

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

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

*Discussion:*

Ms. Cupp confirmed the interior lot lines will be used to establish the wall down each unit. The private right-of-way will provide access to each unit and meets the frontage requirement for each lot. The elevations were reviewed and approved by staff.

No public comment.

**RESULT:** APPROVED

**MOVER:** Todd Rudnianyn

**SECONDER:** Arthur "Rus" Adams

**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, Chairperson Lopez, Boone, Malever, and Campbell

**ABSENT:** Gilchrist

**5. Rezoning**

a. ZON23-45070/Everest Realty Sixteen, LLC

**Attachments:** [ZON23-45070 Memo](#)  
[ZON23-45070 Staff Report](#)  
[Case Map](#)  
[Aerial Map](#)

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

*Discussion:*

Chairman Lopez asked if the area behind the property is zoned R-1 and considered a swell for wastewater. Ms. Madraveren responded yes; the area to the west is considered a DRA.

Mr. John Harvey, Tillman & Associates Engineering, 1720 SE 16th Avenue, Bldg. 100, Ocala, FL 34471, stated thanked City staff for their hard work. The applicant is bringing a high-quality product to the City. He requested the Commission recommend approval of the application.

Motion to approve.

**RESULT:** APPROVED

**MOVER:** Arthur "Rus" Adams

**SECONDER:** Branson Boone

**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, Chairperson Lopez, Boone, Malever, and Campbell

**ABSENT:** Gilchrist

**6. PD rezoning/Plan approval**

**a. PD22-44929/TBMI II, LLC**

**Attachments:** [Memo](#)  
[Staff Report](#)  
[PD Plan](#)  
[PD Standards 2023\\_2023-01-26](#)  
[Aerial](#)  
[Case Map](#)

Ms. Breah Miller displayed maps and photos of the property and adjacent properties to the audience while providing staff comments and the findings of fact.

*Discussion:*

Commissioner Kesselring asked what is applicant proposing to build on the residential portion of the property. Ms. Miller responded the applicant is proposing a multifamily development project. The applicant must comply with the 100-foot buffer requirement.

Mr. Fred Roberts (agent), 40 SE 11th Avenue, Ocala, FL, stated the proposed development plan includes all the required elements of the Future Land Use Policy adopted last year. The plan addresses traffic, accessibility, buffering, and spatial attenuation. He summarized the elements included in the plan. He noted the plan addresses use and intensity.

Mr. Richard Busche, Kimley Horn & Associates, 1700 SE 17th Street, Ocala, FL, provided a brief overview of the site plan. A 25-foot buffer will be located on the east side on the property; and the agreement includes a building height condition of 35-feet for single-family residential. To note, the height limitation for the rest of the project is 45-feet, and the plan prohibits vehicular access to 31st Street. The PD plan shows four access points, and the transportation methodology was submitted to the City.

Mr. Daniel M. Sivilich, 3575 SW 51st Terrace, Ocala, FL 34474, stated he is an engineer and resident of Timber Woods. The Timber Woods community has 195 homes and 400 vehicles. The proposed development plan has 750-units and represents 1,500 vehicles. He expressed concern regarding the following: traffic impacts, egress points, emergency gate, school overcrowding, pedestrian safety, gating SW 31st Street, and existing infrastructure. He suggested developing 1-3 single-family dwellings on 1-acre lots and