

Ian M. Rynex

From: Patricia Hitchcock
Sent: Thursday, August 26, 2021 7:56 AM
To: David Boston; Ian M. Rynex
Cc: Tye Chighizola; Peter Lee
Subject: Letter of objection - Lake Louise

Please attach the email below to the case and include in the packet to P&Z and City Council.

Patricia Z. Hitchcock, AICP
Chief Planning Official
City of Ocala Growth Management Dept.
201 SE 3rd Street, Second Floor
Ocala, Florida 34471
(352) 629-8304

From: City of Ocala <webmaster@ocalafl.org>
Sent: Wednesday, August 25, 2021 8:56 PM
To: Patricia Hitchcock <PHitchcock@Ocalafl.org>
Subject: illdrawit@aol.com

Message submitted from the <City of Ocala> website.

Site Visitor Name: Donna Whitsett Wilson
Site Visitor Email: illdrawit@aol.com

August 25, 2021

Re: SW 7th Ave./SW 32nd Street Apartment Development

To Whom it May Concern:

When I looked up the definition of zoning to include in this letter, the word that I kept seeing over and over was continuity.

> The land that this proposed development is on, is surrounded by beautiful farms and well manicured subdivisions. Nowhere, surrounding this site is any other such developments, buildings or housing of the same and no other vacant land to build any. It will forever be a monstrosity overlooking some of Marion County's most beautiful homes, farms and countryside. In a nutshell, it is not in continuity with the area surrounding it - whatsoever.

> Many of these surrounding million dollar farms and subdivisions were comfortable building in this area with the understanding that this property in question would someday be a single family subdivision as platted. The existing streets and fire hydrants were evidence of a one day subdivision.

> I have no dog in this fight, but passing this property daily, have always looked forward to one day seeing this platted subdivision developed and jealous of the homeowners who were able to buy and build in it before the developing family

abandoned the project. Did you know that if you drive out there at night, you can see over the 'skyline' of Ocala. These existing homeowners deserve to see the completion of the beautiful subdivision they bought into instead of 3 story apartments overlooking their beloved yards and pools.

I've heard that no one says no to Mr. Rudniansky, but I ask you to drive out yourself and see how this very large, 3 story development will impact this beautiful rural area and current homeowners.

Blessings,

Donna Whitsett Wilson
illdrawit@aol.com

October 17, 2021

To: City of Ocala Planning and Zoning

Re: Lake Louise Estates Development

My name is Betsy Roberts and my family and I own one of the houses in the Lake Louise Property, 520 SW 28th St. . I am in opposition to the proposed zoning change from Single Family Homes to a PUD with 312 apartment units.

The land on the Southwest side of Lake Louise has already been designated in the Florida Registry as a Native American Site. This is just from a historical perspective and there are many more issues to consider, starting with the increase of traffic on SW 7th Ave. as well as the entrance to the planned apartments. This could become more hazardous to anyone trying to enter or exit 7th Avenue from their residence. We are also concerned with possible problems with the wells in the area coming from the aquifer below. Our water quality will more than likely be negatively impacted from this development. Each unit of the proposed complex will have at least 1 to 4 people, possibly more living there and probably each having a car, this alone would have possible gas , oil and storm water runoff into the ground water. The attorneys for the development stated at one point during the meeting this summer that this apartment complex would be less impactful than single family homes. I disagree and would hope that you will take these issues into consideration when making your decision on re-zoning this beautiful area into a Planned Unit Development with 312 apartments. There is a better use for this property. Thank you.

Sincerely,

Betsy Roberts

Bbyr56@yahoo.com

Fw: S.W.7th St. Rezoning

David Boston <dboston@Ocalafl.org>

Tue 10/26/2021 1:03 PM

To: Patricia Hitchcock <PHitchcock@Ocalafl.org>; Aubrey Hale <ahale@Ocalafl.org>; Ian M. Rynex <irynex@Ocalafl.org>; Tye Chighizola <TChighizola@Ocalafl.org>

FYI---I think they likely meant 7th Ave and this is re Lake Louise as well

Let's discuss

Ian, please attach

David Boston, Ph.D., AICP
Chief Planning Official
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
352-629-8243 | dboston@ocalafl.org



From: susan O'Neill <sgoneill54@yahoo.com>

Sent: Tuesday, October 19, 2021 10:39 PM

To: David Boston <dboston@Ocalafl.org>

Subject: S.W.7th St. Rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It has come to our attention that there is someone trying to rezone property off of S. W. 7th Street in Ocala. That area is zoned single family homes. My husband and I are opposed to the rezoning. The existing zoning is the best option for that area. We live in the Rolling Acres subdivision and have lived there for over 30 years. This is already a high traffic area. It is almost impossible to get out of my neighborhood. We also have concerns for water issues such as drainage and effects on water quality issues. Retention areas will not alleviate the drainage problems that will be made by the amount of apartments they plan to build. Any rezoning would have major effects on the neighborhood on S. W. 7th Street. Please do not let rezoning occur as it will make it so much worse for the neighborhoods that have been their for years and would be negatively effected. It will be a disaster. We would appreciate your consideration that means so much to these neighborhoods. Keep the zoning the way it is! Please do not let developers who are in it for the money get the zoning changed and effect people who have lived in the area for years. I love Ocala and would like that it not be overrun by apartments and storage buildings. All for the sake of money! Thank for your time, Tim and Susan O'Neill

[Sent from Yahoo Mail for iPhone](#)