

PLANNING AND ZONING COMMISSION MEETING

April 25, 2022

MINUTES

The Marion County Planning and Zoning Commission met on April 25, 2022 at 5:30 pm in the Board of County Commissioners Auditorium, 601 SE 25th Avenue, Ocala, Florida.

The following members were present: Greg Lord (Chairman), Michael Kroitor (Vice-Chairman), Jerry Lourenco, Andy Bonner, Michael Behar and Alternate member William Heller.

The following staff members were present: Tracy Straub P.E., Assistant County Administrator. Chief Assistant County Attorney, Dana Olesky. Planners- Chris Rison, Ken Odom, Ken Weyrauch and Kathleen Brugnoli. Administrative Staff Assistant- Stephanie Soucey. Staff Assistants Teresa Brown and Darlene Pocock.

Ken Odom read the Proof of Publication and the Affidavit of Mailing and Posting of Notice, and advised that the meeting was properly advertised. Michael Behar led the Invocation and the Pledge of Allegiance. Stephanie Soucey called the roll and a quorum was confirmed.

All records pertaining to notice to property owners, all correspondence and other related information pertaining to individual Zoning Change and Special Use Permit requests are located in the Zoning Department files for record purposes.

The following items were recommended by staff for approval with conditions, there were no opposition letters within 300 feet and no opposition at the Planning and Zoning Commission meeting.

ITEM	OWNER	DESCRIPTION	ACREAGE
220501SU	Pamela's Precious Poodles, Doodles and Poos	Special Use Permit in A-1	2.5
220505Z	Platinum Property Pros, LLC.	R-0 to R-1	0.28
22-L05	Ocala SW 80th Ave., LLC.	Low Residential to Medium Residential	30.00
220510Z	Ocala SW 80th Ave., LLC.	A-1 to PUD	132.26
22-S09	4C Family Trust, LLC.	Public Use to Rural Land	25.36
220511Z	4C Family Trust, LLC.	G-U to A-1	25.36

Motion was made by Michael Kroitor and seconded by Jerry Lourenco to agree with staff's findings and recommendation, and recommend approval of the following Consent Agenda items (**220501SU, 220505Z, 22-L05, 220510Z, 22-S09 and 220511Z**)

1. Will not adversely affect the public interest
2. Are consistent with the Marion County Comprehensive Plan
3. Are compatible with the surrounding land uses

The Motion passed 6-0

ITEMS 22-L03, 220508Z and 22-S08 were pulled from the consent agenda.

ALL ITEMS ON THE CONSENT AGENDA WILL BE HEARD BY THE BCC ON MAY 17, 2022 AT

2 PM. THE REST OF THE ITEMS ON THE P&Z RECOMMENDATION REPORT WILL BE HEARD ON JUNE 7, 2022 AT 2 PM.

22-L03- Shores Sand Mine, LLC. Floyd Salser, III, 375 Emerald Road, Ocala, FL 34472, request a Land Use Change from Commercial District to Employment Center on an approximate 93.74 Acre Parcel, on Parcel Account Number 9029-0723-00.

220508Z- Shores Sand Mine, LLC. Floyd Salser, III, 375 Emerald Road, Ocala, FL 34472, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from R-3 (Multiple Family Dwelling) and M-1 (Light Industrial) to PUD (Planned Unit Development), for all permitted uses, including a proposed 904-unit (maximum of 1200 units) residential multi-family development (Emerald Village), including commercial and an Assisted Living Facility/Independent Living Facility (ALF/ILF) on an approximate 93.74 Acre Parcel, on Parcel Account Number 9029-0723-00.

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- Chris Rison, Growth Services, presented this request:
- Future Land Use Change: Commerce District (Commercial and Industrial up to FAR 2.0) to Employment Center (Residential- up to 16 DU/AC; Commercial and Industrial – up to 2.0 FAR)
 - Rezoning: R-3 (Multiple-Family Residential) to M-1 (Light Industrial)
 - Location: Emerald Road, north of Oak Road and south of CSX RR Spur
 - Current: Commerce District is Commercial/Industrial: 93.74 AC x 2.0 FAR = 8,266,817 SF
 - Proposed: Employment Center to Residential: 93.47 AC x 16 DU/AC=1,518 DU; Commercial/Industrial 93.47AC x 2.0 FAR=8,266,817 SF
 - Potential Trip Generation
 - o Current: Commerce District
 - Commercial/Industrial as Industrial Park (#130): 8,266,817 SF- 27,860 Daily, 3,307 PM Peak Hour
 - Commercial/Industrial as Manufacturing (#140): 8,266,817 SF-32,490 Daily, 5,539 PM Peak Hour
 - o Proposed: Employment Center
 - Residential (#220, Multifamily, Low-Rise): 1,518 DU-11,112 Daily, 850 PM Peak Hour
 - Commercial/Industrial as Research Park (#760): 8,266,817 SF-93,086 Daily, 4,015 PM Peak Hour
 - Commercial/Industrial as Shopping Center (#820): 8,266,817SF-312,074 Daily, 31,497 PM Peak Hour
 - Analysis Summary (22-L03)
 - o Residential designated site located in the Silver Springs Shores Vested Development of Regional Impact Urban Area.
 - o Request is for alternative urban land use designation enables residential and mixed use development.
 - Central utilities readily available.
 - Roadway capacities are a concern; however additional road improvements are slated for the area-extension of Emerald Road.
 - Final traffic impact study will be required.
 - o Will allow for residential development at increased density providing opportunity to diversify housing types and increase supply of residential housing in the Urban Area and in proximity to increasing employment opportunities.
 - Staff is recommending approval of 22-L03
 - 220508Z PUD Concept Plan

- Residential and Commercial uses proposed, including multifamily residential, commercial assisted living/independent living, and commercial retail/office.
- Multiple-family as townhouse buildings-rental community with single owner/operator intended for all land and units-OR-may provide for individual ownership with an overall property owner association.
- Maximum of 1,200 units proposed.
- Land use potentially allows 1,518 units (100%)
 - 1,200 units (79%), leaving 318 units (21%) undeveloped
- Series of typically 4-unit buildings with 1-, 2-, or 3-stories.
- Maximum building height 50', but limited to 40' single-story along boundary shared with Emerald Road.
- Commercial use area located at intersection of Emerald Road and Oak Road.
- Applicant traffic projections (1,200 units):
 - 7,858 AADT
 - 560 PM Peak Hour Trips

- PUD Concept Details

TABLE 1: PROPOSED DEVELOPMENT STANDARDS				
LAND USE	MINIMUM SETBACKS			MAX HEIGHT
	FRONT	REAR	SIDE/ SIDE YARD	
TOWNHOMES	15'	15'	15'	50'
COMMERCIAL	20'	25'	10'	50'

- Applicant/owner reserves the ability to convey these units as fee simple ownership with the understanding that a plat may be required. Setback for individual conveyance will be as follows: minimum 25' front, 15' rear, 20' side separation between buildings. Typicals to be provided at masterplan.
- This property shall be maintained by an established HOA or developer.
- Architectural Style
 - Notes: Façade colors shall be low reflectance, subtle, or neutral tone colors. Building trim and accent areas may feature brighter colors, including primary colors.
- Commercial: All B-2 uses including ALF/ILF
- Commercial standards shall conform to B-2 development standards.

- Development Features

- Amenity Plan
 - Clubhouse
 - Pool
 - No other amenities currently proposed
- Proposed Access
 - Multiple access points
 - Cypress Road continuity
 - Gated potential

- Type C Buffer: 15-Foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal foot or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50% of the required buffer area and shall form a layered screen with a minimum height of at least three feet achieved within one year of planting.
- Modified Type B Buffer: 20-foot wide landscape strip with a privacy fence. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal foot or fractional part

thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50% of the required buffer.

- Analysis Summary
 - o Located in the Urban Growth Boundary (UGB)
 - o In Marion County's Utility Service Area; will use central water and central sanitary sewer service. Availability to be coordinated by developer and Marion County Utilities.
 - o Roadway capacities are a concern; however, a final traffic study will determine necessary improvements and development will be subject to the LDC's Concurrency Management System.
 - o Located along major subdivision roads, along with the future extension of Emerald Road that is currently proposed.
 - o Area of increased employment opportunities.
 - o Infill site surrounded by existing development in all directions.
 - o Increases opportunities/options for housing diversity.
 - o Buildings along Emerald Road limited to 2-story (40-feet maximum recommended, consistent with R-1 zoning). Internal building may be higher, up to 2-stories.
 - o Building locations and heights will satisfy special PUD height and setback requirements for multiple-family development adjoining single-family development.
 - o C-Type Buffer proposed along Emerald, Oak, and Cypress Roads and the existing railroad spur line; consistent with LDC.
 - o Modified B-Type Buffer proposed along industrial properties; B-Type is consistent with LDC, modification substitute's fence for wall.
 - o Amenities to be provide, with final amenity details to be provided with final PUD Master Plan, or equivalent.
- Staff recommends approval with development conditions
- David Tillman, Tillman & Associates Engineering, 1720 SE 16th Avenue, Bldg. 100, Ocala FL 34471, represented the applicant:
- The proposed zoning is a step down from the existing zoning.
- PUBLIC COMMENT:
- Aaron Snook, 8 Springs Drive Place, Ocala FL 34472:
- Concerned about school capacity, public safety, Shores crime rate, and traffic on Maricamp Road.

Ed Murphy, 3 Spruce Trail, Ocala FL 34472:

- Concerned that the kids will have nothing to do

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REBUTTAL:

David Tillman, Tillman & Associates Engineering, 1720 SE 16th Avenue, Bldg. 100, Ocala FL 34471:

- The Traffic Study will address any traffic problems that will need to be mitigated.
- The Marion County School Board will address the schools and density.

PUBLIC COMMENT CLOSED

22-L03 Planning and Zoning Commission Recommendation

Motion was made by Jerry Lourenco seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval of the requested Large Scale Land Use Change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 6-0

220508Z Planning and Zoning Commission Recommendation

Motion was made by Jerry Lourenco seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval with development conditions of the requested PUD based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 6-0

22-S08- Lake Louise, LLC. John S. Rudniansyn, 2441 NE 3rd Street, Suite 201, Ocala, FL 34470, request a Land Use Change, Articles 1, 2 and 3 of the Marion County Land Development Code, from Medium Density to Urban Residential, on an approximate 12.39 Acre portion of a 21.57 Acre Tract, on Parcel Account Numbers 3060-004-001 and 30785-000-00.

Kathleen Brugnoli, Growth Services, presented this request:

- Location: Roughly 0.5 miles west of South Pine Avenue
- Annexation and Land Use Change with the City of Ocala
 - o Approximately 88.73 Acres
 - o Low Intensity-"The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR." Approved and conveyed to the State of Florida.
 - o Remaining parcels not annexed due to enclave concerns
- Analysis Summary
 - o Site is within the Urban Growth Boundary
 - o City of Ocala Utilities
 - o Schools-Shady Hill Elementary 87.1% capacity, Osceola Middle 109.6% capacity, Belleview High 109.13% (capacity figures provided are at 120 day enrollment from MCPS)
 - o Transportation-
 - SW 7th Avenue: Local service level type E with a projected capacity of 14,040 trips (to be confirmed by Traffic) with current counts of 4,000 daily trips
 - SW 42nd Street: Arterial service level type E with a projected capacity of 35,820 daily trips and current counts of 18,800 daily trips
 - SW 32nd Street: 20,500 daily trips with projected capacity of 35,820 daily trips (per FDOT FTO mapping)
- Criteria for Proposed Land Use Change
 - o 1. Will not adversely affect the public interest.
 - -Surrounded by other residential uses
 - o 2. Is consistent with the Comprehensive Plan.
 - Policy 3.1.2. - Strengthen and direct development towards existing communities and development, walkable and linked neighborhoods.

- 3. Is compatible with land uses in the surrounding area.
 - Land use will be the best and closest match to the land use of the areas annexed by the city within the same subdivision. Existing multi-family to the North.
 - Staff is recommending approval
 - John Rudniansyn, 2441 NE 3rd Street, Suite 201, Ocala FL 34470, the applicant:
 - This request is for the portion of the project that was not annexed into the city because it would create an enclave.
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 - PUBLIC COMMENT:
- Kenneth Roy, 2462 SW 7th Ave., Ocala FL 34471:
- Concerned about property values
 - Bryan Giles, 730 SW 26th Street, Ocala FL 34471:
 - Concerned about school capacity

REBUTTAL:

- John Rudniansyn, 2441 NE 3rd Street, Suite 201, Ocala FL 34470:
- The project as a whole will have several accesses
- They are working with the school system –this will be a family oriented project
- PUBLIC COMMENT CLOSED

Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Michael Kroitor to agree with staff's findings and recommendation, and recommend approval of the requested Small Scale Land Use Change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 6-0

220502SU- Mark and Terrie Forshaw, 21751 NE 136th Street, Salt Springs, FL 32134, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow an accessory structure (with final permit) without a primary residence and before the home permit is finalized, in an R-4 (Residential Mixed Use) zone, on an approximate 0.26 Acre Parcel, on Parcel Account Number 1132-001-051.

Ken Odom, Growth Services, presented this request:

- Special use permit request to have an accessory structure (40' x 9' shipping container) on a parcel without a primary residence
- Purpose is for storage of construction materials to construct a 2-bedroom, 1-bath cottage and after the construction is completed serve as a permanent accessory structure. The applicant plans to modify the exterior with painted paneling and a pole barn encompassing the structure.
- The subject parcel is located in the Forest Park subdivision, on the southwest side of Lake Kerr, in Salt Springs FL.
- The applicant resides approximately one block north at 21751 NE 136th Street.
- Staff is recommending approval with conditions
- Mark Forshaw, 21751 NE 136th Street, Salt Springs FL 21751, the applicant:
- Plans to plant a hedge row to screen the container now and then remodeling it into living area after.

- PUBLIC COMMENT:
- Karen Weirich, 21650 NE 135th Lane, Salt Springs FL 32134:
- Lived in the neighborhood for 23 years
- Concerned about property values
- PUBLIC COMMENT CLOSED

Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Michael Kroitor to disagree with staff's findings and recommendation, and recommend denial of the requested Special Use Permit based on the following findings of fact:

1. Will adversely affect the public interest
2. Is not consistent with the Marion County Comprehensive Plan
3. Is not compatible with the surrounding land uses

The Motion passed 4-2 with Greg Lord and Jerry Lourenco dissenting

220506Z-Florida General Trading, Inc. Aosama Alatabi, PO Box 89198, Tampa, FL 33689, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from M-1 (Light Industrial) to R-I (Rural Industrial), for all permitted uses, on an approximate 3.02 Acre Parcel, on Parcel Account Number 03316-045-00.

THIS ITEM HAS BEEN CONTINUED UNTIL THE MAY 23, 2022 P&Z COMMISSION PUBLIC HEARING AT 5:30 PM.

Planning and Zoning Commission Recommendation

Motion was made by Michael Kroitor seconded by Andy Bonner to approve the applicant's request for a continuance until the May 23, 2022 P&Z Commission Public Hearing:

The Motion passed 6-0

220507Z- William Axson and Margaret Holt, William P. Axson, 2083 NW 57th Court, Ocala, FL 34482 and Margaret Holt, 4190 NE 33rd Avenue, Ocala, FL 34479, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, The A-1 (General Agriculture) portion to R-E (Residential Estate), and the P-MH (Mobile Home Park) portion to R-3 (Multiple Family Dwelling) for all permitted uses, on an approximate 7.50 Acre Parcel, on Parcel Account Number 03678-000-00.

Ken Odom, Growth Services, presented this request:

- Staff is recommending approval of the rezoning of the total 7.5 acres of this property from P-MH (Mobile Home Park) to R-3 (Multiple Family Dwelling) 5.55 Acres and A-1 (General Agriculture) to R-E (Residential Estate) 1.95 Acres
- The mobile home park operation has been discontinued and the applicant wishes to have the property rezoned and then split in order to sell the previous area that was utilized for rental spaces. The R-3 zoning is consistent with the High Density Residential Land use that is currently assigned to this section of the subject parcel. The current area designated as A-1 is proposed to be rezoned to R-E and retained as a location for a primary residence.
- Staff is recommending approval with conditions

- William Axson, 2083 NW 57th Court, Ocala FL 34482 and Margaret Holt, 4190 NE 33rd Avenue, Ocala FL 34479 the applicants:
- They are brother and sister
- They inherited the property
- They no longer wish for it to be a mobile home park; they want to sell the land and wish to take care of one of the long term residents
- PUBLIC COMMENT:
- Allen Smith, 1715 NE 180th Street, Citra FL 32113:
- Objecting to R-3 zoning, not compatible with the surrounding area
- PUBLIC COMMENT CLOSED

Planning and Zoning Commission Recommendation

Motion was made by Michael Behar seconded by Michael Kroitor to agree with staff's findings and recommendation, and recommend approval of the requested zoning change based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion tied 3 to 3 with Andy Bonner, Greg Lord and Jerry Lourenco dissenting

22-S10- Sabana Farm, LLC. Migdaly Serra, 3718 NW 44th Avenue, Ocala, FL 34482, request a Land Use Change, Articles 1, 2 and 3 of the Marion County Land Development Code, from Medium Residential to High Residential, on an approximate 47.80 Acre portion of a 73.95 Acre Parcel, on Parcel Account Number 13709-001-00.

220512Z- Sabana Farm, LLC. Migdaly Serra, 3718 NW 44th Avenue, Ocala, FL 34482, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from R-1 (Single-Family Dwelling) to PUD (Planned Unit Development), for all permitted uses, including a proposed 270-unit townhome development (282-unit maximum) (Sabana Farms) on an approximate 47.80 Acre portion of a 73.95 Acre Parcel, on Parcel Account Number 13709-001-00.

Chris Rison, Growth Services, presented this request:

- Location: South side of SW Highway 200 at the SW Highway 200 and SW 80th Street intersection
- Current Land Use Designation: Medium Residential (1 to 4 DU/AC); Proposed Land Use Designation: High Residential (4-8 DU/AC).
- Future Land Use Designation Development Eligibility
 - o Current: Medium Residential 47AC x 4 DU/AC = 188 DU
 - o Proposed: High Residential 47 AC x 8 DU/AC= 376 DU
- Future Land Use Designation Potential Trip Generation
 - o Current: Medium Residential
 - Residential (#210, Single-family Residential): 188 DU – 1, 776 Daily, 186 PM Peak Hour
 - o Proposed: High Residential
 - Residential (#220, Multifamily, Low-Rise): 376 DU -2,754 Daily, 211 PM Peak Hour
- Analysis Summary 22-S10
 - o Residential designated site located in the Urban Growth Boundary (UGB).
 - o Request is for alternative urban land use designation that is “one step up” in maximum density:

- Central utilities are readily available
 - Roadway capacities sufficient
 - Located on 4-laned functionally classified roadway shared with key employment Commerce District.
- Will allow for increased density providing opportunity to diversify housing types and increase supply of residential housing in the designated UGB and in proximity to increasing employment opportunities.
- Staff recommends approval of 22-S10
- Current Zoning: R-1 (Single-Family Dwelling); Proposed Zoning: PUD (Planned Unit Development)
- PUD Concept Plan
 - Multiple-family townhouse buildings-rental community with single owner/operator intended for all land and units.
 - Maximum of 282 units proposed (270) units illustrated).
 - Land use potentially allows 376 units (100%)
 - 282 units (75%), leaving 94 units (25%) undeveloped
 - Series of 3- to 7- unit buildings with 1- and 2- stories.
 - Maximum building height 50', but limited to single-story along boundary shared with Quail Meadow and Ocala Preserve.
 - Applicant traffic projections (270-282 units):
 - 2066-2, 664 AADT
 - 158-279 PM Peak Hour Trips
- Amenity Plan
 - Clubhouse
 - Pool
 - Walking Trail
 - Dog Park
 - Picnic/play area with gazebo, horseshoes, etc.
- Proposed Access
 - Gated
 - One-Entry (Not consistent with the LDC)
 - Emergency access via clubhouse site
- Type A Buffer: 30-foot wide landscaped strip without a buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal foot or fractional part thereof. Shrubs and groundcover, excluding turfgrass, shall comprise at least 50% of the required buffer area and shall form a layered screen with a minimum height of at least three feet achieved within one year of planting.
- Type C Buffer: 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal foot or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall compromise at least 50% of the required buffer area and shall form a layered screen with a minimum height of at least three feet achieved within one year of planting.
- Analysis Summary for 220512Z
 - Located in the Urban Growth Boundary (UGB)
 - In Marion County's Utility Service Area; will use central water and central sanitary sewer service. Availability to be coordinated by developer and Marion County Utilities.
 - Roadway capacities sufficient; final traffic study will determine necessary improvements.
 - Located along 4-lane divided collector roadway; between existing and proposed interstate interchanges.
 - Area of increasing employment opportunities.

- Infill site surrounded by existing development in all directions.
- Increases opportunities/options for housing diversity.
- Buildings along south and west boundary limited to 1-story (40-feet maximum recommended, consistent with R-1 zoning). Internal building may be higher, up to 2-stories.
- Building locations and heights will satisfy special PUD height and setback requirements for multiple-family development adjoining single-family development.
- C-Type Buffer proposed along NW 44th Avenue, DRA, and NW 35th Street; consistent with LDC.
- A-Type Buffer proposed along Ocala Preserve (fka Trilogy) and remaining farm to north; consistent with LDC.
- Amenities to be provided, with final amenity details to be provided with final PUD Master Plan, or equivalent.
- Traffic statement indicates no level of service issues; formal traffic study will be required with submission of final PUD Master Plan, or equivalent.
- Only one access proposed to NW 44th Avenue; inconsistent with LDC. Emergency access to NW 44th Avenue through clubhouse site proposed, but will be in proximity to each other.
- Adjoining Quail Meadows Subdivision to south is publicly dedicated with County maintained roadways-connection to NW 35th Street at NW 49th Avenue available.
- RECOMMENDATION: Provide second “full” access, not limited to emergency access:
 - Quail Meadow Subdivision (publicly dedicated roadways)
 - Added connection to NW 44th Avenue (potential DRA design adjustment).
- RECOMMENDATION: Provide sidewalk/bike access to NW 49th Avenue (publicly dedicated roadways) for non-vehicular access to commercial shopping area to south (Foxwood Commons Commercial Center).
- RECOMMENDATION: The final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes Zoning Application notice provisions at the applicant’s expense.
- Staff is recommending approval with development conditions for 220512Z.
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- David Tillman, Tillman & Associates Engineering, 1720 SE 16th Avenue, Bldg. 100, Ocala FL 34471, represented the applicant:
- Condition #4 needs to be changed; there will be no RV or Boat storage.
- Condition #6 wants one full access and one emergency only access
- They do not want to connect to Quail Meadows
- Potential to use WRA as second access.
- PUBLIC COMMENT:

Denise Benoit, 4654 NW 34th Place, Ocala FL 34482:

- They are working to privatize their roads and move forward to gate their community

Luz DeJesus, 4854 NW 31st Street, Ocala FL 34482:

- President of the HOA
- Concerned about traffic cutting through

Laura Fonde, 4606 NW 31st Street, Ocala FL 34482:

- Not a good fit

Ken Brakefield, 4766 NW 35th Street, Ocala FL 34482:

- Purchased her property in 2014

Diane Weeks, 4856 NW 35th Street, Ocala FL 34482:

- Concerned that their 55+ community has no sidewalks

Max Del Valle, 4677 NW 31st Street, Ocala FL 34482:

- The county is not looking at the big picture
- Too much construction all around them
- PUBLIC COMMENT CLOSED

22-S10 Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Jerry Lourenco to agree with staff's findings and recommendation, and recommend approval of the requested PUD based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 5-1 with Michael Behar dissenting

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220512Z Planning and Zoning Commission Recommendation

Motion was made by Andy Bonner seconded by Michael Behar to agree with staff's findings and recommendation, and recommend approval with development conditions of the requested PUD based on the following findings of fact:

1. Will not adversely affect the public interest
2. Is consistent with the Marion County Comprehensive Plan
3. Is compatible with the surrounding land uses

The Motion passed 6-0

OTHER BUSINESS: None

MINUTES:

Motion was made by Andy Bonner, seconded by Michael Behar to approve the minutes from the March 28, 2022 Planning & Zoning Commission meeting.

The motion passed 6-0

ADJOURNMENT:

The meeting adjourned at 8:07 PM

Attest:

Greg Lord, Chairman

Stephanie Soucey
Administrative Staff Assistant