



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, October 21, 2024

5:30 PM

1. Call to Order

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

Present Daniel London, Chairperson Kevin Lopez, Justin MacDonald,
and Buck Martin

Excused Jamie Boudreau, and Allison Campbell

- 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 September 27th, 2024.

- a.

Attachments: [P&Z Ad 10142024 Proof](#)

3. Approval of Minutes

- a.

Attachments: [9-9-24 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

4. Subdivision

- a. Approve SUB23-45407 Market Street at Heath Brook Lot 1 Replat Final Plat

Attachments: [Final Plat Memo.pdf](#)
[Final Plat.pdf](#)
[Boundary Survey.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 SUB2345407.

Motion to approve SUB23-45407, Market Street at Heath Brook Lot 1 Re-plat Final Plat.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Kevin Lopez

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

- b. Approve SUB23-45257 Ridge at Heath Brook Phase 2 Final Plat and Developer's Agreement

Attachments: [Final Plat and Dev Agmt Memo.pdf](#)
[Final Plat.pdf](#)
[Boundary Survey.pdf](#)
[Developers Agreement.pdf](#)

Ms. Cupp displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SUB23-45257.

Motion to approve SUB23-45257, Ridge at Heath Brook Phase 2 Final Plat and Developer's Agreement.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Kevin Lopez

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

5. Zoning

- a. Public Hearing to rezone approximately 21.00 acres for property located at 2495 NW 21st Street along with the parcel to the north (Parcel 21404-000-00 and 21411-000-00) from INST, Institutional, R-2 and Two-Family Residential to R-3, Multi-Family Residential (Case ZON24-45772) (Quasi-Judicial).

Attachments: [ZON24-45772 Staff Report](#)
[ZON24-45772 Case Map SKC Development LLC](#)
[ZON24-45772 Aerial Map SKC Development LLC](#)

Senior Planner, Emily Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact to rezone ZON24-45772.

Mr. Lopez asked for the R-3 density. Ms. Johnson replied the density is based off the future land use category which is a maximum of 12 dwelling units for multifamily residential.

Rob Batsel, 1531 SE 36th Avenue, Ocala, FL, said they will be doing a traffic study. Mr. Lopez asked for the concepts of Multifamily Residential. Mr. Batsel replied that they were looking at a villa and a town home concept.

Motion to approve ZON24-45772 to rezone the subject property from Institutional, R-2, Two-Family Residential, and R-3, Multi-Family Residential, to R-3, Multi-Family Residential.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Kevin Lopez

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

- b. Public Hearing to rezone approximately 1.20 acres for property located at the southeast corner of the intersection of E Silver Springs Boulevard and NE 39th Road (Parcel 2730-1000-00) from Limited Community Business (B-2A) to Multi-Family Residential (R-3) (Case ZON24-45770) (Quasi-Judicial).

Attachments: [ZON24-45770 Staff Report New Template](#)
[ZON24-45770 RST Cypress Point Estates LP Aerial Map](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact to rezone ZON24-45770.

Mr. Lopez said there is a lot of entrances and exits to Silver Springs. Ms. Johnson responded that a concept plan has not been submitted and the intention is to have the access on 39th Road instead of Silver Springs Boulevard.

Bob Colvard, 420 Snug Harbor Dr, Merritt Island, FL, said the parcel is going to connected to the parcel that is behind the Windsor Apartments. The parcel that is being rezoned is for access.

Motion to approve ZON24-45770 to rezone the subject property from B-2A, Limited Community Business, to R-3, Multi-Family Residential.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Daniel London

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

- c. Public Hearing to rezone approximately 1.99 acres for property located at 517 SW 27th Avenue along with the property located directly north (Parcels 22687-001-00 & 22686-000-00) from R-2, Two-Family Residential, and INST, Institutional, to B-1, Neighborhood Business (Case ZON24-45815) (Quasi-Judicial).

Attachments: [ZON24-45815 Staff Report](#)
[ZON24-45815 Case Map](#)
[ZON24-45815 Aerial Map](#)

Planner II, Kristina Wright displayed maps and various photos of the property and

adjacent properties while providing staff comments and the findings of fact to rezone ZON24-45815.

Paolo Mastroserio, Mastroserio Engineering, 170 SE 32nd Place, Ocala, FL, said they worked on a major conceptual plan and he applied for a minor site plan to get the bank started.

Motion to approve ZON24-45815, to rezone 0.99 acres from R-2, Two Family Residential District to B-1, Neighborhood Business District and rezone 1.01 acres of a 25.79 acre parcel from Institutional to B-1. Neighborhood Business to facilitate future commercial development.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

- d. Public Hearing to rezone approximately 10.88 acres for property located at 2400 SW College Road (Parcel 23560-002-02 and 23560-002-12) from B-4, General Business, to SC, Shopping Center (Case ZON24-45818) (Quasi-Judicial).

Attachments: [ZON24-45818 Staff Report](#)
[ZON24-45818 Case Map](#)
[ZON24-45818 Aerial Map](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact to rezone ZON24-45818.

Davis Dinkins, 125 NE 1st Avenue, Suite 2, Ocala, FL, said he was available for questions.

Motion to approve ZON24-45818 to rezone the subject property from B-4, General Business, to Shopping Center.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

6. Planned Development

- a. Public Hearing to rezone approximately 30.49 acres for property located at 5019 West Highway 40 along with the parcel to the northwest (Parcels 23176-003-00 & 23180-000-00) from Wholesale Business (B-5) and No Zoning to Planned Development (PD) (Case PD24-45515) (Quasi-Judicial).

Attachments: [PD24-45515 Staff Report](#)
 [PD24-45515 Aerial Map CHI Ocala Rancho](#)

Chief Planning Official, Endira Madraveren said she wanted to clarify the Planned Development agenda items. The first agenda item will be for the rezoning for the ordinance that will proceed to City Council. The second item will be for the resolution, which includes the Planned Development standards book and the Planned Development plan. The Board is approving the ordinance and the resolution for the Planned Development and standards book.

Planner II Breah Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact to rezone PD24-45515.

Mr. Lopez asked if the entrance/exit on State Road 40 cover the commercial properties. Ms. Miller replied yes and it is one of the conditions for the request.

Mr. Mastroserio said they received the condition items and they fixed the buffer to a 25-foot landscape, explicitly restricting access to one point onto State Road 40, changed the chain link fence with an opaque 6-foot and removing the inclusion for the potential for single-family residential development from the PD standards book. The only issue is with condition number five. Growth Management Director, Jeff Shrum said the staffs concern is that at sometime the non-conforming uses have to go away with a date. Mr. McDonald mentioned most conditions do not go past two years. Mr. Shrum said two years should be enough time and the applicant can comeback to make an amendment if he decides to extend the time.

Motion to approve PD24-45515, to rezone the subject property from B-5, Wholesale Business and No Zoning to Planned Development for future commercial and multi-family development with the condition of 5a. to be extended to 24 months.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Kevin Lopez

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

- b. Public Hearing concerning a resolution for a Planned Development Plan and PD Standards for property located at 5019 West Highway 40 along with the parcel to the northwest (Parcels 23176-003-00 & 23180-000-00), approximately 30.49 acres (Case No. PD24-45515) (Quasi-Judicial).

Attachments: [Staff Report](#)
 [EXHIBIT A - PD PLAN](#)
 [EXHIBIT B - PD STANDARDS BOOK](#)

Motion to approve PD24-45515, a resolution for a Planned Development Plan and PD Standards for property located at 5019 West Highway 40 along with the parcel to the

northwest (Parcels 23176-003-00 & 23180-000-00) to be extended to 24 months.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Buck Martin

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

- c. Public Hearing to rezone approximately 11.62 acres for property located at 3635 and 3521 SW 42nd Street (Parcels 23901-000-00 and 23900-000-00) from Community Business (B-2) and No Zoning to Planned Development (PD) (Case PD24-45730) (Quasi-Judicial).

Attachments: [PD24-45730 Staff Report](#)
[PD24-45730 Case Map](#)
[PD24-45730 Aerial Map](#)

Ms. Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact to rezone PD24-45730.

Mr. Lopez asked if a retention area was needed since the property is in a flood zone. Ms. Wright replied yes and any modifications would go through the Board.

Fred Roberts, 40 SE 11th Avenue, Ocala, FL, said the code requires a more intense process than the old PUD standards for the first phase and any modifications will come through the Board

Motion to approve PD24-45730 to rezone the subject property from B-2, Community Business and No Zoning to PD, Planned Development for future commercial and multi-family development.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

- d. A resolution concerning a PD, Planned Development Plan, including PD Standards for property located at 3635 and 3521 SW 42nd Street (Parcels 23901-000-00 and 23900-000-00) from Community Business (B-2) and No Zoning to Planned Development (PD) (Case PD24-45730) (Quasi-Judicial).

Attachments: [Staff Report](#)
[Exhibit A SW 42nd Street](#)
[Exhibit B SW 42nd Street](#)

Motion to approve PD24-45730 to consider a resolution for a PD Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street (Parcel 24274-000-00).

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Justin MacDonald

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

- e. Public Hearing to rezone approximately 12.61 acres for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street (Parcel 24274-000-00) from INST, Institutional to PD, Planned Development (Case PD24-45735) (Quasi-Judicial).

Attachments: [PD24-45735 Staff Report](#)
[PD24-45735 Case Map](#)
[PD24-45735 Aerial Map](#)

Ms. Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact to rezone PD24-45735.

David Tillman, Tillman Associates Engineering, 1720 SE 16th Avenue, Building 100, Ocala, FL, said the layout shows 53 lots and he would like the request to go up to 55 lots to be part of the approval.

Marianne Mylan, 2029 NE 25th Court, Ocala, FL, said the proposal is not compatible with the surrounding area, 55 houses is a minimum of 75 extra vehicles and will produce traffic jams and the reduction of open space is too much.

Alfred Carelli, 2905 NE 25th Court, Ocala, FL, said he is against the project because HUD and FEMA was financing this development for attainable housing and will be for illegal aliens that are flooding the country.

Georgia Bennett Harris, 2625 NE 27th Street, said she wanted more information about the type of apartment building. She said 28th Street will be opened up and have more cars. Mr. Lopez responded that development will be single family homes and not apartment buildings.

Mr. Tillman said they will be building single family homes and are not tied to a low income criteria. This is not a government subsidized project it is privately funded development.

Mr. Lopez asked if a traffic study will be conducted. Mr. Tillman replied yes it is required for development.

Mr. Sexton asked if the 55 lots still has the 40 percent open space. Mr. Tillman replied yes, they will not go 55 lots if there is not 40 percent open space.

Mr. London asked about the schools around the area. Mr. Lopez responded Ocala Springs Elementary, Fort King Middle and Vanguard High school.

Mr. McDonald asked if the site plan would have to be resubmitted with the 55 lots. Planning Director Aubrey Hale replied that they would work with the applicant to resubmit prior to City Council.

Motion to approve PD24-45735 rezone to Institutional to Planned Development.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Justin MacDonald

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

- f. Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street (Parcel 24274-000-00), approximately 12.61 acres (Case No. PD24-45735) (Quasi-Judicial).

Attachments: [PD24-45735 Staff Report](#)
[EXHIBIT A - PD PLAN](#)
[EXHIBIT B - PD STANDARDS BOOK](#)

Motion to approve PD24-45735 to consider a resolution for a PD Plan.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Buck Martin

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

7. Public Comment

None.

8. Staff Comment

Ms. Madraveren said the Board would need to vote on the meeting for November, because City offices will be closed on November 11 in observance of Veterans day.

Motion to change the Planning and Zoning meeting to November 13 at 5:30 pm.

Mr. Shrum said the last PD amendment item 5c. and 5d. presented a challenge for staff because of the lack of detail. There will be a couple of workshops to cover 2050 plan, Sunshine laws, roles and procedures and staff will be reaching out to schedule a date.

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

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Justin MacDonald

AYE: London, Chairperson Lopez, MacDonald, and Martin

EXCUSED: Boudreau, and Campbell

9. Board Comment

None.

10. Next meeting: November 13, 2024.

11. Adjournment