

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,  
Dwight 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 \$10,705.00. 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 Markferding  
 2010 S.E. 33<sup>rd</sup> Street  
 Ocala FL 34471  
 Sept. 11, 2023

**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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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

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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:** [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

## 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,

A handwritten signature in black ink, appearing to read 'Edgardo Lopez', with a stylized flourish at the end.

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



**From:** [Samantha Pintos](#)  
**To:** [Patricia Hitchcock](#); [Endira Madraveren](#)  
**Subject:** FW: Proposed 31st ST Development  
**Date:** Friday, September 8, 2023 2:11:02 PM  
**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:** Allan <alland489@aol.com>  
**Sent:** Friday, September 8, 2023 2:03 PM  
**To:** Samantha Pintos <Spintos@ocalafl.gov>  
**Subject:** Proposed 31st ST Development

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**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](mailto:ALLAND489@aol.com).

Sincerely,

//s//

C. A. Davison

**From:** gmd  
**Sent:** Monday, September 11, 2023 2:54 PM  
**To:** Gabriela M. Solano  
**Subject:** FW: Rezoning request for 31st and 24th RD.

**From:** Heather Amir <heatheramir@gmail.com>  
**Sent:** Monday, September 11, 2023 2:47 PM  
**To:** gmd <gmd@ocalafl.gov>  
**Subject:** Rezoning request for 31st 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.

Good morning,

I am writing to you all to request that a rezone not be allowed at that intersection. We live in Rosewood subdivision, and have lived here for 11 years. We have seen the amount of traffic at this intersection grow and grow. We have seen the proposed apartment complex and cannot even begin to imagine what kind of traffic that will bring. Our children attend Cornerstone, and we see first hand every morning, how crazy it is already. There are numerous traffic accidents at the light, traffic is held up, and South Ocala Elementary has traffic all over the place on SE 24th. When I go to and from cornerstone on Southeast 24th, there are multiple cars pulling into the grass by south Ocala, cutting across traffic, even people trying to run across the road to get the kids there. if you were to add more traffic on that road, someone is definitely going to get hurt because I already feel like they will with the current amount of traffic that there is. If you continue down on 24th to Lake Weir, people trying to turn left on lake weir is absolutely impossible. our current roads In this area cannot handle the amount of traffic we are seeing, let alone adding 300+ to that, would be insanity.

My advice to each and everyone of of you, is to sit at the light at SE 19th and SE 31st one morning from 7 to 9 am, and see for yourself how our area cannot handle anymore cars.

This morning, we had another bad accident that completely blocked the west bound lanes, causing so many to cut through the assisted living. This happens often, this is not a one off.



Thank you for taking time to read this email as I cannot be at the meeting tonight,  
Heather Amir  
352-215-4359  
Sent from my iPhone

**From:** Lauren <Lauren@jldentistry.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.  
>



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>  
> Sincerely,  
> Lauren Joyce  
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