



# Ocala

## Planning & Zoning Commission

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

---

**Monday, November 13, 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, Brent Malever, and Allison Campbell

**Absent** Branson Boone

**Excused** William Gilchrist Jr., and Chairperson Kevin Lopez

- 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 Gazette on October 27, 2023.

- a.

**Attachments:** [Gazette Ad 11-13-23.pdf](#)

**3. Consideration of the Minutes**

- a. P & Z Minutes - Meeting of October 9, 2023

**Attachments:** [10-9-23 Final Minutes.pdf](#)

**RESULT:** APPROVED

**MOVER:** Brent Malever

**SECONDER:** Richard "Andy" Kesselring

**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever

**ABSENT:** Boone

**EXCUSED:** Gilchrist, and Chairperson Lopez

**4. Subdivisions**

- a. Approve SUB22-44949 West Oak Phase 1 Final Plat

**Attachments:** [P&Z Memo](#)  
[Plat](#)  
[Survey](#)  
[Developers Agreement](#)  
[Developers Agreement\\_Redlined 10-30-23](#)

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

*Discussion:*

No board discussion or public comment.

Motion to approve SUB22-44949 West Oak Phase 1 Final Plat.

**RESULT:** APPROVED  
**MOVER:** Richard "Andy" Kesselring  
**SECONDER:** Todd Rudnianyn  
**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever  
**ABSENT:** Boone  
**EXCUSED:** Gilchrist, and Chairperson Lopez

b. Approve SUB23-45323 West Oak PH 2 Residential Final Plat

**Attachments:** [P&Z Memo](#)  
[Plat](#)  
[Survey](#)  
[Developer Agreement-Ph2 Res](#)

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

*Discussion:*

No board discussion or public comment.

Motion to approve SUB23-45323 West Oak Phase 2 Residential Final Plat.

**RESULT:** APPROVED  
**MOVER:** Richard "Andy" Kesselring  
**SECONDER:** Todd Rudnianyn  
**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever  
**ABSENT:** Boone  
**EXCUSED:** Gilchrist, and Chairperson Lopez

c. Approve SUB23-45131 Ocala 75 Logistics Park Phase 1 Conceptual Subdivision Plan

**Attachments:** [P& Z Memo](#)  
[Conceptual Plan](#)  
[SURVEY](#)

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

*Discussion:*

No board discussion or public comment.

Motion to approve SUB23-45131 Ocala 75 Logistics Park Phase 1 Conceptual Subdivision Plan.

**RESULT:** APPROVED  
**MOVER:** Todd Rudnianyn  
**SECONDER:** Brent Malever  
**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever  
**ABSENT:** Boone  
**EXCUSED:** Gilchrist, and Chairperson Lopez

d. Approve SUB22-45043 41806 Maricamp Road Final Plat

**Attachments:** [P&Z memo](#)  
[Plat](#)  
[Survey](#)  
[Developers\\_Agmt -MWG 01.04.23](#)

Motion to table SUB22-45043, 41806 Maricamp Road Final Plat.

**RESULT:** TABLED  
**MOVER:** Richard "Andy" Kesselring  
**SECONDER:** Brent Malever  
**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever  
**ABSENT:** Boone  
**EXCUSED:** Gilchrist, and Chairperson Lopez

**5. Public Hearing**

a. Eco Property Investments, LLC / PH23-45382

**Attachments:** [P&Z Memo](#)  
[PH23-45382 Staff Report](#)  
[PH23-45382 Case Map](#)  
[PH23-45382 Aerial Map](#)  
[PH23-45382 Site Plan](#)

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

*Discussion:*

No board discussion or public comment.

Motion to approve PH23-45382 Eco Property investments, LLC. to increase the outdoor storage area to twenty percent (20%) of the site, for property located at 5287 SW 8th Place; approximately 2.93 acres.

- RESULT:** APPROVED
- MOVER:** Richard "Andy" Kesselring
- SECONDER:** Todd Rudnianyn
- AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever
- ABSENT:** Boone
- EXCUSED:** Gilchrist, and Chairperson Lopez

**6. Land Use Change**

- a. Marion County / LUC23-45389

- Attachments:** [LUC23-45389 Memo](#)  
[LUC23-45389 Staff Report](#)  
[Marion County Fleet Management Land Use Narrative\\_230929](#)  
[LUC23-45389 Aerial Map Marion County Fleet](#)  
[LUC23-45389 Case Map Marion County Fleet](#)

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

*Discussion:*

Ms. Campbell requested more information regarding the impacts on the subject property’s distance from the residential community. Ms. Johnson responded the split zoning buffer distance is 110-feet. The City has not received an official site plan, and the applicant plans on maintaining a 100-foot buffer.

Mr. Scott Leeks, Kimley Horn Associates, 1700 SE 17th Street, Suite 100, Ocala, FL, stated he agrees with staff’s recommendation.

No public comment.

Motion to approve LUC23-45389 Marion County a request to change the Future Land Use designation from Medium Intensity/Special District to Public, for property located in the 250 block of NW Martin Luther King Jr. Avenue (Parcel 21448-001-00); approximately 18.76 acres.

- RESULT:** APPROVED

- MOVER:** Richard "Andy" Kesselring
- SECONDER:** Brent Malever
- AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever
- ABSENT:** Boone
- EXCUSED:** Gilchrist, and Chairperson Lopez

**7. Rezoning**

**a. ZON23-45390 / Marion County**

- Attachments:** [ZON23-45390 Memo](#)  
[ZON23-45390 Staff Report](#)  
[Marion County Fleet Management Rezoning Narrative\\_230929](#)  
[ZON23-45390 Aerial Map Marion County Fleet](#)  
[ZON23-45390 Case Map Marion County Fleet](#)

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

*Discussion:*

Mr. Rudnianyn requested more information regarding the required buffer between GU and R-1. Mr. Scott Leeks, Kimley Horn Associates, 1700 SE 17th Street, Suite 100, Ocala, FL, responded no code requirement exists for a buffer; however, setback requirements must be met.

Ms. Madraveren agreed with Mr. Leeks and said the City evaluates the use base, not zoning base. The applicant plans on providing heavy buffering.

Ms. Campbell expressed concern regarding the increased noise.

Mr. Leeks clarified the water retention areas and said a portion of the site will drain to the DRA located to the south.

Ms. Madraveren confirmed the City mailed notices to the property owners located within a 300-foot radius.

No public comment.

Motion to approve ZON23-45390 Marion County a request to rezone from R-1, Single-Family Residential, and M-2, Medium Industrial to G-U, Governmental Use for property located in the 2500 block of NW Martin Luther King Jr. Avenue (Parcel 21448-001-00); approximately 18.76 acres.

- RESULT:** APPROVED
- MOVER:** Richard "Andy" Kesselring
- SECONDER:** Todd Rudnianyn

**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever

**ABSENT:** Boone

**EXCUSED:** Gilchrist, and Chairperson Lopez

**8. Plat Vacation**

a. Malak, LLC / PLV23-45354

- Attachments:** [PLV23-45354 Memo](#)  
[PLV23-45354 Staff Report](#)  
[PLV23-45354 Legal Description](#)  
[PLV23-45354 Legal Survey](#)  
[PLV23-45354 Aerial Map](#)  
[PLV23-45354 Case Map](#)

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

*Discussion:*

Joseph Dodge Ure, Spruce Creek Civil Engineering, Inc., 1982 State Road 44, Suite 360, New Smyrna Beach, FL, stated he agrees with staff’s recommendation.

Mr. Rudnianyn said the City received an email from a concerned property owner. He asked if the project impacts the adjacent property owner. Ms. Johnson responded that she reached out to address the adjacent property owners concern regarding access and she received no response.

Ms. Johnson stated the properties located adjacent to the right-of-way will have access to their property.

No public comment.

Motion to approve PLV23-45354, Malak, LLC. a request to vacate the right of way for a portion Agnew's Addition as recorded in Plat Book E, Page 16 and Ocala Acres as recorded in Plat Book F, Page 57, Marion County Public Records, NW 25th Street right of way located between NW 7th Street and NW Old Blichton Road; approximately 0.28 acres.

**RESULT:** APPROVED

**MOVER:** Todd Rudnianyn

**SECONDER:** Brent Malever

**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever

**ABSENT:** Boone

**EXCUSED:** Gilchrist, and Chairperson Lopez

**9. Abrogation**

- a. ABR23-45350 / Navroz F. Saju, Domach, LLC.

**Attachments:** [ABR23-45350 Memo](#)  
[ABR23-45350 Staff Report](#)  
[ABR23-45350 CaseMap Domach Abrogation](#)  
[ABR23-45350 AerialMap Domach Abrogation](#)

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

*Discussion:*

Davis Dinkins, 125 NE 1st Avenue, Suite 2, Ocala, FL, stated the storm water line runs along the western edge of the property. The City Engineer's Office plans on relocating the storm water line and they plan on granting additional easements that do not impact the building.

Mr. Adams asked if they owned the entire block. Mr. Dinkins responded no, his clients own the north and south part of the property.

Mr. Dinkins clarified the location of the drainage easement with Mr. Kesselring.

Mr. Cary Hampton, 9911 Greenel Road, Damascus, MD, spoke in opposition of the plat vacation. He expressed concern that the proposed easement will impact surrounding properties. He noted the City's map is incorrect because it shows an additional 10-feet on the south side.

Mr. Adams asked the location of his property. Mr. Hampton responded the northwest corner.

Mr. Hampton explained the miscalculation in the map and stated he believes the alley is part of his property.

Mr. Kesselring stated the alley is considered City property.

Mr. Adams asked if the City was aware of the issue. Mr. Shrum responded that the City held past discussions regarding legal opinions concerning ownership of the alley. The discussion findings confirmed the alley is owned by the City.

Mr. Hampton stated the storm water pipe is not being used; however, property values will be impacted once the pipe is removed.

Mr. Adams recommended Mr. Hampton resolve the legal issue regarding ownership of the parcel with the City. The request has no impact on Mr. Hampton's property.

Motion to approve ABR23-45350, Navroz F. Saju, Domach, LLC. a request to abrogate the one-hundred and sixty-four (164) feet of the alley west of SW 2nd Avenue (Parcel 2854-025-010); approximately 0.06 acres.

**RESULT:** APPROVED  
**MOVER:** Richard "Andy" Kesselring  
**SECONDER:** Brent Malever  
**AYE:** Vice Chair Adams, Kesselring, Rudnianyn, and Malever  
**ABSENT:** Boone  
**EXCUSED:** Gilchrist, and Chairperson Lopez

**10. Comments**

Mr. Adams announced he will be relocating to the County, and will no longer be a City resident. He will be submitting a resignation letter to the City.

Mr. Shrum announced Mr. Aubrey Hale was appointed as the Growth Management Planning Director.

**11. Next meeting: December 11, 2023 at 5:30 PM.**

**12. Adjournment**

The meeting adjourned at 6:26 pm.