

- a. Approve SUB23-45118 Watula South Final Plat & Developers Agreement

Attachments: [Watula South boundary survey.pdf](#)
[Watula South plat.pdf](#)
[Memo Final Plat and Dev Agmt.doc](#)
[Developers Agreement.pdf](#)

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

Discussion:

No board discussion or public comment.

Motion to approve the final plat and developer's agreement subject to completion of legal review.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Todd Rudnianyn

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

ABSENT: Gilchrist, and Boone

5. Rezoning

- a. **ZON23-45179** / P.A.S.D. Investments LLC and Priscilla Investments LLC

Ms. Hitchcock requested the Commission table discussion regarding case ZON23-45179.

Discussion:

No board discussion or public comment.

Motion to table ZON23-45179.

RESULT: TABLED

MOVER: Arthur "Rus" Adams

SECONDER: Brent Malever

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

ABSENT: Gilchrist, and Boone

- b. **ZON23-45189** / Equa-USA LLC

Attachments: [Memo](#)
[Staff Report](#)
[CaseMap](#)
[AerialMap](#)

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

Discussion:

Mr. Dante Glasso, 34 Wood Ridge Drive, Ocala, FL, thanked the Commission for considering their application. The goal is to provide housing for the medical community.

No board discussion or public comment.

Motion to rezone from B-1A, Limited Neighborhood Business, to R-3 Multi Family Residential.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Arthur "Rus" Adams

AYE: Vice Chair Adams, Kesselring, Rudniansyn, Chairperson Lopez, and Malever

ABSENT: Gilchrist, and Boone

6. Comprehensive Plan Amendment

a. FLUP23-45191 / 4B Investments, LLC

Attachments: [FLUP23-45191 Memo](#)
[Policy 18.3 Redline](#)
[FLUP23-45191 Staff Report](#)
[CaseMap](#)
[Aerial Map](#)

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

Discussion:

Ms. Campbell stated the School District approved a new student generation number last week.

Mr. James Gooding, 1531 SE 36th Avenue, Ocala, FL, stated text policies are used to add conditions to comp plan approvals and they were used to put restrictions on permitted uses. The applicant is requesting to delete density restrictions to allow development of the property with the current land use.

No public comment.

Motion to amend the City's Future Land use Element of the Comprehensive Plan by deleting Policy 18.3 relating to development conditions for property located at 2015 NE 14th Street and the parcel directly to the east, approximately 9.84 acres.