



Ocala

DRAFT

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Planning & Zoning Commission Minutes

Monday, September 11, 2023

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

Present Vice Chair Arthur "Rus" Adams, Richard "Andy" Kesselring, Todd Rudnianyn, Chairperson Kevin Lopez, Brent Malever, and Allison Campbell

Excused William Gilchrist Jr., and Branson Boone

- c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Star Banner on August 25, 2023.

Attachments: [Star Banner ad](#)

3. Consideration of the Minutes

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Brent Malever

SECONDER: Arthur "Rus" Adams

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

EXCUSED: Gilchrist, and Boone

Attachments: [8-14-23 Final Minutes.pdf](#)

4. Planned Development

- a. Impact Development Partners, LLC / PD23-45098

Attachments: [PD23-45098 - memo](#)
[PD23-45098 - staff report](#)
[PD Plans](#)
[PD Standards 2023](#)
[Neighborhood Meeting Details](#)
[Joseph C Joyce Opposition Letter](#)
[CaseMap](#)
[Aerial](#)

Ms. Endira Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of facts.

Discussion:

Mr. Fred Roberts, 40 SE 11th Avenue, Ocala, FL, stated the project is compatible with the area. He provided a brief overview of the surrounding uses, buffering, amenities, and site plan. The project is considered Class A, with no affordable housing.

Ms. Diane Saco, 1701 SE 24th Road, Apt #106, Ocala, FL, asked if any consideration was given to the water supply and waste management.

Ms. Sue Markferding, 2010 SE 33rd Street, Ocala, FL, spoke in opposition of the proposed development project. She expressed concern regarding the traffic impacts, pedestrian safety, non-conforming uses, lack of traffic study, and school impacts. She requested the applicant provide a school plan and consider relocating the development project Downtown.

Mr. Ameer, 1809 SE 36th Lane, Ocala, FL, spoke in opposition of the proposed development project. He expressed concern regarding the traffic impacts, increased density, and changing the character of the community.

Mr. Roberts confirmed the traffic study was completed and submitted for final approval. The main entrance will be located on SE 31st Street, has a 58% capacity, will increase by 1%. The estimated peak hour trips is 130.. The applicant will complete road improvements, and water supply will be connected to municipal services. The drainage will be kept onsite; and the development is compatible with the surrounding uses. He reiterated the developer is building a high-quality, Class A project with security elements.

Ms. Campbell asked if the traffic study included the multifamily development which is under construction, and located to the east of the project. Mr. Roberts responded yes; the traffic study requirement includes surrounding projects under construction. He confirmed the plan includes sidewalk improvements.

Mr. Adams asked what the zoning was for the expired PD. Mr. Roberts responded the zoning was for a larger PUD.

Ms. Campbell requested more information regarding the traffic study results for SE 24th

Road. Mr. Roberts explained the traffic study determined SE 24th Road is at 9% capacity.

Mr. Lopez asked if the traffic study recommended a traffic light on SE 31st Street. Mr. Roberts responded no; the traffic study determined the area is a low traffic generator.

Mr. Lopez expressed concern the development will create a traffic impact for residents trying to turn left into the development. Mr. Roberts responded improvements can be made to the access point to mitigate traffic impacts.

Mr. Malever stated the traffic lights located at SE 18th Avenue and SE 31st Street need to be replaced, to promote pedestrian safety. Mr. Roberts responded the developer is required to pay a significant amount of the impact fees, which can be used to improve intersections.

Mr. Roberts confirmed the development includes a mix of the following: 60% one bedroom, 30% two bedrooms, and 10% three bedrooms. The estimated capacity total is 727.

Mr. Kesselring asked if staff kept track of approved apartment developments for the past five years in the City and Marion County. Ms. Madraveren responded yes; and staff will submit the data to the Commission. The letters of opposition were provided to the Commission.

Ms. Campbell stated the development project will cause traffic impacts on SE 24th Road and school zones. She suggested the developer decrease the building stories and add sidewalk improvements for pedestrian safety. The one-bedroom units decrease the student generation number, thus eliminating school impacts.

Mr. Adams said the development will consist of four, four-story buildings. He asked if the applicant evaluated eliminating the left-in across from Rosewood and relocating the left-in on SE 24th Road, to address the crossover concerns. Mr. Roberts explained how the peak hour trips are divided between the two access points.

Mr. Roberts stated the sidewalk improvements will benefit students walking along the development.

Motion to approve to rezone from PUD-0, Planned Unit Development, to PD, Planned Development, and approval of PD Plan with Design Standards, property located at the northwest corner of SE 24th Road and SE 31st Street (Parcel 29852-000-00), approximately 14.15 acres.

RESULT: APPROVED

MOVER: Arthur "Rus" Adams

SECONDER: Todd Rudnianyn

AYE: Vice Chair Adams, Rudnianyn, and Malever

NAY: Kesselring, and Chairperson Lopez

EXCUSED: Gilchrist, and Boone

5. Rezoning

a. Juan Manuel Vasquez / ZON23-45299

Attachments: [ZON23-45299 Memo](#)
[ZON23-45299 Staff Report](#)
[Aerial](#)
[CaseMap](#)

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

Discussion:

Mr. Juan Vasquez, 3626 Rosswood Drive, Orlando, FL 32806, stated a concept plan was submitted to the City for a 14-unit apartment building, which will allow 15-units if approved. The property has sufficient open space and parking.

Mr. Kesselring asked if the Commission could recommend a special exception in the B-2 zoning district. Ms. Johnson responded yes; however, the property lacks the 30,000 square feet requirement to sustain its own zoning district. The subject property is adjacent to B-4 zoning.

No public comment.

Motion to approve to rezone from B-1A, Limited Neighborhood Business, to B-4 General Business, property located at 424 SW 11th Street; approximately 0.54.

RESULT: APPROVED

MOVER: Todd Rudnianyn

SECONDER: Richard "Andy" Kesselring

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

EXCUSED: Gilchrist, and Boone

b. Paglia & Associates, LLC / ZON23-45305

Attachments: [ZON23-45305 Memo](#)
[ZON23-45305 Staff Report](#)
[Aerial](#)
[CaseMap](#)

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

Discussion:

Mr. Robert Batsel, 1531 SE 36th Avenue, Ocala, FL, stated the applicant is requesting a minor use change from a recycling center to a material recovery facility. The text amendment application will be considered next month by the Commission.

No board discussion or public comment.

Motion to approve to rezone from M-1, Light industrial, to M-2 Medium Industrial, property located at 3100 SW 3rd Street; approximately 2.11 acres.

RESULT: APPROVED

MOVER: Brent Malever

SECONDER: Arthur "Rus" Adams

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

EXCUSED: Gilchrist, and Boone

c. Eco Property Investments, LLC / ZON23-45325

RESULT: TABLED

MOVER: Kevin Lopez

SECONDER: Richard "Andy" Kesselring

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

EXCUSED: Gilchrist, and Boone

Next meeting: October 9, 2023 at 5:30 PM.

Development Services Director Jeff Shrum provided a brief overview of the 2050 Vision. The City plans to hire a consultant in October; progress updates will be provided to the Commission. Mr. Shrum stated that Patricia Hitchcock will be retiring next month.

Adjournment

The meeting adjourned at 6:38 PM.