



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, February 12, 2024

5:30 PM

1. Call to Order

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

Present William Gilchrist Jr., Richard "Andy" Kesselring, Todd Rudnianyn, Chairperson Kevin Lopez, and Brent Malever
Excused 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. Public Notice

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Gazette on January 26, 2024.

- a.

Attachments: [Ocala Gazette Proof.pdf](#)

3. Public Comments

4. Consideration of the Minutes

- a.

Attachments: [1-8-24 Minutes.pdf](#)

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Todd Rudnianyn

AYE: Gilchrist, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

5. Subdivisions

- a. Approve SUB23-45409 Winding Oaks Residential PH 2 Conceptual Subdivision Plan

Attachments: [Memo.pdf](#)
[Conceptual Subdivision 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.

Stuart Hill, Kimley Horn & Associates, 1700 SE 17th Street, Ocala, FL, said he was there on behalf of DR Horton to answer any questions.

Motion to approve SUB23-45409 Winding Oaks Residential PH 2 Conceptual Subdivision Plan.

RESULT: APPROVED

MOVER: Todd Rudnianyn

SECONDER: William Gilchrist, Jr.

AYE: Gilchrist, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

- b. Approve SUB23-45319 Winding Oaks Residential PH 4 Conceptual Subdivision Plan

Attachments: [Memo.pdf](#)
[Conceptual Subdivision 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.

Motion to approve SUB23-45319 Winding Oaks Residential PH 4 Conceptual Subdivision Plan.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: William Gilchrist, Jr.

AYE: Gilchrist, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

- c. Approve SUB21-44574 Skylark Crossing Conceptual Subdivision Plan

Attachments: [Memo.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Survey-Alta.pdf](#)
[Survey-Topo.pdf](#)

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

Motion to approve SUB21-44574 Skylark Crossing Conceptual Subdivision Plan.

RESULT: APPROVED

MOVER: William Gilchrist, Jr.

SECONDER: Richard "Andy" Kesselring

AYE: Gilchrist, Kesselring, Chairperson Lopez, and Malever

RECUSED: Rudnianyn

- d. Approve SUB23-45265 Circle Fore II at SW 48th Ave Conceptual Subdivision Plan

Attachments: [Memo.pdf](#)
[Conceptual Subdivision 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.

Motion to approve SUB23-45265, Circle Fore II at SW 48th Ave Conceptual Subdivision Plan.

RESULT: APPROVED
MOVER: Todd Rudnianyn
SECONDER: Richard "Andy" Kesselring
AYE: Gilchrist, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

6. Annexation / Land Use / Zoning

a. M A F Ocala, Inc / ANX23-45495

Attachments: [ANX23-45495 Memo M A F Ocala, Inc](#)
[ANX23-45495 Staff Report M A F Ocala, Inc](#)
[ANX23-45495 Case Map M A F Ocala, Inc](#)
[ANX23-45495 Aerial Map M A F Ocala, Inc](#)

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

Mike Radcliff, 2611 SE Lake Weir Avenue, Ocala, FL, said he agreed with the staff recommendations.

Motion to approve ANX23-45495, MAF Ocala, Inc, to annex into the City, property located in the 6000 block of SW 38th Street (Parcel 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02, 23820-012-03); approximately 19.4 acres.

RESULT: APPROVED
MOVER: Todd Rudnianyn
SECONDER: William Gilchrist, Jr.
AYE: Gilchrist, Rudnianyn, Chairperson Lopez, and Malever
RECUSED: Kesselring

b. M A F Ocala, Inc / LUC23-45497

Attachments: [LUC23-45497 Memo M A F Ocala Inc.](#)
[LUC23-45497 Staff Report M A F Ocala Inc.](#)
[LUC23-45497 Case Map M A F Ocala Inc.](#)
[LUC23-45497 Aerial Map M A F Ocala Inc.](#)

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

Motion to approve LUC23-45497, MAF Ocala, Inc, to change the Future Land Use designation from Commerce District (County) to Low intensity (City), for property located in the 6000 block of SW 38th Street (Parcel 23820-011-00, 23820-012-00, 23820-012-02, 23820-012-03); approximately 19.4 acres.

RESULT: APPROVED

MOVER: Todd Rudnianyn

SECONDER: Brent Malever

AYE: Gilchrist, Rudnianyn, Chairperson Lopez, and Malever

RECUSED: Kesselring

c. M A F Ocala, Inc / ZON23-45498

Attachments: [ZON23-45498 Memo M A F Ocala Inc.](#)
[ZON23-45498 Staff Report M F A Ocala, Inc](#)
[ZON23-45498 Case Map M F A Ocala, Inc](#)
[ZON23-45498 Aerial Map M F A Ocala, Inc](#)

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

Motion to approve ZON23-45498, MAF Ocala, Inc, to rezone from B-5, Heavy Business (County), to M-2, Medium industrial (City), for property located in the 6000 block of SW 38th Street (Parcel 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02, 23820-012-03); approximately 19.4 acres.

RESULT: APPROVED

MOVER: Todd Rudnianyn

SECONDER: Brent Malever

AYE: Gilchrist, Rudnianyn, Chairperson Lopez, and Malever

RECUSED: Kesselring

d. Marion County / LUC24-45525

Attachments: [LUC23-45525 Memo](#)
[LUC24-45525 Staff Report](#)
[LUC24-45525 Case Map Marion County](#)
[LUC24-45525 Aerial Map Marion County](#)

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

Mr. Rudnianyn asked if the off-site signage was allowed in the public. Ms. Madraveren said the off-site signage was different than the billboard signage.

Motion to approve LUC24-45525, Marion County, to change the Future Land Use designation from Low Intensity to Public for property located at 2800 SE Maricamp Rd. (Parcel 29509-000-15); approximately 16.27 acres.

RESULT: APPROVED
MOVER: William Gilchrist, Jr.
SECONDER: Richard "Andy" Kesselring
AYE: Gilchrist, Kesselring, Rudnianyn, Chairperson Lopez, and Malever
 e. Marion County / ZON24-45526

Attachments: [ZON24-45526 Memo Marion County](#)
[ZON24-45526 Staff Report Marion County](#)
[ZON24-45526 Case Map Marion County](#)
[ZON24-45526 Aerial Map Marion County](#)

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

Motion to approve ZON24-45526, Marion County, to rezone from Institutional, and B-2, Community Business, to Governmental Use, for property located at 2800 SE Maricamp Rd (Parcel 29509-000-15); approximately 16.27 acres.

RESULT: APPROVED
MOVER: William Gilchrist, Jr.
SECONDER: Richard "Andy" Kesselring
AYE: Gilchrist, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

7. Plat Vacation

a. CDP Ocala VA, LLC / PLV23-45481

Attachments: [Memo](#)
[PLV Staff Report](#)
[Objection Responses](#)
[Objection Responses-](#)
[PLV23-45481 Case Map CDP Ocala VA](#)
[PLV23-45481 Aerial Map CDP Ocala VA](#)

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

Mr. Kesselring asked if the cross access easement along 48th Street was going to be removed. Ms. Miller responded yes and there were no objections.

Austin Dailey, P.A. Klein & Klein, 40 SE 11th Avenue, Ocala, FL, said he is working on getting the easement replaced for Century Link and the parcels are being developed as unified parcels.

Motion to approve PLV23-45481, CDP Ocala VA, LLC, to vacate a 10-foot utility easement lying along the boundary between lots 16 and 17, and the parallel access and drainage easement running parallel to and connecting to SW 46th Court and the northerly

boundary lots of 16 and 17, as shown on the Plat of Heath Brook B-2, as recorded in Plat Book 9, Pages 149-152 (Parcel 23874-000-16 and 23874-000-17); approximately 0.33 acres.

RESULT: APPROVED

MOVER: Todd Rudnianyn

SECONDER: Brent Malever

AYE: Gilchrist, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

b. CDP Ocala VA, LLC / PLV24-45524

Attachments: [Memo](#)
[Staff Report](#)
[Objection Responses](#)
[Objection Responses-
 PLV24-45524 Aerial Map CDP Ocala VA](#)
[PLV24-45524 Case Map CDP Ocala VA](#)

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

Motion to approve PLV24-45524, CDP Ocala VA, LLC, to vacate a 25-foot drainage and utility easement running along the southerly boundary of lots 16 and 17, as shown on the Plat of Heath Brook North B-2, as recorded in Plat Book 9, Pages 149-152 (Parcel 23874-000-16 and 23874-000-17); approximately 0.16 acres.

RESULT: APPROVED

MOVER: William Gilchrist, Jr.

SECONDER: Brent Malever

AYE: Gilchrist, Kesselring, Rudnianyn, Chairperson Lopez, and Malever

8. Staff Comments

a. Update on Vision 2050

Mr. Shrum announced that the City is holding three public community meetings to collect important feedback for the Vision 2050 plan. The first meeting will be on Thursday, February 15, 5:30-7:30 PM at the Mary Sue Rich Community Center at Reed Place; Second on Wednesday February 28, 5:30 to 7:30 PM at the Fort King National Historic Landmark; and the last meeting will be on Saturday, March 2, from noon to 2 PM at Citizens Circle.

Mr. Shrum thanked the Board members that are leaving and talked about the city ordinance going to City Council introduction. Mr. Shrum stated the number of members for Planning and Zoning, and the Board of Adjustment are proposed to change from seven to five Board members. The property ownership restriction will be removed and the member will not have to own property, but be a qualified voter of the city. The Board members can be on both boards to help with quorums.

9. Board Comments

Mr. Gilchrist thanked everyone for the time he served on the Board.

Mr. Rudniansyn mentioned that the Board is able to go through the cases quickly because he knows that staff works with the applicant to get on the same page.

Mr. Lopez thanked city staff for offering the opportunity for attending the Planning and Zoning Workshop.

10. Next meeting: March 11, 2024.**11. Adjournment**

The meeting adjourned at 6:11 pm.