

## **Samantha Pintos**

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**From:** Allan <alland489@aol.com>  
**Sent:** Friday, September 8, 2023 2:03 PM  
**To:** Samantha Pintos  
**Subject:** Proposed 31st ST Development

**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.

**1813 SE 31st Lane**

**C. Allan Davison**

**Ocala, FL 34471**

Ms Samantha Pintos

Department of Growth Management

City of Ocala, FL 344471

September 8, 2023

Good Afternoon Ms Pintos,

I am writing in response to your letter of August 24<sup>th</sup> concerning the proposed SE 31<sup>st</sup> Street development,(Case PD23-45098). Thank you for the offer to respond. My wife, Marjorie, and I live across the street from the proposed development, on SE 31<sup>st</sup> Lane, and we have some concerns relevant to the proposed development. I'll list them below:

- What consideration is being given to the foreseeable and dramatic additional traffic counts for SE 31<sup>st</sup> Street and SE 24<sup>th</sup> Road? In recent years there have been numerous accidents at the intersection of SE 24<sup>th</sup> Road and SE 31<sup>st</sup> Street. The foreseeable increase in traffic will only exacerbate that problem as well as amplify the current problem associated with the wait times on the traffic lights for the SE 31<sup>st</sup> Street and SE 18<sup>th</sup> Avenue intersection.
- In the drawing the proposed curb cut for traffic entry onto SE 31<sup>st</sup> Street is opposite the Southpoint Subdivision entrance at SE 17<sup>th</sup> Court. That is an intersection that already has a moderate traffic count and a new traffic flow there would be even more problematic.
- The developer's drawing indicates a plan to clear the existing trees from the property and replace the mature trees with new plantings. This is not consistent with keeping our city green and beautiful.

- What is the foreseeable impact on area schools with the additional number of residents in this development? Will new school bus routes and stops be added?
  
- A significant concern pertains to the two proposed drainage retention areas. The development's retention area overflow provisions may not be sufficient. As an example, in heavy rainfall periods the Southpoint's retention area overflow exceeds the SE 31<sup>st</sup> Street storm water drainage capacity. This is evinced by the Southpoint's retention area not draining at a rate that precludes its runoff onto the surrounding Rosewoods Subdivision properties and its concomitant sinkhole occurrences in heavy rainfall periods.
  
- Will there be a sidewalk installed on the SE 24<sup>th</sup> Road side of the property? At present that street frontage has no curb and relies on a "ditch" for street runoff and coincidentally that is poorly maintained.

I will attend the September 11<sup>th</sup> meeting and look forward to seeing you there. If desired, I may be contacted at 352-840-0367 or email to ALLAND489@aol.com.

Sincerely,

//s//

C. A. Davison

## Divya Govindaraju

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**From:** gmd  
**Sent:** Friday, September 8, 2023 6:48 AM  
**To:** Zoning  
**Subject:** FW: Zoning change at SE 31st st and 24th rd

**Categories:** Divya

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**From:** Doug Kasmer <dkasmer5@gmail.com>  
**Sent:** Thursday, September 7, 2023 8:10 AM  
**To:** gmd <gmd@ocalafl.org>  
**Subject:** Zoning change at SE 31st st and 24th rd

**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.

This request is from Doug and Diane Kasmer. We live in the Rosewood subdivision just south of the proposed apartment complex. Our vote would be against a community this size. Adding 500+ new cars to an already crowded intersection at SE18th ave and 31st st will be difficult for all that currently drive these roads. We certainly would not mind a home ownership community for all the old Ocala homeowners trying to downsize. Thank you for your consideration, Doug and Diane Kasmer

September 11, 2023

Ocala Planning and Zoning Commission  
City of Ocala  
110 SE Watula Avenue  
Ocala, FL 34471

Reference Case PD23-45098.

To whom it may concern:

The impact of a 260 dwelling unit apartment complex will be a concern for the residents at SE 24th Road. The road is a short and narrow two lane with six Assisted Living Facilities and Elementary School which limit the traffic in the mornings and afternoon to one lane due to the school.

My understanding is that the main entrance and exit from the proposed apartment complex will be at SE 31<sup>st</sup> Street and a second exit at SE 24<sup>th</sup> road. In my opinion, half of the vehicles or more will be using the SE 24<sup>th</sup> Road as a short cut to get to downtown or north of Ocala. There will be no traffic lights on SE 31<sup>st</sup> Street Apartment complex exit, due to be too close to the intersection with SE 19<sup>th</sup> Avenue.

My concern is how much more traffic are we going to be adding to the existing one.

Sincerely,



Edgardo Lopez  
1701 SE 24<sup>th</sup> Road # 1906  
Ocala, FL 34471

Gabriela M. Solano

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**From:** Lauren <Lauren@jidentistry.com>  
**Sent:** Monday, September 11, 2023 4:42 PM  
**To:** Gabriela M. Solano  
**Subject:** Fwd: 31st development

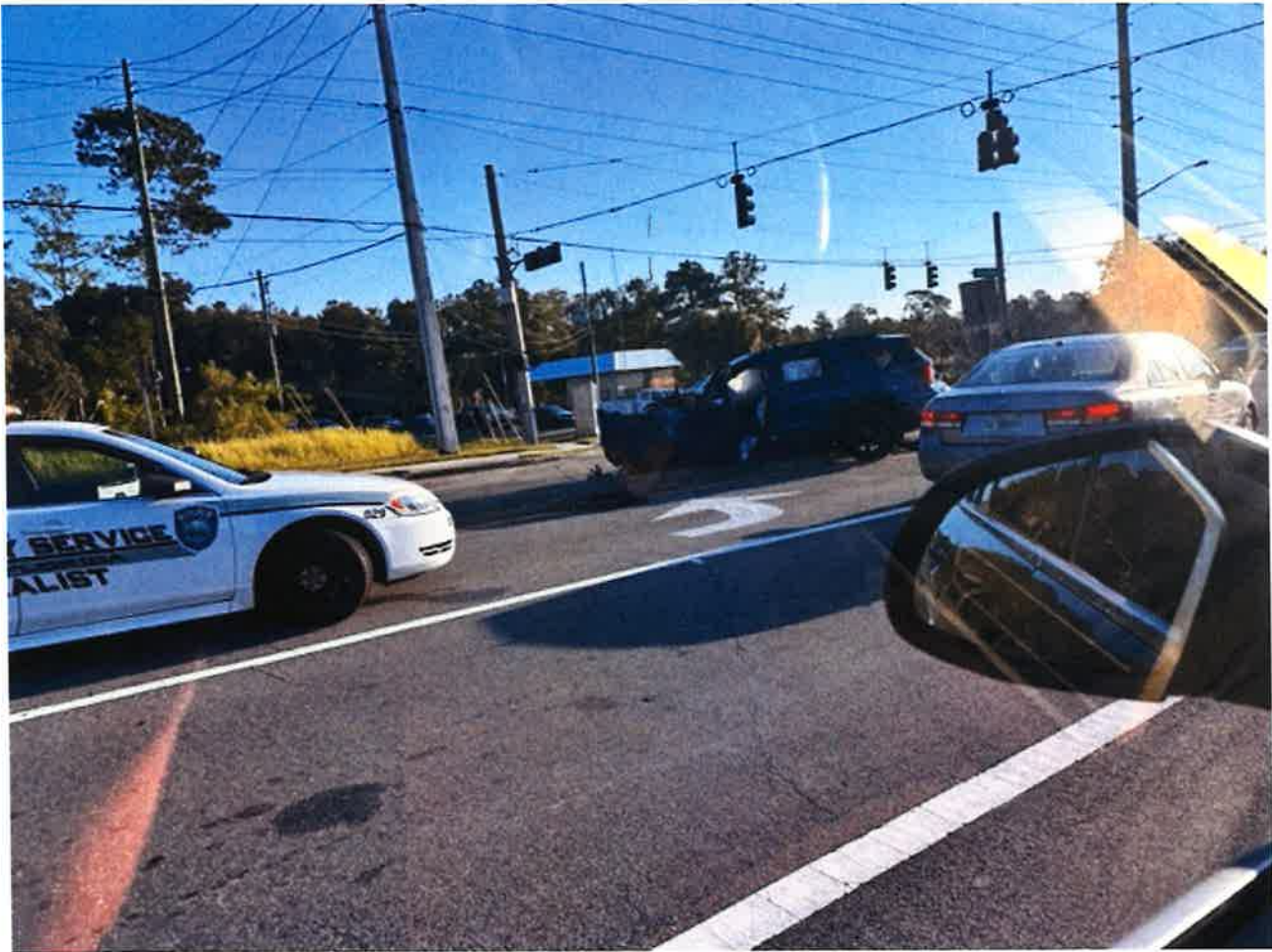
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

>  
>  
> Good afternoon  
>  
> I live in South Point directly across from where this development is planned. The congestion that is already on 31st as it is an alternate route for 17th from Maricamp to SR 200 is incredible. There should be research on how many accidents have been reported at SE 31st and SE 18th Ave. I have lived here since 2011 and living on 31st has been a challenge as drivers consistent speed well over 15 mph over the speed limit. This creates for difficulty entering and exiting our community! Here are some photos and ironically one of these accidents happened today at 7:30 this morning. An apartment complex with over 200 homes would potentially add over 400 or more cars coming and going off of 31st directly across the street from our community that was developed here for over 20 years ago.  
>



- >
- >
- >



>  
> Sincerely,  
> Lauren Joyce  
>

Gabriela M. Solano

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**From:** gmd  
**Sent:** Monday, September 11, 2023 10:16 AM  
**To:** Gabriela M. Solano; Zoning  
**Subject:** FW: SE Ocala -- 260-unit apt complex proposal

**From:** LuAnne Warren <luannewarren@gmail.com>  
**Sent:** Monday, September 11, 2023 10:02 AM  
**To:** gmd <gmd@ocalafl.gov>  
**Subject:** SE Ocala -- 260-unit apt complex proposal

**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.

To whom it concerns,

I am unable to make the meeting this evening, but did want to write concerning the proposed complex.

We live in Rosewoods and use SE 31st and Lake Weir Avenue almost every day. There are townhomes going in on SE 31st closer to Maricamp Road, currently under construction.

What accommodations are being made for infrastructure? The additional cars on 31st? Schools? What would be most useful would be something other than housing.

A restaurant that folks could walk to. A safe walkable or bike rideable way to get to a grocery store. Walkable communities are healthier communities. Sidewalks, bike trails. We need more of those. I am concerned that we build and build but don't pay attention to the needs of schools, transportation and congestion until after the fact.

Please make sure those bases are covered before approving another large housing project.

Respectfully submitted,

LuAnne Warren  
352-361-8876  
[luannewarren@gmail.com](mailto:luannewarren@gmail.com)



**From:** [Samantha Pintos](#)  
**To:** [Endira Madraveren](#)  
**Subject:** FW: Hearing PD23-49058  
**Date:** Monday, September 11, 2023 11:47:38 AM  
**Attachments:** [image001.png](#)

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Thank you,

*Samantha Pintos*

Associate Planner  
City of Ocala – Growth Management  
201 SE 3<sup>rd</sup> Street (2<sup>nd</sup> Floor)  
Ocala, Florida 34471  
(352)629-8487



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**From:** Ms. Marino <aamberr@msn.com>  
**Sent:** Monday, September 11, 2023 11:35 AM  
**To:** Samantha Pintos <spintos@ocalafl.gov>  
**Subject:** Hearing PD23-49058

**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.

Good Morning,

I respectfully oppose to the proposed Development request, as we already have unsafe traffic issues at the intersection of SE 31st and SE 24th Rd.,and there is a blind curve that also affects driving.

I don't believe that SE 24th Rd can accommodate a large development fronting on it. I feel that the additional traffic generated would be unsafe and would impose a hardship on the residents, the Elementary School and the Senior living facilities, along with all the emergency vehicles continually responding to this location.

Thank you,  
Ms. Marino  
1701 SE 24th Rd, 1902  
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To the City Council of Ocala Florida

James Hilty Sr., Barry Mansfield, Ire Bethea, Sr. Kristen Dreyer, Jay Musleh

We, the below listed and signed residents, as nearby neighbors to the proposed multi family development on SE 31rd St and SE 24th Rd, hereby petition the Ocala City Council to deny the plan to construct 260 units on the 14 acre parcel. We would be negatively impacted by increased traffic, overcrowding schools, and challenges with entering and exiting our long-standing and existing residences and neighborhoods. Please deny this incompatible project.

Name	Address	Signature
Carli Tedeschi	2000 SE 33rd St	Carli Tedeschi
Keisey Jackson	2020 SE 33rd Street	Keisey Jackson
Jonathan Jackson	2020 SE 33rd Street	Jonathan Jackson
Brandon Tedeschi	2000 SE 33rd Street	Brandon Tedeschi
<del>Tom Markferding</del>	<del>2010 SE 33rd St</del>	<del>Tom Markferding</del>
SUE MARKFERDING	2010 SE 33RD ST	Sue Markferding
Jennifer Jones	2010 SE 32nd St	Jennifer Jones
Jessica Murphy	3225 SE 21st Ave	Jessica Murphy
Bassem Alameddine	3225 SE 21st Ave	Bassem Alameddine
NEBORAH SHEA	2085 SE 32nd Lane	Neborah Shea
Michael C. Kellogg		Michael C. Kellogg
Sachiko Horikawa	3265 SE 21st Ave.	Sachiko Horikawa
Michael Haworth	2170 SE 32nd Ln	Michael Haworth
Angelique Haworth	2170 SE 32nd Lane	Angelique Haworth
Logan Oliver	2170 SE 32nd Lane	Logan Oliver
Olivia Haworth	2170 SE 32nd Ln	Olivia Haworth

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Name	Address	Signature
Ruthy Young	1834 SE 32 <sup>th</sup> Pl	Ruthy Young
Darceen Neal	1471 SE 31 <sup>th</sup> Ave #18A	Darceen Neal
Zari Bryant	1877 NE 40 <sup>th</sup> Cir	Zari Bryant
Carolynn Padgett	3940 NE 20 <sup>th</sup> St	Carolynn Padgett
Ellen Amater	2323 SE 15 <sup>th</sup> St	Ellen Amater
Barbara Reese	1020 SE 5 <sup>th</sup> St	Barbara Reese
Patti Nilvan	1310 SE 32 <sup>nd</sup> St	Patricia S. Nilvan
Jane Keme	3946 SE 17 <sup>th</sup> St	Jane Keme
NANCY Rolfe	5037 NW 33rd Lane	Nancy Rolfe
Corinne Zivonid	2335 SW 66 <sup>th</sup> St	Corinne Zivonid
Dythis Cohen	2423 1819 Ave	Dythis Cohen
Joan Morrison	5010 SW 99 <sup>th</sup> place	Joan Morrison
Shannon Lamarche	622 SE 3 <sup>rd</sup> Ave	Shannon Lamarche
Patti McGill	3436 SE 5 <sup>th</sup> Pl Ocala 3447	Patti McGill
Patricia Sawyer	3948 N.E. 7th St Ocala FL 34470	Patricia Sawyer
Tim Johnson	1834 SE 36 <sup>th</sup> Pl Ocala 34471	Tim Johnson
Patricia DeBaulte	<del>1201</del> 2015 SE 34 <sup>th</sup> St - Ocala FL 34471	P. DeBaulte

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Name	Address	Signature
Elbert James Sr	3265 SE 21 <sup>st</sup> Ave	Elbert James Sr.
Nadene Howard	2085 SE 32 <sup>nd</sup> St.	Nadene Howard
Derek Fisher	1853 SE 14 <sup>th</sup> Ave	Derek Fisher
Michael Garlisi	2085 SE 33 <sup>rd</sup> Street	Michael Garlisi
Barbara Gorlis	2085 SE 33 <sup>rd</sup> St	Barbara Gorlis
Tiffany Sullivan	3305 SE 21 <sup>st</sup> Ave	Tiffany Sullivan
Colton Sullivan	3305 SE 21 <sup>st</sup> Ave	Colton Sullivan
Paul Lopez	2065 SE 33 <sup>rd</sup> St.	Paul Lopez
Amanda Boyles	2100 SE 33 <sup>rd</sup> St	Amanda Boyles
Jeff Boyles	2100 SE 33 <sup>rd</sup> St	Jeff Boyles
Sandi M. Kellogg	3260 SE 21 <sup>st</sup> Ave	Sandi M. Kellogg

November 2, 2023

To the Ocala City Commissioners:

James Hilty, Sr.

Ire Bethea, Sr.

Jay Musleh

Kristen Dreyer

Barry Mansfield

This is an objection to the Impact Development PD which will allow for the 260-unit apartment complex that is proposed for the corner of SE 24th Road and SE 31st Street in Ocala.

The impact this apartment complex will have to the area surrounding is not a positive one for Ocala. Our schools are already over crowded and it is unfathomable that you, as a representative of Ocala, would be in favor of adding to this situation. It may not be your area to govern the school districts and population but to add to the overcrowding of the schools should be one that weighs heavily on your decision.


Traffic accidents have been increasing at an alarming rate around Ocala. The addition of another apartment complex will only add more traffic to the roads and therefore, more accidents. This should also be a factor that weighs heavily in your decision. Many of the roads that will be utilized for the apartment traffic are two lane roads—SE 24<sup>th</sup> Street which has school traffic backed up twice a day and SE 19 Avenue are two of these roads which will be affected. Another item to note is the condition of the road from SE Maricamp Rd to SR 200 which is known as SE 31<sup>st</sup> St, SE 32<sup>nd</sup> St, and SW 42<sup>nd</sup> St constantly has small pot holes in need of repair. These potholes will only increase with added traffic and will impede traffic as the repairs are made.

There is already a 168-unit townhome development being built between Southeast 31st Street and Southeast 38<sup>th</sup> Street which will again add traffic congestion to the area. Ocala also has several other large apartment complexes being built which is putting Ocala on an urban plan to chaos.

According to the Growth Management Department, this apartment complex is consistent with following the objectives and policies of the City of Ocala Future Land Use Element which discourages urban sprawl and promotes a clustered urban development pattern. These are not the wishes of me and several other people who live in Ocala. I have submitted several petitions with the names of over 100 people who live here. We like Ocala without the urbanization. We like the small-town feel. We like to raise our families here. We do not want to live in urbanized cities such as Orlando and Atlanta.

A question for you is where do you want to live? Where do you live? Will you be impacted by the added traffic and crowded schools that allowing this and other apartment complexes to be built in the heart of Ocala will bring?

I submit my objection and request your common sense to determine the outcome of this project.

  
Barbara Garlisi



To the City Council of Ocala Florida

James Hilty Sr., Barry Mansfield, Ire Bethea, Sr. Kristen Dreyer, Jay Musleh

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Name	Address	Signature
Leona Owen	1968 SE 37 <sup>th</sup> Ct CR, Ocala, FL 34471	Leona Owen
Lucella	8565 SW 20 St / Ocala 34476	Lucella
Sandi Andrews	2033 SE 15 <sup>th</sup> LN Ocala, 34471	Sandi Andrews
Patricia Connors	5033 NW 76 <sup>th</sup> Ct. Ocala 34482	Patricia Connors
Tamara Perry	2 Cherry Ln Ocala FL 34472	Tamara Perry
Elizabeth Collins	2321 SE 11 <sup>th</sup> St Ocala FL	Elizabeth Collins
Christine Lopez	6140 NW 145 <sup>th</sup> Ave Rd Murrison, FL 32668	Christine Lopez
James K. Conley	4603 NE 22 <sup>nd</sup> Ave. Ocala 34499	James K Conley
Lynn Richman	942 SE 12 <sup>th</sup> Place Ocala 34471	Lynn Richman
SARAH RICHMAN	931 SE 12 <sup>th</sup> St Ocala 34471	Sarah Richman
JANIE C. MCLEAF	125 SE 14 <sup>th</sup> AVE. Ocala 34477	Janie C. McLeaf
Marie Shaddix	2410 SE 29 <sup>th</sup> St. Ocala 34471	Marie Shaddix
Tom Skidmore	5300 C.R. 122 <sup>nd</sup> W. Wood, FL	Tom Skidmore

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Name	Address	Signature
Cynthia Mikell	PO Box 771284	Cynthia Mikell
Mary Collins	587 NE 45 <sup>th</sup> Ter	Mary Collins
Carol Vainer	1420 SE 73 <sup>rd</sup> Dr.	Carol Vainer
Kathy Dawson	2353 SE Laurel Run Dr	Kathy Dawson
Kim Greene	8395 NW 115 Ave. Ocala	Kim Greene
Pam McKillip	518 SE 31st Ter Ocala 34471	Pam McKillip
JANE HALL	9257 SW 102 <sup>nd</sup> AVE Rd Ocala 34481	Jane Hall
CINDY FLEETWOOD	2020 SW 66 <sup>th</sup> ST. Ocala 34476	Cindy Fleetwood
Pat Carrigan	1007 SE 13 Ave Ocala 34471	Pat Carrigan
Lynne Hodman	8675 SW 83 <sup>rd</sup> Loop Ocala 34481	Lynne Hodman
Janet Bonasik	1801 SW 55 <sup>th</sup> Line Ocala 34471	Janet Bonasik



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Name	Address	Signature
SUSAN MILTON	4539 SE 33 St. / 34480	Susan Milton
Patricia DeBartt	2015 SE 34th St. Ocala FL 34471	P. DeBartt
Jessica Whitler	2320 SE 30th St. Ocala, FL 34471	Jessica Whitler
<del>Paula Bernad</del> Paula Bernad	5101 SW 60th St Rd, Ocala, 34474	Paula Bernad
Margaret Roberson	4511 SE 7th Place	Margaret Roberson
ELLEN AMATEA	2323 SE 15th St	Ellen Amatea

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Name	Address	Signature
Robin Koper	4191 SW 110th Ln. Ocala, FL	Robin Koper
Robyn Fortin	1607 SE 11th St. Ocala FL	Robyn Fortin
Tracy Coady	10432 SW 6th Ct Ocala	Tracy Coady
Jane L. Blane	8884 SW 94th UNIT Ocala	Jane Blane
Julia Batchela	4452 NE 4th St Ocala FL	Julia Batchela
Linda Dreyer	3970 SE 19th Ln Ocala FL	Linda Dreyer
Heather Blouch	6753 SW 179th Ave. Rd. Dunnellon, FL	Heather Blouch
Pat Carrigan	1607 SE 13th Ave Ocala FL	Pat Carrigan
Dixie Zanetti	2927 SE 22nd Ave 34471	Dixie Zanetti
Lisa Ludrus	3275 SW 9th Ave Ocala, FL	34471
Deborah Slaughter	1458 SW 42nd St Ocala	34471
Victoria Warner	2346 SE 19th circle Ocala, FL	34471 Victoria Warner
Vicki Bura	1105 NE 8th St Ocala, FL	34470
Minam Mats	5651 W. Anthony Rd. Ocala, FL	34479
Carol W Smith	2121 SE 11th St Ocala FL	34471
Judson Reed	327 SE 22nd Ave Ocala FL	34471 Judson

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Name	Address	Signature
Cannon O.F.	1407 SE 5 <sup>th</sup> 34471	[Signature]
Marylin Corsiglia	5200 NE 9 <sup>th</sup> Ln	Marylin Corsiglia
Fredina Mosley		
Paul Henrich	1511 SE 25 <sup>th</sup> St 71	Barbara Henrich
Cynthia Edger	3128 NE 2 <sup>nd</sup> Pl	Cynthia Edger
Don Hightower	1247 S.E. 5 <sup>th</sup> St	[Signature]
CASSANDRA CONRAD	3843 SE 38 <sup>th</sup> Loop	Cassandra Conrad
John Marby	JOHN DARBIZ 219 LAUREL RD DR	John Marby
Howard Hitchcock		Howard Hitchcock
J Williams	ST 20 SE 24 ST 1000	
SARAH RICHMOND	931 SE 12 <sup>th</sup> ST Ocala FL	[Signature]
Lefra Lechner	942 SE 12 <sup>th</sup> Place Ocala 34471	
Shaana Slaughter	1209 SE 14 <sup>th</sup> St, Ocala, 34471	
Margie S. Hobson	6501 NW 4 <sup>th</sup> AVE Ocala, FL 34482 MARSHALLS. 111350	
Karen C. Nagy	2024 S.E. 29 <sup>th</sup> ST Ocala FL	
Barton W. MSE	2101 SE 25 <sup>th</sup> ST Ocala FL 34471	

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Name	Address	Signature
Murray Polak	816 SE 24 <sup>th</sup> Ter. Ocala 34471	Murray Polak
Sandy Wingerter	6046 Topail Rd Lady Lake FL 32139	Sandy Wingerter
Charlotte White	3794 NW 85 <sup>th</sup> Terrace 34482	Charlotte White
Maury Beth Anderson	4610 SE 8 <sup>th</sup> St Ocala FL 34471	Maury Beth Anderson
Leann Dyer	3845 NE 19 <sup>th</sup> St. Circle Ocala, FL 34470	Leann Dyer
Lynne Thesman	8675 SW 83 <sup>rd</sup> Loop Ocala, FL 34481	Lynne Thesman
Christine Belcher	5080 SE 39 <sup>th</sup> Loop Ocala 34480	Christine Belcher
Elizabeth Cannon	1407 SE 5 <sup>th</sup> ST <sup>34471</sup> ocala, FL	Elizabeth Cannon
DIANE SAIBEL	2114 SE 6 <sup>th</sup> TER Ocala 34471	Diane C. Saibel
Karen Bailey	2335 SW 80 <sup>th</sup> St. Ocala, FL 34476	Karen Bailey
Jim Bauer	3840 NE 13 <sup>th</sup> Ave Ocala, FL 34476	Jim Bauer
Mary Jo Yates	602 NW 59 <sup>th</sup> St Ocala FL 34475	Mary Jo Yates
Jim Lee	6057 SW 18 <sup>th</sup> Court Road Ocala, FL 34471	Jim Lee
Kathy Calabria	3763 NE 10 <sup>th</sup> Ave Silver Springs FL 34488	Kathy Calabria
Mary Childress	3710 NE 21 <sup>st</sup> Lane Ocala, FL 34470	Mary Childress
Andrea Christiansen	3884 SE 23 <sup>rd</sup> Ct. Ocala 34480	Andrea Christiansen

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Name	Address	Signature
LINDA WINCHESTER	BELLEVUEVIEW, FL.	Linda Winchester
Harvey C. Prust	OCALA, FL	Harvey C. Prust
Carol Bard	Ocala, FL	Carol Bard
Margaret McMichael	Ocala, FL	Margaret W. McMichael
Victoria L. Nelson	Ocala	Victoria L. Nelson
Judy Smith	Ocala,	Judy Smith
Robin Nelson	Ocala FL	Robin Nelson
Debra Burtoe	Ocala FL	Debra Burtoe
PAMELA J. MILLER	Ocala, FL	PAMELA J. MILLER
Amelia BRADY	Anthony, FL	Amelia Brady
Sally Waters	Ocala, FL	Sally Waters
Brenda Finck	Bellevueview FL	Brenda Finck
SHARON LANN	OCALA, FL	Sharon Lann
7112 5 <sup>th</sup> Ave - Ocala		Mary O'Connor
Lee Ann Grimes	3116 NE 16th FL OCALA FL 34470	Lee Ann Grimes
Elizabeth Kutz	Ocala FL	Elizabeth Kutz
Kat Kelly	Ocala, FL	Kat Kelly

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Nadene Howard	2085 SE 32 <sup>nd</sup> St.	Nadene Howard
Derek Fisher	1853 SE 14 <sup>th</sup> Ave	Derek Fisher
Michael Garlisi	2085 SE 33 <sup>rd</sup> Street	Michael Garlisi
Barbara Gorlis	2085 SE 33 <sup>rd</sup> St	Barbara Gorlis
Tiffany Sullivan	3305 SE 21 <sup>st</sup> Ave	Tiffany Sullivan
Colton Sullivan	3305 SE 21 <sup>st</sup> Ave	Colton Sullivan
Paul Lopez	2065 SE 33 <sup>rd</sup> St.	Paul Lopez
Amanda Boyles	2100 SE 33 <sup>rd</sup> St	Amanda Boyles
Jeff Boyles	2100 SE 33 <sup>rd</sup> St	Jeff Boyles
Sandi M. Kellogg	3260 SE 21 <sup>st</sup> Ave	Sandi M. Kellogg

To the City Council of Ocala Florida

James Hilty Sr., Barry Mansfield, Ire Bethea, Sr. Kristen Dreyer, Jay Musleh

We, the below listed and signed residents, as nearby neighbors to the proposed multi family development on SE 31rd St and SE 24th Rd, hereby petition the Ocala City Council to deny the plan to construct 260 units on the 14 acre parcel. We would be negatively impacted by increased traffic, overcrowding schools, and challenges with entering and exiting our long-standing and existing residences and neighborhoods. Please deny this incompatible project.

Name	Address	Signature
Carli Tedeschi	2000 SE 33rd St	Carli Tedeschi
Kelsey Jackson	2020 SE 33rd Street	Kelsey Jackson
Jonathan Jackson	2020 SE 33rd Street	Jonathan Jackson
Brandon Tedeschi	2000 SE 33rd Street	Brandon Tedeschi
<del>Tom Markferding</del>	<del>2010 SE 33rd St</del>	<del>Tom Markferding</del>
Sue Markferding	2010 SE 33rd St	Sue Markferding
Jennifer Jones	2010 SE 32nd St	Jennifer Jones
Jessica Murphy	3225 SE 21st Ave	Jessica Murphy
Bassem Alameddini	3225 SE 21st Ave	Bassem Alameddini
NEBORAH SHEA	2085 SE 32nd Lane	NEBORAH SHEA
Michael C. Kellogg		Michael C. Kellogg
Sachiko Horikawa	3265 SE 21st Ave	Sachiko Horikawa
Michael Haworth	2170 SE 32nd Ln	Michael Haworth
Angelique Haworth	2170 SE 32nd Lane	Angelique Haworth
Logan Oliver	2170 SE 32nd Lane	Logan Oliver
Olivia Haworth	2170 SE 32nd Ln	Olivia Haworth

To the City Council of Ocala Florida

James Hilty Sr., Barry Mansfield, Ire Bethea, Sr. Kristen Dreyer, Jay Musleh

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Name	Address	Signature
Ruthy Young	1834 SE 36 <sup>th</sup> Pl	Ruthy Young
Darceen Neal	1647 SE 36 <sup>th</sup> Ave #18/A	Darceen Neal
Zari Bryant	1877 NE 40 <sup>th</sup> Cir	Zari Bryant
Carolynn Padgett	3940 NE 20 <sup>th</sup> St	Carolynn Padgett
Ellen Amater	2323 SE 15 <sup>th</sup> St	Ellen Amater
Barbara Rene	1020 SE 5 <sup>th</sup> St	Bluse
Patti Nilwan	1310 SE 32 <sup>nd</sup> St	Patricia S. Nilwan
Jane Keme	3946 SE 17 <sup>th</sup> St	Jane Keme
NANCY Roltes	5037 NW 33rd Lane	Nancy Roltes
Carine Zivjovic	2335 SW 66 <sup>th</sup> St	Carine Zivjovic
Alyssa Cohen	2423 1819 Code	Alyssa Cohen
Joan Morrison	5010 SW 99 <sup>th</sup> place	Joan Morrison
Shannon Lamarche	622 SE 3 <sup>rd</sup> Ave	Shannon Lamarche
Patti McGill	3436 SE 5 <sup>th</sup> Pl Ocala 3447	Patti McGill
Patricia Dreyer	3948 N.E. 7th St Ocala FL 34470	Patricia Dreyer
Tim Johnson	1834 SE 36 <sup>th</sup> Pl Ocala 34471	Tim Johnson
Patricia DeBaulte	<del>1834</del> 2015 SE 34 <sup>th</sup> St - Ocala FL 34471	P. DeBaulte



## Endira Madraveren

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**From:** Aubrey Hale  
**Sent:** Friday, October 6, 2023 8:13 AM  
**To:** Endira Madraveren  
**Cc:** Jeff Shrum  
**Subject:** FW: Opposition to the Addition of Apartment Buildings on SE 31st St. and SE 24th Rd.

Please attach to the CC items. Not sure if this is a duplicate or not.

### Aubrey Hale

Director, Economic Development  
City of Ocala  
201 SE 3<sup>rd</sup> Street  
Phone # (352) 629-8550  
Cell # (352) 812-6038  
Fax # (352) 629-8242



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**From:** Robin Andrews <robin.andrews10@gmail.com>  
**Sent:** Friday, October 6, 2023 7:51 AM  
**To:** Aubrey Hale <ahale@ocalafl.gov>  
**Cc:** Jay Musleh <jmusleh@ocalafl.org>; Kristen M. Dreyer <kdreyer@ocalafl.org>; Ire Bethea Sr. <ibethea@ocalafl.org>; Barry Mansfield <bmansfield@ocalafl.org>; James Hilty Sr. <jhilty@ocalafl.org>  
**Subject:** Opposition to the Addition of Apartment Buildings on SE 31st St. and SE 24th Rd.

**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.

Mr. Hale,

I am writing to express my strong opposition to the proposed addition of apartment buildings on the corner of SE 31st St. and SE 24th Rd. in our community. I believe that this development would have a detrimental impact on our neighborhood and should not be approved for the following reasons:

1. Increased Traffic Congestion: The addition of apartment buildings will undoubtedly lead to a significant increase in traffic in the area. SE 31st St. and SE 24th Rd. are already heavily congested during peak hours, and adding more residents to the vicinity would exacerbate the problem, potentially leading to safety concerns and reduced quality of life for current residents.

2. Strain on Local Infrastructure: Our community's infrastructure, including schools, parks, and utilities, may not be adequately prepared to accommodate the influx of new residents. This could result in overcrowded schools, overburdened parks, and strained public services, ultimately diminishing the quality of life for all residents.
3. Impact on Property Values: The construction of apartment buildings could potentially lower property values in the surrounding area. Homeowners have invested in our community with the expectation of maintaining or increasing property values over time. This development could undermine that investment.
4. Preservation of Green Space: The proposed development would likely require the removal of green spaces and trees in the area. It is essential to protect and preserve these natural elements, as they contribute to the aesthetic appeal and environmental health of our neighborhood.
5. Community Voice: I urge you to consider the concerns and objections of the residents who call this neighborhood home. Our voices should be heard and taken into account when making decisions that impact our community.

I respectfully request that you deny the proposal for apartment buildings on the corner of SE 31st St. and SE 24th Rd. and instead explore alternatives that align with the character and needs of our neighborhood. I have attached the signatures of some of my neighbors who also request you deny this proposal.

Thank you for your attention to this matter, and I trust that you will make the decision that is in the best interest of our community.

Sincerely,

Robin Andrews

2304 SE 33rd PL

Ocala, FL 34471

Mr. Eric Smith

Growth Management Dept.

City of Ocala

201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor

Ocala Florida 34471

Dear Mr. Smith:

It was a pleasure meeting with you Wednesday.

Enclosed is a copy of my most important concerns about the S.E. 24<sup>th</sup> Road proposal that I will also present to the Planning and Zoning Commission at tonight's meeting.

Very truly yours,  
Duc Markferding  
2010 S.E. 33<sup>rd</sup> Street  
Ocala Florida 34471

Hand Delivered

Sept. 11, 2023

To: Ocala Planning and Zoning Commission  
 Re: Southeast 24<sup>th</sup> Road

With all due respect you have a lovely proposal, however, there are very serious matters that need to be addressed.

#### TRAFFIC DANGERS

Southeast 31<sup>st</sup> Street four lane road speed limit is 45 MPH. Eastbound 31<sup>st</sup> Street vehicles turn left into your main entrance or turn left onto 24<sup>th</sup> Road to your rear entrance. Both left turn lanes only accomodate three or four vehicles. This is EXTREMELY DANGEROUS.

Vehicles exiting the main entrance on 31<sup>st</sup> Street and the rear entrance on 24<sup>th</sup> Road to 31<sup>st</sup> Street to travel east will have to cross four lanes of traffic. The result is HUGE BACKUPS AND LONG DELAYS.

The two lane 24<sup>th</sup> Road and two lane Lake View Avenue travel option has two schools with 20 MPH speed limits and buses and parents dropping off and picking up students. This, too, will have BACKUPS AND LONG DELAYS.

The 390 vehicles in your proposal DO NOT FIT THIS LOCATION. It is noted a traffic study has not been completed.

#### EDUCATION

Where is or what is the school plan? How many students do you estimate will need public education; 50, 200 or 500? How many additional teachers, classrooms and buses will be needed? The cost to educate one student for one year in Marion School District is \$10,705.<sup>00</sup>. How much of the Impact Fee will pay this ENORMOUS EXPENSE? Where is the funding?

NON-CONFORMING

There are single family homes east of 19<sup>th</sup> Avenue and south of 31<sup>st</sup> Street. All other apartment complexes are two story. Your proposed three and four story buildings DO NOT CONFORM to the surroundings.

LABEL

The government labels this 24<sup>th</sup> Road area as "low intensity" at 3 to 18 units per acre. This proposal packs this 15<sup>th</sup> acre parcel of land with the maximum number of units possible - 260. You cannot squeeze another unit in the parcel.

In reality this proposal with three and four story buildings, 500 people and 390 vehicles is not "low intensity" - it is URBAN SPRAWL.

This 260 unit proposal would be a perfectly lovely addition to downtown Ocala. As you know, the downtown has four story apartment buildings, walkability, employment opportunities, restaurants, entertainment and public transportation - none of which exist in this location. This proposal DOES NOT CONFORM to the surroundings.

Thank you for your consideration,  
 Sue Markerding  
 2010 S.E. 33<sup>rd</sup> Street  
 Ocala FL 34471  
 Sept. 11, 2023

**From:** [joyce@jidentistry.com](mailto:joyce@jidentistry.com)  
**To:** [Samantha Pintos](#)  
**Cc:** [lauren@jidentistry.com](mailto:lauren@jidentistry.com)  
**Subject:** CASE PD23-45098  
**Date:** Monday, August 28, 2023 7:55:31 AM

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**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.

Good morning,

I am writing you concerning CASE PD23-45098. My address is 3110 SE 17<sup>th</sup> Terrace, which is directly across from the proposed development. My wife and I are opposed to the development. The increase in traffic and congestion will lead to traffic safety concerns. It appears that one of the entrances/exits will share or be located directly across from South Point neighborhood. We are concerned for the increase in traffic and hazards that come with that congestion.

Again we would like to record our opposition to the rezoning and proposed development.

Respectfully,

Joseph C Joyce  
3110 SE 17<sup>th</sup> Terrace  
Ocala, FL 34471