)

### a. PD21-0001

Planner: Aubrey Hale (352) 629-8550

Email: [ahale@ocalafl.org](mailto:ahale@ocalafl.org)

Petitioner: Mize Capital, LLC and Belleair Development, LLC.

Agent: Carlos Yepez

A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan for property located at 5451 SW 66<sup>th</sup> Street between SW College Road/State Road 200, SW 49<sup>th</sup> Road, and SW 66<sup>th</sup> Street, approximately 32.22 acres.

#### *Discussion:*

Ms. Allison Campbell stated that the conversation continues regarding the continuous additions of multifamily dwellings in the area that are negatively affecting local schools. Mr. Hale confirmed that this project would contribute to overcrowding and the information is included in the staff report.

Carlos Yepez, 6654 78<sup>th</sup> Avenue, Pinellas, Florida

#### Public Comments:

Seevanaighee Barnes, 5355 SW 66<sup>th</sup> Street, Ocala, FL 34476. Ms. Barnes shared concerns regarding how this project can negatively affect her business that has been in this location for the past 20-years. She would like to know how her business will be protected.

Keller Williams Realtor, Lissette Duran, 4931 SW 56<sup>th</sup> Street, Ocala, FL., said that a concern is where the entrance for this project will be located. Aubrey Hale explained that no construction will take place at this point, this is simply a rezoning request.

Laura Savino, 4560 SW 44<sup>th</sup> Street, she stated she opposes this project for the following reasons – concern of overcrowding of schools, increase in traffic and noise pollution.

Mr. Rus Adams asked for clarification whether this was a change in zoning from PUD to PD, and Mr. Hale confirmed that it was just a change in the zoning and with this change this project will be fewer units.

Rhona Goldbach, 4550 SW 44<sup>th</sup> Court, stated her opposition to this project, for the same reasons as the other speakers before her.

Ms. Allison Campbell gave a brief explanation regarding the plan Marion County School Board has to address local overcrowding in schools.

A brief discussion ensued among the board and Mr. Yepez regarding buffering requirements.

<b>RESULT:</b>	<b>APPROVED PD21-0001</b>
<b>MOVER:</b>	Rus Adams
<b>SECONDER:</b>	Todd Rudnianyn
<b>EXCUSED:</b>	Owen Boone
<b>AYES:</b>	Adams, Rudnianyn, Kesselring, Lopez, Malever, Gilchrist