



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, September 9, 2024

5:30 PM

1. Call to Order

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

Present	Jamie Boudreau, Daniel London, Chairperson Kevin Lopez, Buck Martin, and Allison Campbell
Absent	Jeanne Herzig-Arena
Excused	Justin MacDonald

- 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 23, 2024.

- a.

Attachments: [9.9.24 Proof](#)

3. Approval of Minutes

- a.

Attachments: [August 12, 2024 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

AYE: Boudreau, London, Chairperson Lopez, and Martin

ABSENT: Herzig-Arena

EXCUSED: MacDonald

4. Subdivision

- a. Approve SUB24-45629 Maricamp Marketplace Conceptual Subdivision

Attachments: [Memo.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Survey and Tree Location.pdf](#)

Development Coordinator Karen Cupp displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SUB24-45629.

John Herbert, American Civil Engineering, 2077 N. Moss Rd. #211, Winter Springs, FL said he was available to answer questions.

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

Motion to approve SUB24-45629, Maricamp Marketplace Conceptual Subdivision.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Daniel London

AYE: Boudreau, London, Chairperson Lopez, and Martin

ABSENT: Herzig-Arena

EXCUSED: MacDonald

- b. Approve SUB24-45665 Winding Oaks Commercial Phase 1 Revision Conceptual Subdivision

Attachments: [Memo.pdf](#)
[Conceptual Plan.pdf](#)
[Survey.pdf](#)

Ms. Cupp displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SUB24-45665.

Stewart Hill, Kimley Horn and Associates, 1700 SE 17th Street, Ocala, FL, said he agreed with staff's recommendations and he was available to answer questions.

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

Motion to approve SUB24-45665, Winding Oaks Commercial Phase I Revision Conceptual Subdivision.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

AYE: Boudreau, London, Chairperson Lopez, and Martin

ABSENT: Herzig-Arena

EXCUSED: MacDonald

- 5. **Annexation / Land Use / Rezoning**
 - a. **Marion County Well Site / ANX24-45776**

- Attachments:** [ANX24-45776 Memo & Ordinance](#)
[ANX24-45776 Staff Report](#)
[ANX24-45776 Case Map](#)
[ANX24-45776 Aerial Map Marion County Well Site](#)
[County Authorization](#)

Senior Planner Emily Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ANX24-45776.

Mr. Lopez asked if the annexation request was to avoid the enclave. Ms. Johnson replied yes, it will avoid issues later.

Motion approve ANX24-45776. for annexation of an existing well site owned and operated by Marion County on parcel # 21509-001-00.

- RESULT:** APPROVED
- MOVER:** Daniel London
- SECONDER:** Kevin Lopez
- AYE:** Boudreau, London, Chairperson Lopez, and Martin
- ABSENT:** Herzig-Arena
- EXCUSED:** MacDonald

b. Marion County Well Site / LUC24-45777

- Attachments:** [LUC24-45777 Memo & Ordinance](#)
[LUC24-45777 Staff Report](#)
[LUC24-45777 Case Map](#)
[LUC24-45777 Aerial Map](#)
[County Authorization](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for LUC24-45777.

Motion to approve LUC24-45777, a request to change the Future Land Use designation from Commercial (County) to Public (City), for property located at 2951 NW 47th Avenue, Parcel #21509-001-00, approximately 0.05 acres.

- RESULT:** APPROVED
- MOVER:** Kevin Lopez
- SECONDER:** Daniel London
- AYE:** Boudreau, London, Chairperson Lopez, and Martin
- ABSENT:** Herzig-Arena
- EXCUSED:** MacDonald

c. Marion County Well Site / ZON24-45778

Attachments: [ZON24-45778 Memo & Ordinance](#)
[ZON24-45778 Staff Report](#)
[ZON24-45778 Case Map](#)
[ZON24-45778 Aerial Map](#)
[County Authorization](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ZON24-45778.

Motion to approve ZON24-45778, a request to rezone PUD, Planned Unit Development (County) to G-U, Government Use (City), for property located at 2951 NW 47th Avenue, Parcel # 21509-001-00, approximately 0.05 acres.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Kevin Lopez

AYE: Boudreau, London, Chairperson Lopez, and Martin

ABSENT: Herzig-Arena

EXCUSED: MacDonald

d. The Board of Trustees of the FL Annual Conference of The United Methodist Church / ZON24-45752

Attachments: [ZON24-45752 Memo & Ordinance](#)
[ZON24-45752 Staff Report](#)
[ZON24-45752 Case Map](#)
[ZON24-45752 Aerial Map](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ZON24-45752

Ms. Boudreau asked how the zoning change affect the surrounding community. Ms. Johnson replied there is no location or distance criteria for this type of use.

Mark Imes, 3109 SE 24th Terrace, Ocala, FL, said the goal is to have a Women's Transitional facility similar to the Open Arms Village facility for men. The men's facility requires an application to be filled out. The applicants must remain sober, a background check is completed and the average stay is about four months. The men take care of the campus and must have a job. Mental health and substance abuse counseling with case management is completed.

Jennifer Walker, 1141 SW 37th Place Road, Ocala, FL, said she was supportive of the organization, but not the location because of the schools within two miles. A practical solution would be a change of location to an area that would not create a significant potential risk to children.

Saint John Lutheran School Principal James Knoapfel, 1915 SE Lake Weir Avenue, Ocala, FL, said he is concerned about the location of the facility and the potential impact

on the school community.

Kent Guinn, 320 NW 3rd Avenue, Ocala, FL, said he helped establish the Open Arms Village Organization years ago and they are not criminals. There have been zero calls to the police. He supports the rezoning request for the women's transitional facility.

Sharon Ray, 720 E. Fort King Street, Ocala, FL, said she has a child that attends a school nearby. She is concerned about the safety of the children. She understands that the people living there will have a background check, but was concerned that their associates would be allowed in the facility.

Connor Tuck, 402 S. Pine Avenue, Ocala, FL, said he opposes the zoning change because of the multiple schools in the heart of the area and he is worried about the future.

Leslie Roberson, 815 SE 21st Place, Ocala, FL, said it sounds like a great idea, but it can open a can of worms, she does not want the facility around children.

Pastor Jill Beck from Compassion United Methodist Church, 1712 SW Lake Weir Avenue, Ocala, FL, said they work with the Marion County School Board to connect families to resources. The case manager is good about seeing who is a good fit for the program. Ms. Beck asked the Board to approve the women's facility.

Desi Leibfried, 3419 SE 3rd Street, Ocala, FL, said she has a child that goes to a nearby school, and the area is not ideal for the facility.

Kevin Fererro, 3000 SE 38th Street, Ocala, FL, said his concern is that sometimes the residents may have a bad day or a mistake happens, which opens up an opportunity for something bad to happen that could potentially impact the children.

Jean Imes, 3109 SE 24th Terrace, Ocala, FL, said she has been a volunteer for Open Arms Village for ten years. She said these men are not dangerous, they are people who are just rebuilding their lives. The proposed facility will have women that will be rebuilding their lives and moving forward to be reunited with their children.

Craig Richardson, 2164 SE 7th Terrace, Ocala, FL, said everyone wants to help people and he sees organizations change all the time. He said rezoning is a permanent thing and this is not a good location for the facility.

Jacob Rose, 4025 SE 17th Lane, Ocala, FL, said it was a great idea, but he does not think the location is appropriate because of the schools and the residential neighborhoods.

Mr. Imes responded that he wants everyone to be in a safe environment and understands the concerns. Screenings and background checks are critical and they have been doing it for 10 years.

Mr. Lopez asked for the current land use for Open Arms Village. Ms. Johnson responded B-4 General Business and R-3 Multi-family Residential with a low intensity future land

use.

Ms. Campbell said the location has been established church since 1964 and the United Methodist Church is still interested in using it for ministry and they could be using that corner for something else. She said she was familiar with the work in Open Arms Village and they have schools in the surrounding area and there has never been an issue.

Mr. London asked if they were going to need residential zoning. Ms. Johnson replied it was not considered a residential use classification and falls under health care use.

Planning Director, Aubrey Hale said the transitional recovery facility is not a permitted use by right in a residential district, but it might be possible to obtain a special exception with an R-3 rezoning, but an additional hearing would be required.

Motion to approve ZON24-45752, to rezone from INST, Institutional, to B-2A, Limited Community Business, for property located at 1712 SE Lake Weir Avenue, Parcel #2920-010-008, approximately 4.63 acres.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Buck Martin

AYE: Boudreau, London, Chairperson Lopez, and Martin

ABSENT: Herzig-Arena

EXCUSED: MacDonald

e. **Felicia Brooks / ZON24-45799**

- Attachments:** [ZON24- 45799 Memo and Ordinance draft](#)
[ZON24-45799 Staff Report](#)
[ZON24-45799 Case Map](#)
[ZON24-45799 Aerial Map](#)

Chief Planning Official Endira Madraveren displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ZON24-45799.

Mr. Lopez said he is not seeing the map in the packet. Ms. Madraveren replied that the one on the screen is the correct map.

Motion to approve ZON24-45799, a request to rezone from M-1, Light Industrial, to M-2 Medium Industrial, for a portion of the property located in the 2600 Block of NE 36th Avenue, Parcel # 24241-010-00, approximately 8.85 acres.

Andy Kesselring, 1920 SE 8th Street, Ocala, FL, said he wanted clarification on the City Council dates. Ms. Madraveren responded that the first hearing is on October 1st and the second hearing is on October 15th.

RESULT: APPROVED
MOVER: Kevin Lopez
SECONDER: Daniel London
AYE: Boudreau, London, Chairperson Lopez, and Martin
ABSENT: Herzig-Arena
EXCUSED: MacDonald

5. Public Comment

None.

6. Staff Comment

None.

7. Board Comment

Mr. Lopez said he appreciated Ms. Campbell's input. Ms. Campbell replied she was familiar with Open Arms Village since they opened, but understands the concerns for the children from a school board perspective.

8. Next meeting: October 14, 2024 at 5:30 pm

9. Adjournment

The meeting adjourned at 6:40 pm.