

**Ocala Planning and Zoning Commission Meeting Minutes
July 10, 2023**

5. Land Use Change / Rezoning / PD Plan Amendment

- b. PD23-45234 / West Oak Developers, LLC, Madison Oaks West, LLC, Lot 4 West LLC, and West Oak Ocala I Business LLC

Ms. Hitchcock displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact to request to rezone from Government Use to Planned Development.

Discussion:

Mr. Jon Harvey, Tillman and Associates, 1720 SE, Building 100, Ocala, FL, stated the plan is to build a development consisting of workforce housing, affordable homes, and standard homes. He said multiple material uses is not cost feasible for the project, and the goal is to create an aesthetically pleasing development in the community. He said he will make the necessary changes before the project goes before the City Council for consideration.

Mr. Austin Daley, Klein & Klein, LLC, 40 SE 11th Avenue, Ocala, FL, representing Aurora Ocala, who is the landowner to the south of the planned development, stated the applicant has left Aurora off the Planned Development (PD) Amendment; however, they objected when the PD amendment was proposed in January. The proposed amendment will reduce single-family and double multi-family. He submitted a retail analysis study into evidence. He requested the Commission oppose the proposed amendment to protect catalytic growth.

Ms. Hitchcock stated she would not be able to comment on the objection regarding the square footage reduction at this time.

Mr. Daley confirmed several objections were issued to the developer.

Mr. Rudniansky commented the Commission will consider if the proposed amendment is appropriate from a planning and zoning perspective.

Ms. Hitchcock clarified the commercial uses in the area. She said the City's goal is to create affordable housing opportunities for the working class. The proposed PD amendment includes one change to the architectural materials. The City has thoroughly evaluated the high-profile project, and the newly submitted documents will not change the City's recommendation.

Mr. Daley confirmed Aurora purchased the property with the approval of the original plan and the proposed amendment changes the previously approved plan. He said Aurora's parcel consists of multifamily.

Mr. Harvey stated Aurora expressed a great deal of concern regarding the commercial uses in the area. The proposed PD amendment includes one change to the architectural materials; the plan was previously approved by City Council. The purpose of the PD amendment is to increase and accommodate mixed housing.

Scott Siemens, West Oak Developers, 2201 NW 21st, Street, Ocala, FL, discussed the importance of having separate housing products, and today new ordinances are promoting a blended development product. He explained how affordable units and market rate units are blended into a development project and the goal is to create more housing opportunities in the area.

Motion to approve a rezone from GU, Government Use, to PD, Planned Development, for property located on the south side of NW 35th Street.

RESULT:	APPROVED
MOVER:	Todd Rudnianyn
SECONDER:	Branson Boone
AYE:	Vice Chair Adams, Kesselring, Rudnianyn, Boone, and Campbell
EXCUSED:	Gilchrist, Chairperson Lopez, and Malever