



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Monday, May 8, 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

Absent 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 April 21, 2023.

Attachments: [Star Banner ad Proof](#)

3. Consideration of Minutes

P&Z Minutes - Meeting of April 10, 2023

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

RESULT: APPROVED

MOVER: Arthur "Rus" Adams

SECONDER: Brent Malever

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

ABSENT: Gilchrist, and Boone
Minutes for April 10, 2023

Attachments: [4-10-23 Minutes](#)

4. Planned Development

PD23-45144/West Oak

Attachments: [PD23-45144 West Oak - memo](#)
[PD20-0004 - planning comments](#)
[West Oak PD Signed and Sealed Plans](#)
[West Oak PD Standards \(1\)](#)
[Ordinance 2021-23](#)
[Resolution 2021-11](#)
[P&Z Jan 11 2021 Minutes](#)
[2021-02-02 City Council - Minutes](#)
[Neighborhood Meeting Summaries](#)
[CaseMap](#)
[AerialMap](#)

Ms. Hitchcock displayed maps and photos of the property and adjacent properties to the audience while providing staff comments and the findings of fact.

Discussion:

No board discussion or public comment.

Motion to approve a request to rezone from G U, Governmental Use, to PD, Planned Development, and approval of the PD Plan with Design Standards, for property (former Pine Oaks Golf Club) located at south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad, approximately 216.75 acres.

RESULT: APPROVED

MOVER: Todd Rudnianyn

SECONDER: Arthur "Rus" Adams

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

ABSENT: Gilchrist, and Boone

5. Rezoning

ZON23-45150 / Iron Horse Communities, LLC.

Attachments: [ZON23-45150 Memo](#)
[ZON23-45150 Staff Report](#)
[M-1 v M-2 use comparison matrix](#)
[Case Map](#)
[Aerial Map](#)

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

Discussion:

Jon Harvey, 1720 16th Avenue, Building 100, Ocala, FL, Tillman & Associates

Engineering, LLC, stated they are requesting to change the zoning from M-1 to M-2, to allow RV/boat/storage facility uses.

No board discussion or public comment.

Motion to approve a request to rezone from M 1, Light Industrial to M 2, Medium Industrial, for properties located at 500 SW 33rd Avenue and the parcel directly to the south approximately 12.9 acres.

RESULT: APPROVED

MOVER: Richard "Andy" Kesselring

SECONDER: Arthur "Rus" Adams

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

ABSENT: Gilchrist, and Boone

RECUSED: Rudnianyn

6. Development Agreement

CDA23-45162 / Lake Louise

Attachments: [CDA23-45162 Lake Louise 163 - memo FINAL - 163 Development Agreement \(Mesa Capital Partners - LL - City of Ocala\) FNR 050223.3 w Exs](#)
[Lake Louise PD MASTER PLAN](#)
[Apartment site plan](#)
[Star Banner proof](#)

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

Discussion:

Mr. Fred Roberts (agent), 40 SE 11th Avenue, Ocala, FL, said when the project was approved a land use policy was adopted that required improvements be made and the development agreement is related to the traffic improvements.

Karen Fleetwood, 3140 SE 1st Court, Ocala, FL, asked about the entrances to the complex, the traffic, and the total of units. Mr. Roberts responded the access will be centrally located for the units and limits the number of access points on 7th and 32nd. The PD plan is a two phase plan. Phase I is a multifamily project that consists of 326 units. It will be developed once approved; and access will be to 7th and 32nd. The master plan will come back for the next project, which will be part of a PD plan approval and will limit access points on 7th and 32nd. The number of cars was addressed by the traffic study per the land use policy. There are 1,146 units across the entire acreage, but there are only 326 units that are currently approved through the PD plan.

Mr. Kesselring asked staff to give Ms. Fleetwood a copy of the plans; so that she can understand where the access points are located. Ms. Hitchcock said she would give Ms. Fleetwood her card, so they can review the plans and answer her questions.

Motion to approve a request to approve a Concurrency Development Agreement providing for capacity reservation and transportation mitigation contributions for required traffic improvements for development of a 326-unit apartment complex and future phased residential development on property located northeast of the intersection of SW 7th Avenue and SW 32nd Street, approximately 88.73 acres.

RESULT: APPROVED

MOVER: Brent Malever

SECONDER: Arthur "Rus" Adams

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

ABSENT: Gilchrist, and Boone

RECUSED: Rudnianyn

7. Code Amendment

COD23-45160 / Recreational Vehicle and Boat Outdoor Storage

Attachments: [Staff Report](#)
[Ordinance draft](#)
[Map](#)

Ms. Hitchcock displayed maps and photos of the property and adjacent properties to the audience while providing staff comments and the findings of fact.

Discussion:

Mr. Lopez asked if there were any stipulations for securing the property. Ms. Hitchcock said M-2 and M-3 does not need to be screened or secured.

Mr. Kesselring asked if screening was required from the roadway. Ms. Hitchcock said not in the M-2 or M-3, but they will have the 5-foot landscape along the roadway with a 4-foot perimeter open space. Mr. Kesselring said he did not agree because this is different than outdoor storage and some buffer requirements should be there.

Mr. Rudnianyn asked if you can have outdoor storage as an accessory use and have a self-storage facility that is 60,000 square feet, and small parking in those other zones. Ms. Hitchcock said what staff has seen in some of the neighborhood storage facilities is internal, because there are limited parking spaces for RV's cannot be seen by public right of way and there are buildings in between those storage spaces.

Mr. Rudnianyn asked about the primary times of access is not that important because they are in industrial zones that are 24-7. Ms. Hitchcock agreed.

Mr. Rudnianyn said if there was a less intense property adjacent, then more buffering should be required. Ms. Hitchcock said yes the M-2 would be adjacent to the B-2 and would need 25-feet with a landscape buffer or 10-foot wall.

Mr. Kesselring said his concern is the roadway. Ms. Hitchcock asked what size of buffer

he suggested. Mr. Kesselring said a 5-foot buffer is nothing.

Mr. Adams asked what buffer would be required in front of a car dealership, or RV dealership. Ms. Hitchcock responded 5-feet with hedges and small trees.

Mr. Adams asked if a RV dealership can be in a M-2 zone. Ms. Hitchcock said no, it would be B-5.

Rob Batsel, (attorney) 1531 SE 36th Ave. Ocala, Fl., said that he was there to answer any questions

Jon Harvey, 1720 16th Ave, Building 100, Ocala, FL., Tillman & Associates Engineering, LLC, said he understood Mr. Kesselring's point, but it is M-2 Zoning and will probably be an Industrial area.

Motion to approve a request to allow Recreational Vehicle and Boat Storage as a permitted use in the M-2, Medium Industrial, and M-3, Heavy Industrial zoning districts.

RESULT: APPROVED

MOVER: Todd Rudnianyn

SECONDER: Arthur "Rus" Adams

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

NAY: Kesselring

ABSENT: Gilchrist, and Boone

Next meeting: June 12, 2023 at 5:30 pm.

Adjournment

The meeting adjourned at 6:12 pm.