

WRITTEN SUMMARY OF NEIGHBORHOOD MEETING
November 17, 2022
Impact Development SE 31st Street Multi-Family Planned Development

A neighborhood meeting regarding the PD Rezoning on the above referenced property was held on November 17, 2022 in the Fellowship Center of the First Baptist Church located at 2801 SE Maricamp Road, Ocala, FL 34471. A copy of the notice which was mailed to all property owners on the circulation list provided by planning staff of the City of Ocala is included herewith. Notice of the meeting was also published in the Ocala Star Banner.

At the meeting, representatives from the applicants' engineers, Kimley-Horn, Inc., and the attorney for the applicant, Fred N. Roberts, Jr. of Klein & Klein, LLC, made a presentation on the project and related impacts with draft renderings and conceptual plans. Reduced size copies of those items are included herewith.

Upon completion of the presentation, a question-and-answer period was held. The majority of people in attendance appeared to be from Casa Park Villas. However, the owners of other properties located in the area were also in attendance. Questions were mostly revolved around (1) the proposed use, (2) concerns relating to site lighting and traffic headlights at the point of egress on SE 24th Street Road , and (3) the intersection of SE 24th Street Road and SE 31st Street.

The meeting was relatively short and the concerns seemed to be mostly assuaged by the proposed use and project plans. The most significant concern appeared to be with the possibility that the site would be used for commercial purposes. However, once it was established that it was a residential use, it was a very cordial conversation between those in attendance and the developer representatives mostly providing general information and answering questions.

PARCEL	NAME	ADD_1	CITY	STATE	ZIP
29851-000-00 31ST STREET LLC		101 NE 16TH AVE	OCALA	FL	34470
2987-016-002 ALLARD RICHARD G		1701 SE 24TH RD UNIT 1602	OCALA	FL	34471
2987-002-002 BEERS JOYCE		1701 SE 24TH RD UNIT 202	OCALA	FL	34471
2987-002-001 BRACK KACEY J		1701 SE 24TH RD APT 201	OCALA	FL	34471
2987-018-004 BRESCIA VERONICA ROSE		1701 SE 24TH RD UNIT 1804	OCALA	FL	34471
2987-016-004 BROKER PATRICIA R		1701 SE 24TH RD UNIT 1604	OCALA	FL	34471
2987-000-001 BROWN CLIFFORD AND BROWN LENA		1701 SE 24TH RD UNIT 1701	OCALA	FL	34471
2987-019-003 BURNETT SHARON		1701 SE 24TH RD UNIT 1903	OCALA	FL	34471
2987-001-003 CANGELOSI ANN MARIE		104 ATLANTIC AVE APT 9	LYNBROOK	NY	11563
2987-000-002 CIGNARALE BETTY J		1701 SE 24TH RD UNIT 1702	OCALA	FL	34471
29863-001-00 CMCP-PINECASTLE LLC C/O BROOKDALE SENIOR LIVING INC		6737 W WASHINGTON ST STE 2300	MILWAUKEE	WI	53214
2987-014-004 COOK TRACI		1701 SE 24TH RD APT 1404	OCALA	FL	34471
2987-000-003 CORDOVA CHARLES R AND CASTRO DIANA		1701 SE 24TH RD UNIT 1703	OCALA	FL	34471
2987-016-001 CRAWFORD ROBERT AND GULA JENNIFER		1701 SE 24TH RD UNIT 1601	OCALA	FL	34471
29859-003-00 DAVISON CLAUDE A AND DAVISON MAJORIE F		1813 SE 31ST LN	OCALA	FL	34471
2987-015-002 DEGENNARO MARGARET A		1701 SE 24TH RD UNIT 1502	OCALA	FL	34471
2987-002-008 DEICHMAN ROBERT R AND DEICHMAN NANCY J		2123 SE 41ST AVE	OCALA	FL	34471
29875-001-01 DEV AND CONSTRUCTION CORP OF AMERICA		8825 SW 110TH ST	OCALA	FL	34481
29859-004-00 DRISCOLL JOHN T III & BARBARA A JT REV LVN TR AND DISCOLL JOHN T TR ET AL		1805 SE 31ST LN	OCALA	FL	34471
28634-002-00 EMERICHIP OCALA EAST LLC		3131 ELLIOT AVE STE# 500	SEATTLE	WA	98121
2987-019-004 ESLARY KAREN ANN		5341 OAKMONT VILLAGE CIR	LAKE WORTH	FL	33463
2987-001-004 ESTES JOHN ANTHONY		1845 HALLAM DR	LAKE LAND	FL	33813
2987-019-005 FANELLI SHANNON AND GRAHAM MARIA		1701 SE 24TH RD UNIT 1905	OCALA	FL	34471
2987-002-005 GIBBONEY JOHN AND MACKEY KRISTY		1701 SE 24TH RD UNIT 205	OCALA	FL	34471
2987-018-003 GONZALES YNGWIE D		1701 SE 24TH RD UNIT 1803	OCALA	FL	34471
2987-001-002 GRAY REAL ESTATE HOLDINGS CONDO LLC		1797 SE 89TH LN	OCALA	FL	34471
2987-001-005 GRESBACH CYNTHIA		1701 SE 24TH RD UNIT 105	OCALA	FL	34471
2987-015-001 HARRIS SAMANTHA J		1701 SE 24TH RD UNIT 1501	OCALA	FL	34471
2987-015-003 JOHNSON ANNA MARIE		1701 SE 24TH RD UNIT 1503	OCALA	FL	34471
29875-001-05 JOYCE JOSEPH AND JOYCE LAUREN		3110 SE 17TH TER	OCALA	FL	34471
29875-001-04 KING JARROD AND KING COURTNEY		1711 SE 31ST LN	OCALA	FL	34471
2987-002-007 LAngLER MATTHEW A		1701 SE 24TH RD UNIT 207	OCALA	FL	34471
2987-001-001 LINEBAUGH SUSAN B AND LINEBAUGH CHARLES D III		1701 SE 24TH RD APT 101	OCALA	FL	34471
2987-019-006 LOPEZ EDGARDO		1701 SE 24TH RD UNIT 1906	OCALA	FL	34471
29859-001-00 LU TONG YUN AND LU JIN HEING		1821 SE 31ST LN	OCALA	FL	34471
2987-019-001 LUZADER THERESA AND CAFFIN WENDY		1701 SE 24TH RD UNIT 1901	OCALA	FL	34471
2987-019-002 MARINO PATRICIA AMBER		1701 SE 24TH RD UNIT 1902	OCALA	FL	34471
2987-002-006 MCCALL ROBERT FRANCIS		PO BOX 3322	OCALA	FL	34471
2987-002-004 MERCER CARRINGTON		1701 SE 24TH RD UNIT 204	OCALA	FL	34471
2987-014-003 MEYER SHERYL		1701 SE 24TH RD UNIT 1402	OCALA	FL	34471
2987-014-001 MORTGAGE ASSETS MGT SERIES 1 TRUST ET AL AND CO/ COMPU-LINK CORP DBA CELIN		101 W LOUIS HENNA BLVD SUITE 310	AUSTIN	TX	34471
2987-000-004 PARRISH GRACE		1701 SE 24TH RD UNIT 1704	OCALA	FL	34471
2987-018-002 PINDER PAULA		1701 SE 24TH RD UNIT 1802	OCALA	FL	34471
2987-018-001 REYNOLDS SHANNON L		1701 SE 24TH RD UNIT 1801	OCALA	FL	34471
2987-001-006 SACO DIANE		1701 SE 24TH RD APT 106	OCALA	FL	34471
29851-003-00 SNR 27 MARION WOODS OWNER LLC C/O ALTUS GROUP US INC #8078		PO BOX 71970	PHOENIX	AZ	85050
29875-000-01 SOUTH POINT HOMEOWNERS ASSOCIATION COMMON ELEMENTS PTA 0301		3191 SE 17TH CT	OCALA	FL	34471
2987-002-003 TORRES MICHAEL A AND ALFANO-TORRES MARY		1701 SE 24TH RD UNIT 203	OCALA	FL	78728
2987-016-003 TURNER IRMHILD E		1701 SE 24TH RD UNIT 1603	OCALA	FL	34471
29859-002-00 VERI MICHAEL G AND VERI JACKELINE		5115 NE 122ND LN	OXFORD	FL	34484

2987-014-002 WOOD CAROLYN H
29851+000-00 WRA - CITY OF OCALA

1701 SE 24TH RD UNIT 1403
1805 NE 30TH AVE BLDG 700

OCALA
OCALA

FL
FL

34471
34470

Harb, Alan

From: Frederick, Jameson
Sent: Friday, October 28, 2022 2:18 PM
To: Aubrey Hale; Patricia Hitchcock
Cc: Fred Roberts; Tye Chighizola
Subject: Neighborhood Meeting for Rezoning Application to PD
Attachments: Lpo221028jaf.pdf; Neighborhood Meeting_2022-11-17.pdf; 01-Aerial Map.pdf

Good Afternoon Aubrey & Patti,

We're holding a neighborhood meeting in advance of submitting a rezoning application to PD for Parcel 29851-000-00 (located at the northwest corner of the intersection of SE 31st Street and SE 24th Road). Attached is a copy of the property owner notification letter for any City staff that may want to be in attendance.

Let us know if you have any questions.

Thank you,

Jameson A. Frederick, P.E.

Kimley-Horn | 1700 SE 17th Street, Suite 200 Ocala, FL 34471

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