

To Jeff Gold, Marion County Board of County Commissioners, Chairman
From: Don Deakin, The Villages Community Development District 4 Supervisor
Re: Marion County Parcel No. 48320-000-00

Dear Commissioner Gold,

Communications have recently been received from Marion County regarding requests for planning and zoning changes to Parcel No. 48320-000-00 to enable commercial and residential development on 40-acres, (known as the Schilling property), located on the south side of County Road 42, east of the VA Clinic and The Villages Mulberry Shopping Plaza.

I attended the Marion County Planning and Zoning Board's Public Hearing held on April 26, 2021, at the request of many residents in The Villages Community Development District 4, in order to gain a better understanding of the development proposal, issues and concerns of residents. It is my understanding that this issue will now be included on the Marion County Board of County Commissioners Agenda for the Public Hearing scheduled for May 18, 2021.

According to the proposal, commercial development will occupy approximately 13 acres of frontage along CR42, with the remaining 27 acres set aside for residential development. Although it appears that there is minimal concern regarding the commercial development, there are major concerns regarding the proposed residential development.

The development would indirectly affect all 10,000+ residents living in Community Development District 4 of The Villages and many other residents living in the area outside The Villages, (but in Marion County), in a variety of ways, not the least of which include significant traffic issues.

However, the proposed residential development would have a very direct impact on the residents living in homes bordering the 40-acres, including the Villages of Woodbury (bordering the Southside), Phillips Villas (Westside), and Hilltop Estates (Eastside, outside The Villages).

As both a resident and District Supervisor, I feel I would be remiss if I did not speak up and share several key issues of concern with you on behalf of myself the other residents:

COMPARISONS ON KEY ISSUES OF CONCERN:

<u>Surrounding Community</u>	<u>Proposal</u>
Individual Homes	324 Apartments
Privately owned	Rental Units
Single-family	Multi-Family
Age-restricted	Non-age-restricted
Children: No	Children: Yes
Lifestyle: Retired	Lifestyle: Working
1-story homes	16 total 2-story buildings, Or 9 total 3-story buildings
Middle-income Housing	Affordable(?) Housing
Buffer: Woods & Pasture with board fencing	Buffer: Wall? Landscaping?
Loss of mature Oak trees	Future of trees not guaranteed
Multiple access to CR42	Restricted access to CR42

COMPROMISE:

Therefore, I encourage you to require that the residential development be limited to age-restricted, single-family, privately owned, 1-story individual homes commensurate with the surrounding communities in the neighborhood.

Respectfully submitted,

Don

Don Deakin

District 4 Board of Supervisors, (CDD4), Supervisor & Past Chairman

Amenity Authority Committee, (AAC), Chairman & District 4 Representative

Email: DRDeakin@aol.com

Phone: (352) 750-5395

"Half of knowledge is knowing where to find it, . . .

The other half is knowing what to do with it when you do find it." --Don Deakin

To: Marion County Planning & Zoning Division
2710 E Silver Springs Blvd.,
Ocala, FL 34470
zoning@marionfl.org

Date: May 5, 2021

Agenda: May 18, 2021
40 Acre Parcel 48320-000-00
Land Use Agenda Item 21-L01 and
Zoning Agenda Item 210501Z

From: Fred Didden
16906 SE 93rd Cuthbert Cir
The Villages, FL 32162
Home Parcel# R6751-037-000
fdidden@verizon.net

I own a single family home located within 300 ft. immediately south and adjacent to the the subject 40 acre parcel. I strongly object to the change of use to EC (employment center) for the entire parcel and rezoning to multifamily 2 and 3 story apartments at all.

While the North borders on Hwy 42, this 40 acre property is bordered on the East, West and South by single family, one story homes. All three communities are age restricted. I feel the high density housing units proposed do not fit with the immediately surrounding neighborhood and will negatively impact:

- * School loading in the area
- * Traffic Congestion on Hwy 42
- * Hospital Access
- * Law Enforcement
- * Emergency Services
 - ⑩ Police
 - ⑩ Fire
 - ⑩ EMS
- * Utility Services
 - Water & Sewer
 - Power
- * The several retention ponds may negatively affect well water immediately east of the property.
- * The proposed dog walk adjacent to one retention pond may be an environmental issue as well.

Please deny this change in land use and spot re-zoning request for incompatible housing. I much prefer that the use for the south part be residential and zoning remain as it is: like use, single family, single story homes. I would prefer age restricted as well. The front part adjacent to Hwy 42 could be changed to EC and commercial use, north / south boundary appx. 1/3 to 1/2 of the property TBD.

Thank you,
FDidden
Fred Didden

40-ACRE PROPOSED DEVELOPMENT

RE:

Marion County Parcel # 48320-000-00
Case: #210501Z
#21-L01

FROM:

Holly Didden
16906 SE 93rd Cuthbert Circle
The Villages FL 32162
Parcel #R6751-037-000

I live within 300 feet of the Schilling 40-Acre subject property and have been notified of its proposed zoning change. I am writing to formally and strongly state my opposition to the zoning changes and land use of this 40-acre property known as Marion County Parcel #48320-000-00.

This property is surrounded on all three (3) habitable sides by single family, one story, age restricted homes, which the Owners, the Schilling family, should be aware of, since they appear to have owned the 40-acres since 2004. Now, the Owners are seeking a rezoning, perhaps to facilitate a contingency sale to Watermark Residential which would allow them to construct 324-427 incompatible rental units in 2-story or 3-story 50-foot-high buildings, into which they plan to inject an incompatible non age restricted population using a minimal 30' vegetation buffer zone and no barrier wall.

This outrageous plan - which is difficult to respond to since it is actually only a non-binding conceptual rendering - is presented to convince the Marion County Board of County Commissioners to grant rezoning and thus open the door to high-density incompatible development in the midst of an established senior community.

This high-density incompatible development if approved, would create - and already has created - a relentless and inevitable clash of age-related conflicts leading to anger, confrontation, complaints, and frustration resulting in more calls for intervention from county personnel, police, sheriffs and EMS as tempers and patience continue to fray leading to very destructive implications to the physical and mental health of the senior population.

Most Seniors go to bed about the time younger people are just starting to crank up, which is about 9 or 10 pm. These non-compatible lifestyles, schedules and stages of life must be considered and honored. Many of the senior homes, like mine, are very close to the property line. Some are only about 10-feet from the line, and 30-feet of vegetation next to multi-story buildings is no meaningful boundary at all.

People move to age-restricted communities by choice, leaving their established lives, families and neighborhoods within the general population in order to re-establish themselves among other seniors similarly motivated. People have moved to The Villages from all over the world for a reason.

In many cases those reasons center around the sense of safety, of being among your peers who understand the changes you are going through as you age, who are forgiving, and who provide an accepting accommodating environment for those natural changes to take place without the pressures to look, act and be younger than you are able to in order to fit in or be accepted.

Age-restricted communities like The Villages and Hilltop embrace aging with dignity, grace and all the FUN you can have with peers who also have chosen this lifestyle. They offer age- appropriate amenities in a well-controlled and supportive environment for their residents. **This is important**, because not many seniors are going to fight the traffic and trudging through sand to go to the beach. A lot of seniors don't feel comfortable wearing their bathing suit which might disclose aging debilities before a crowd of younger people. But they will go to the community pools to get some sun, to socialize, to feel like they belong, seeing others similarly marked with the signs of age.

Where people put their money reveals their hearts, their deepest needs and desires. The cumulative investment - financial, emotional, time, effort, planning, et al - of all the existing resident senior citizens negatively affected by this proposed zoning change far outweighs the investment at every level of the Schilling family owners. There is an almost endless choice of places to live without coming here unless you specifically need and desire this type of age-restricted supportive community environment for your present as well as future needs: financially, spiritually, emotionally, relationally.

This proposed development inures only to the benefit of the Owners and to overwhelming harm to the existing senior population, many of whom are non-mobile and would be very hard pressed to relocate. Even now, many are unable to respond to defend against this contentious rezoning and land use onslaught which is already placing unreasonably high-performance demands on aging and debilitated seniors many of whom are over 80, not computer literate and with all the concomitant advanced age-related issues which further make us easy prey in general society.

LIST OF RELEVANT ISSUES:

1. Increased Traffic:

I have heard County Road 42 will expand coast to coast, which alone will greatly increase traffic, yet the Owners want to introduce school buses, (as well as handicap student buses), stopping and blocking traffic multiple times per day in order to accommodate these burdensome changes.

I understand Marion County may be trying to co-opt the entrance/exit at Hilltop to accommodate a traffic light on CR42 or close the turn lane and require residents to make a right Turn only when exiting Hilltop, (even if they want to go left to the Mulberry Shopping Plaza). This would force Hilltop residents to go in the opposite direction and make dangerous U-turns on the 4-lane CR42, (with speed limits of 45 mph). Obviously, this would make it more difficult for these long time senior resident owners to come and go in safety; and disrespect their right to even exist there, by taking from them, in order to give to and facilitate the Owners' unnecessarily destructive plans.

2. Impact on Schools:

Over 300 non-age-restricted apartments will have a population of variable aged minors requiring busing; plus, the inevitable wave of visiting guests at all hours to these minors et al that will be in and out of the high-density apartment complex, will add even more to traffic congestion..

3. Impact on Law Enforcement:

Nuisance calls and traffic problems will increase the need for law enforcement personnel and equipment.

4. Impact on EMS Services:

The existing senior population has their own unique set of medical issues that must be accommodated, and ambulance calls are routine and frequent here. To add 324 to 900+ additional people in this high-density development who will have different emergency needs, will impact the ability of existing seniors to receive timely assistance and will lead to need for increased personnel, equipment, supplies and facilities to handle the extra medical demand.

5. Impact on Fire services:

Where is the 3-story fire ladder truck?

6. Insufficient Buffer Zone:

No barrier wall and only 30 ft of vegetation will not be enough noise and visual isolation.

7. Out-of-Kind Housing:

Inappropriate plans which put "out-of-kind" housing in place.

8. Zoning Incompatibility:

Does not consider surrounding neighborhoods regarding building height, age-restrictions, and stability of populations.

9. Noise and Encroachment Issues:

Children and Dog Park, unenforceable quiet hours of rental apartment dwellers

10. Insufficient amenities:

For projected population within new development leading to inevitable bleed over of high-density residents invading neighboring senior amenities

11. Lack of walls:

Necessary for security and buffering.

12. Lack of established need:

For this type, number, and size of dwellings

13. Impact on water and sewer management:

14. EPA Issues:

Proposed Dog Park adjacent to retention pond which I believe to be unlawful as per EPA standards due to contamination from feces of dogs flowing into pond and to well water table

15. Apparent Proposed Buyer:

Watermark, if it is the same as Watermark as in Lake Nona, builds luxury apartments offering 1/1 to 3/2 bedroom and bath apartments renting for \$1445-\$2213 as a baseline. Watermark could easily accommodate a like-kind age-restricted plan that fits into, instead of conflicts, with the current residential population in this area.

16. Seller's Business Names

Current Owners list SE Investment, Inc. in Florida as a business address on their Application for Rezoning yet that business address is listed online as Southeast Investments, Inc. Both of these businesses are listed as permanently closed on the internet, yet the website link takes you to The Ferber Company.

17. Out of State, Non-Resident Seller:

On their Application for Rezoning, the current owner lists various names and entities such as James R Schilling and Diane T Schilling **New Direction** IRA FBO, Richard J Schilling IRA all apparently based in Wisconsin and thus seeming to have no local concerns for existing population, nor for impact of their high-density plan.

18. Similarity of Seller's Business Name to Local Drug Live-in Facility:

There is a mental illness, drug and alcohol rehab live-in facility across the street on CR42 called **New Directions/Perspectives II**. Some residents are concerned that this very unstable, possibly dangerous, drug/alcohol/mentally impaired transient population could be funneled into some of these high-density apartments representing a further potential danger to our senior population and there would be no barrier to prohibit that very unstable influx.

19. Availability of Diverse Housing:

There is already more than adequate "diversity" of housing, (non-age-restricted, high-density, multi-family, rental apartments), either currently offered and/or approved to build throughout the Tri-County area such as off Hwy 441, CR466, CR466A, and HWY 301 (south of 466).

20. Wildlife:

This parcel hosts a wide variety of wildlife species such as the Great Horned Owl, and many other birds which may also be classed as protected in various ways.

21. Home Values:

A projected 20% decrease in our existing housing values is predicted by knowledgeable realtors if these destructive plans are approved.

WHY
MARION COUNTY ZONING CHANGE &
LARGE SCALE COMPREHENSIVE LAND USE PLAN
AMENDMENT FOR 40-ACRES 210501Z
LOCATED ON CR42 ADJACENT TO HILLTOP ESTATES
SHOULD BE DEFEATED

1. SPOT ZONING – Keep zoning with the surrounding age-restricted single-family homes.

The “classic” definition of **spot zoning** is “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners. **324 new units would permit Owners to reap large benefits while dramatically hurting Hilltop Estates owners.**

2. JEOPARDIZE SAFETY: FIRST RESPONDERS – Fire, Ambulance, Police, Hospital

Proposed 324 new units – 1,000 additional persons – would overwhelm capability of First Responders. The Villages, Hilltop Estates and single families/homes would be at risk.

3. CREATE UNSAFE TRAFFIC CONGESTION

Hwy 42 is already very busy 24/7. Proposed 324 new units – likely will add daily traffic of additional 500 vehicles – would cause a dramatic increase in traffic tie ups. Currently few opportunities on Hwy 42 to make safe left hand turns.

4. PUT CHILDREN's EDUCATION AT RISK:

Proposed 324 all-age units will increase the student at local schools, requiring Marion County Schools to either increase class size or hiring additional staff.

5. UTILITIES OVERWHELMED

Water, Sewer, Electricity unable to provide additional volume for 324 additional units. Air quality negatively impacted by more than 324 additional vehicles.

6. HEED PRECEDENT: PETITION DENIED

5 years ago land Owners attempted to initiate a similar Zoning Change/Land Use plan. The proposal was defeated.

7. OBEY MARION COUNTY FUTURE LAND USE OBJECTIVES

Preserve, protect and manage the County's valuable natural resources to insure that the integrity of these areas is sustained into the future.

A) Promote the conservation and preservation of natural resources:

324 additional units result in 40 acres lost.

B) Ensure adequate services and facilities to timely serve new and existing development:

324 additional units result in a drain on current resources.

C) Protect and enhance the public health, safety, and welfare:

324 additional units result in drain on current resources.

D) Protect private property rights:

324 additional units adjacent to Hilltop Estates result in owners negatively impacted by water concerns (wells), traffic, strain on schools and increased school taxes, and need for additional first responders which could also increase taxes.

4/20/2021

From: Penny Gould <pennygould53@gmail.com>
Sent: Sunday, April 25, 2021 10:37 PM
To: Marion County Zoning
Subject: April 26 public hearing - agenda items 2.1 & 2.2

Dear members of the Marion County Planning and Zoning Commission,

I am writing in opposition to the proposed change in zoning of the 39.28 acres at 9494 SE Hwy 42 in Summerfield from largely commercial and agricultural to commercial along the front and nine apartment buildings in the back.

I live in Hilltop Estates, the 55+ community which borders the property on the east. We, along with residents of The Villages, which borders the property on the south and west, are very concerned about both the amount of additional traffic of a 342 unit apartment complex, and the impact multi-family dwellings with no age restrictions will have on our quality of life - and our property values.

There has even been a conversation with a representative of the county engineering department that suggests a stop light would be needed for access to and from the property, which would eliminate our access to a left turn west onto highway 42.

We have no objection to the property being sold and developed, the plans submitted for commercial use, or single family dwellings, preferably that are also deed restricted to 55+ ownership. But adding up to 1,000 more people of all age groups will have a devastating effect on all the homeowners and residents who are already there.

Please reject this request for a change of zoning in favor of one which accommodates single family instead of multiple story, multi-family dwellings.

Thank you for your attention and consideration,

Penny Gould
16683 SE 96th Avenue
Summerfield, FL 34491

From: Murphy Smayda <fairlady2009@rocketmail.com>
Sent: Sunday, April 25, 2021 1:56 PM
To: Marion County Zoning
Subject: Fwd: email and address.pdf
Attachments: email and address.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Michele <fairlady2009@rocketmail.com>
Date: April 25, 2021 at 12:28:57 PM EDT
To: zoning@marionfl.orh
Subject: email and address.pdf

To whom it may concern,

I am objecting to the rezoning and land use plan for the property at 9494 SE Hwy 42 Summerfield, FL 34491. Parcel 48320-000-00.

I am a home owner in Hilltop Estates. Mary M Smayda 16646 SE 96th Court Summerfield, FL 34491. Sec 27 Twp 17 Rge 23 Plat book x page 062 Blk B Lot 31.

The reasons are numerous but here are a few: traffic on 42 is terrible now...I can't imagine what it would be like with 1000 more residents... most households have 2 cars so that would be an additional 2000 vehicles. Noise...I moved into a 55 plus community for the peace and quiet that is provided by the community. I moved here because I was surrounded by 55 plus communities and we have an HOA which helps keep our property values up. Our property values will go down if apartments are built so close. Aesthetically there are no 2 or 3 story homes within miles of the property. Nothing against children or pets but I don't want them roaming around my 55 plus community and that is what will happen if this rezoning takes place. The school bus situation will be disastrous with stopping traffic on Rt 42. Please consider our situation in Hilltop Estates...most of us bought here to finish out our lives in a peaceful 55 plus community.

Thank You,
Mary Smayda

Soucey, Stephanie

From: Mary Child's <marlisechilds@gmail.com>
Sent: Saturday, April 24, 2021 4:41 PM
To: Marion County Zoning
Subject: RE: 21-101 / 2105012 (RE-ZONING ON C.R. 42 IN SUMMERFIELD, FL)

I would like to formally object to the re-zoning proposal for the above-referenced property as an adjacent property owner for several years. I have witnessed personally the growth and increase in traffic on County Road 42 making it dangerous and at times impossible to navigate. This re-zoning and the planned construction of 300-400 multi-family structures and commercial facilities would be devastating to the existing homeowners surrounding that area. I plan to attend the meeting to be held on April 26, 2021, at which time I would like to hear how the County is planning to deal with the many problems that will be incurred if the current plans for this property are instituted. A similar plan was instituted about 5 years ago and it was shot down as not being appropriate for this area. If anything the problems are worse for this current plan to succeed.

Bruce Henry
16633 SE 96th Court
Summerfield, FL 34491

Soucey, Stephanie

From: Mary Child's <marlisechilds@gmail.com>
Sent: Saturday, April 24, 2021 4:29 PM
To: Marion County Zoning
Subject: RE: 21-L01 / 2105012 County Road 42 iin Summerfield, FL

I am hereby advising you in writing that I strongly oppose the requested zoning change being noticed by the very small signs posted in one spot along County Road 42 for the approximate 40 acres. I am opposing this change because of many obvious reasons (some of which were the cause of a previous defeat of a similar request about 5 years ago). I am currently residing on property located adjacent to the subject property and know first hand the dangerous, unsafe and unresolved traffic problems currently in existence at the subject location without adding 300 to 400 additional residential units and additional commercial sites. In addition, the planned multiple family structures proposed are not conducive with other single family, over 55 residential properties surrounding this property. This property is not near schools or bus routes as well and there are no other facilities planned for children. I believe this would also put a strain on our water system, utilities and our police and fire responders. I will be attending the Planning and Zoning Committee meeting on April 26, 2021 at 5:30 pm. I hope you will be able to provide comments on the concerns I have raised.

Mary L. Childs,
16633 SE 96th Court
Summerfield, FL 34491

Soucey, Stephanie

From: Debbie Tiernan <jgt.dmt2005@rocketmail.com>
Sent: Saturday, April 24, 2021 12:00 PM
To: Marion County Zoning
Subject: Objection to zoning change

We are objecting to the zoning change proposal file #2021-2767, agenda 2.1., James and Diane Schilling. It would dramatically increase population, traffic & congestion.

James and Deborah Tiernan
16898 SE 96th Chapelwood Circle
The Villages, Fl 32162
Unit 52 Lot 98

Soucey, Stephanie

From: Gary And Loretta <the2mids@gmail.com>
Sent: Wednesday, April 21, 2021 10:21 AM
To: Marion County Zoning
Subject: Rezoning 21-L01. 210501Z

Outside 2001

We are residents of Hilltop Estates, a private property, deed restricted, age restricted 55 plus community. We own Lot B33 in Hilltop. Our address is 16668 SE 96th Ct, Summerfield FL 34491.

We strongly OBJECT to rezoning request.

Our objections include it will not be age restricted and that is why we bought our property, along with traffic will pick up and having to possibly turn ONLY right out of subdivision. More school bus stops, and possible increase in taxes.

WE OBJECT!

Gary and Loretta Middleton
16668 SE 96th Ct
Summerfield, FL 34491
217 473 8942

324 additional units result in a drain on current resources.

C) Protect and enhance the public health, safety, and welfare:

324 additional units result in drain on current resources.

D) Protect private property rights:

324 additional units adjacent to Hilltop Estates result in owners negatively impacted by water concerns (wells), traffic, strain on schools and increased school taxes, and need for additional first responders which could also increase taxes.

Respectfully,

Denise and Andrew Kresch

Parcel Number: Sec 27 TWP 17 RGE 23 PLAT BOOK X Page 062

Tax Account number: R48333-001-09

Hilltop Estates Block A Lot 9

16563 SE 96th Court

Summerfield, FL 34491

m: 808.866.7357

e: akresch1@gmail.com

Soucey, Stephanie

From: Marion County, FL website <noreply@marionfl.org>
Sent: Friday, April 23, 2021 2:01 PM
To: County Commissioners
Subject: *NEW SUBMISSION* Contact us - Commissioners

Follow Up Flag: Follow up
Flag Status: Completed

Contact us - Commissioners

Submission #: 894945
IP Address: 3.15.163.186
Submission Date: 04/23/2021 2:00
Survey Time: 13 minutes, 58 seconds

no name
no address

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Email your comments, questions, and suggestions.

You can use this form to email your comments or notify us of any concerns which you may have. Please enter a valid email address where we may contact you. If you do not wish to be contacted via email, you may include your address and phone number in the comments area. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Email address

admmls@aol.com

Comments

I am writing to you because I am concerned about a rezoning request: 21-L01 21001Z I have read the paper work on the request and am concerned over several items. First there will be a great increase in traffic on Hwy 42. This proposal calls for adding 324 multi-family living units. I may be premature but has a traffic study been completed? Another concerning factor is there is only one entrance and exit for the lower portion and one access to the upper commercial area.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Thank you,
Marion County, FL

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Soucey, Stephanie

20-201/2105012

From: Anthony Cipriano <tonyc7145@yahoo.com>
Sent: Thursday, April 22, 2021 8:16 PM
To: Marion County Zoning
Subject: Zoning Change

Please keep the zoning area of the Watermark Residential Concept Plan unchanged for age restricted seniors 55 years and older. I live next to this proposed site In Hilltop Estates. My wife and I are in our 70's and are afraid of what could be with children and teenagers so close. We don't have a problem with proposed housing if it is only for age restricted adults.

Sincerely,

Anthony M Cipriano
Hilltop Estates HOA
9637 Se 165th Lane
Summerfield, FL 34491

Outside 300'

Soucey, Stephanie

21-LOI/2105012

From: Ben Brown <ben@blbflight.com>
Sent: Thursday, April 22, 2021 8:04 PM
To: Marion County Zoning
Subject: Highway 42 Development

This email is to express our strong opposition to the proposed development plans on the 39 + acres on highway 42 in Summerfield..a zoned single family and commercial plot of land. Two and three story apartment buildings are not the right application for that lot. Traffic control, noise, a reduction of our land values, potential water supply issues and other factors are not conducive to this rezoning request.

Please do not allow this zone change..keep it as written years ago.

Benjamin Brown lot D11
Hilltop Estates
9671 SE 167 PL
Summerfield, FL 34591

Outside Zoning

Soucey, Stephanie

From: Teresa <ktbug124@yahoo.com>
Sent: Wednesday, April 21, 2021 9:54 AM
To: Marion County Zoning
Subject: Rezoning 21-L01. 210501Z

within 300'

I am a resident of Hilltop Estates, a private property, deed restricted, age restricted 55 plus community. I own Lot B11 which is within 300 feet of proposed zoning change. My back yard property backs up to the proposed rezoning request property.

I strongly object to the proposed rezoning requests !!!!!!!

My concerns include this is a proposed no age restrictions property for 324 multi family residents. This whole area is surrounded by 55 plus residential areas. The idea of having 2-3 story residential units and commercial units will take away the peace and tranquility of the property I own.

A major increase in residents will increase traffic. Proposed talk is rerouting our traffic pattern from out of Hilltop to no longer be able to turn left on Rt 42. This means I would have to turn right then travel down 42 to make a U turn to go west on 42 Unless we allow an access road to the property in question. This will Be difficult with RVs.

Traffic pattern will be disrupted by more school bus stops to that area. A proposed access to Hilltop via a road to our first cul de sac adjacent to the property will open our private area to the public. This becomes a concern for more criminal acts and safety issues. Taxes may increase for school buses, first responders etc.

I do NOT support this rezoning request!!!

Teresa Daniels
16624 SE 95th Ct
Summerfield Florida
Lot B11

Sent from my iPhone

Soucey, Stephanie

From: RichardLinda Deming <rldeming1@gmail.com>
Sent: Wednesday, April 21, 2021 6:34 PM
To: Marion County Zoning
Subject: 21-L01 and 210501Z

zoning@marionfl.org

Re: 21-L01 & 210501Z - James R and Diane T Schilling, ET AL

Planning and Zoning Committee

First Public Hearing - 04/26/2021 @ 5:30 pm

From: Richard and Linda Deming *inside 200'*

16671 SE 92nd Stokes Ct

The Villages, Florida

Parcel Number – 6719-012-000

We have some concerns about the planned project. We knew that the land behind us and to our side would someday be developed. Our experience in The Villages has shown that new commercial areas were well landscaped and gave adjacent neighborhoods privacy and separation from the new buildings. In this case we don't know the owners. I do see on the documents that the developer is listed as Watermark Residential of Indiana. Their development work has produced some beautiful results. I hope that their involvement will mean similar results as those we have seen their web site.

So we have pros, cons and wishes.

Pros -

The Villages area is always in need of more employees.

New retail shops are a benefit for all local residents.

Full time residents are a plus to all local restaurants and stores.

Cons -

Our privacy will become greatly diminished.

Our property resale value will be reduced.

More residents mean more vehicles on the roads.

More residents mean more children in schools.

The stores will be busier.

Wishes -

Please leave the big oak trees along the property line.

Use the 3 story plan you describe for less personal impact. ie. 100 foot setback, buildings further back and toward the center of your property.

Please don't build right along the property line so that your residents look out their windows and stare directly into our homes.

Richard and Linda Deming

Marion County Planning & Zoning Division
2710 E Silver Springs Blvd.,
Ocala, FL 34470
zoning@marionfl.org

April 26, 2021

Land Use agenda item 21-L01 and
Zoning agenda item 210501Z

Fred Didden
16906 SE 93rd Cuthbert Cir
The Villages, FL 32162
Parcel# R6751-037-000
fdidden@verizon.net

My wife and I own a single family home located within 300ft. It located immediately south and adjacent to the the subject agenda land use and rezoning property. **I strongly object to the change of use** to EC (employment center) and rezoning to multifamily 2 and 3 story apartments. I much prefer that the zoning remain as like use, single family, single story homes.

While the North borders on Hwy 42, this 40 acre property is bordered on the East, West and South by single family, one story homes. All three communities are age restricted.

I feel the high density housing units proposed will negatively impact:

- *Schools
- *Hospitals
- *Law Enforcement
- *Traffic Congestion
- *Emergency Services
 - Ⓢ Police
 - Ⓢ Fire
 - Ⓢ EMS
- *Utility Services
 - Water & Sewer
 - Power

Please deny this change in land use and spot re-zoning request.

Thank you,
FDidden
Fred Didden

Petition to object to zoning changes (210510Z). 210501Z # 21-201

Marion County Planning and Zoning Division

2710 East Silver Springs Blvd., Ocala FL 34470

Petition summary & background

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035.

Please see

Action petitioned for

attached partial list of concerns.

Printed Name	Signature	Address	Parcel #	Prop.	Within	300 ft	Date
James D. Kanaley	James D. Kanaley	9672 SE 167th PL	R48333-002- B-55	Yes	No (No)		4/22/21
JULIA KANALEY	Julia Kanaley	9672 SE 167th PL	R48333-002- B-55		No		4/22/21
JUDITH BIZOT	Judith L. Bizot	9547 SE 165th LANE	R48333-003- B-1	yes			4-23-21
Debbie Gilpatrick	Debbie Gilpatrick	9640 SE 165th LANE	R48333-003- C-9		NO		4-23-21
Ronald Gould	Ronald Gould	16683 SE 96th Ave	R48333-002- B-6		No		4-23-21
MARJORIE MURRAY	Marjorie Murray	9656 SE 167 PL	R48333-002- -53		NO		4/23/21
GEORGE F MURRAY	George F. Murray	9656 SE 167th PL	R48333-002- -53		NO		4/23/21
Sonia Raso	Sonia Raso	9640 SE 167th PL	R48333-002- B-51		NO		4/23/21
JACK RASO	Jack Raso	9640 SE 167th PL	R48333-002- B-51		NO		4/24/21
GLORIA PARADIS	Gloria Paradis	9616 S.E. 167 PL	R48333-002- B-18		NO		4-25-21
KEITH SCHMID	Keith Schmid	9615 SE 167 PL	R48333-002-38		NO		4/25/21
Bonnie Schmid	Bonnie Schmid	9615 SE 167th PL	R48333-002-38		NO		4/25/21

FB

Petition to object to zoning changes (210510Z). 210501Z #21-L01
Marion County Planning and Zoning Division
 2710 East Silver Springs Blvd., Ocala FL 34470

Petition summary & background

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035. Please see attached partial list of concerns.

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the request for zoning changes for 9494 SE HWY 42, Summerfield.

Printed Name	Signature	Address	Parcel #	Prop. Within 300 ft	Date
JACKIE W. FILLMORE	<i>Jackie W. Fillmore</i>	16632 SE 96 th CT Summerfield	48333-002 48333-002-30	Yes No No	4-22-21
Carolene Fillmore	<i>Carolene Fillmore</i>	16632 SE 96 th CT Summerfield	48333-002-30	No	4-22-21
PAT Timm	<i>Pat Timm</i>	16664 SE 97 th Ct. Summerfield	48333-001 B61	No	4-22-21
Paul Timm	<i>Paul Timm</i>	16664 SE 97 th Ct Summerfield	48333-001 B62	No	4-22-21
Irene Marsh	<i>Irene E. Marsh</i>	16672 SE 97 th Ct Summerfield	48333-001 B62	No	4-22-21
Gary Marsh	<i>Gary D Marsh</i>	16672 SE 97 th Ct Summerfield	48333-001 B61	No	4-22-21
Lucille Moniz	<i>Lucille Moniz</i>	9680 SE 167 th L Summerfield	48333-002 B56	No	4-22-21
MARIE BAYVAT	<i>Marie Bayvat</i>	16743 SE 96 th Summerfield	48333-003 B58	No	4-22-21
LORCE JONES	<i>Lorce Jones</i>	9664 SE 167 th L Summerfield	48333-002 B54	No	4-22-21
GEORGE F. MAXWELL	<i>George F. Maxwell</i>	9651 SE 167 th PL Summerfield	48333-002 D9	No	4-22-21
CECELIA FORMANO	<i>Cecelia Formano</i>	9574 S.E. 165 th Lane Summerfield	48333-0003-01	No	4-22-21
DONICK FORMANO	<i>Donick Formano</i>	9574 S.E. 165 th Lane Summerfield	48333-0003-01	No	4-22-21

81 ACC 41
Petition to object to zoning changes (210518Z). ~~of 21-101~~

Marion County Planning and Zoning Division

2710 East Silver Springs Blvd., Ocala FL 34470

Petition summary & background

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035. Please see

Action petitioned for

attached partial list of concerns.

Printed Name	Signature	Address	Parcel #	Prop.	Within 300 ft	Date
✓ RALPH CLEMONS	Ralph Clemons	SUMMERFIELD, FL 34491 9527 SE 165 TH LANE	R48333-002 108	Yes	No	
✓ Marilyn McCoy	Marilyn McCoy	SUMMERFIELD FL 34491 16635 SE 95 TH CT	R48333-002-15	Yes		Yes 4/22/21
✓ TERRY McCoy	Terry McCoy	SUMMERFIELD FL 34491 16635 SE 95 TH CT	R48333-002-15	Yes		Yes 4-22-21
✓ BARBARA Spiller	Barbara Spiller	SUMMERFIELD FL 34491 16571 SE 95 TH COURT	R48333-002-16	Yes		Yes 4-22-21
✓ Ralph Spiller	Ralph Spiller	FL 34491 165 SE 95 TH CT SUMMERFIELD	R48333-002-16	Yes		Yes 4/22/21
LINDA McMAHON	Linda McMahon	FL 34491 9568 SE 166 TH PI SUMMERFIELD	R48333-002-25	Yes		Yes 4/22/21
BARBARA BURNETT	Barbara Burnett	SUMMERFIELD FL 34491 9574 SE 166 TH SUMMERFIELD	R48333-002-26	No	No	4-22-21
Andrew ELY	Andrew Ely	9610 SE 166 TH Place Summerfield FL 34491	R48333-002-28	No	No	4/22/21
Catherine Rebelas	Catherine Rebelas	16649 SE 96 TH CT SUMMERFIELD FL	R48333-002-30	No	No	4/22/21
MICHAELIS	Phong Mai	16667 SE 96 TH CT	R48333-002-5	No	No	4/23/21
Rosalee McCollum	Rosalee McCollum	SUMMERFIELD 9588 SE 165 TH Ln.	R48333-0003-02	No	No	4/23/21
Saundra Andrus	Saundra Andrus	Summerfield 9630 SE 165 TH Lane	R48333-003-33 LOT 3+4	No	No	

PB

210501Z # 21-201

Petition to object to zoning changes (210540Z).

Marion County Planning and Zoning Division

5:30 Mon. 2710 East Silver Springs Blvd., Ocala FL 34470

Petition summary &
background

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035.
Please see

Action petitioned for

attached partial list of concerns .

Printed Name	Signature	Address	Parcel #	Prop.	Within 300 ft	Date
Pauline Keple	Pauline Keple	Summerfield, FL 16565 - 88 96 th AVE	48333-0016	Yes	No	4/22/21
William Keple	William Keple	Summerfield, FL 16565 88 96 th AVE	48333-0021		no	4/22/21
BERNIE ST GEORGE	Bernie St George	16543 SE 96 th CT Summerfield, FL	48333-0003		no	4/22/21
ANN & HE ST GEORGE	Ann & He St George	16543 SE 96 th CT Summerfield, FL	48333-0003		no	4-22-21
ERNEST ANDROS	Ernest Andros	9630 165 th LANE Summerfield, FL	48333-0003		no	4-22-21
Jerry DuFresne	Jerry DuFresne	16566 SE 96 th CT Summerfield, FL 34491	48333-0002		NO	4-22-21
BETTY LEWANDOWSKI	Betty Lewandowski	16582 SE 96 th CT Summerfield, FL 34491	48333-0002		NO	4-22-21
John Lewandowski	John Lewandowski	16582 SE 96 th CT Summerfield, FL 34491	48333-0002		NO	4-22-21
Debra E Emmerson	Debra E Emmerson	16651 SE 97 th CT Summerfield, FL 34491	48333-0001		NO	4-22-21
Lois Shank	Lois Shank	16613 SE 96 th AVE Summerfield	48333-0003		No	4-22-21
Bill Shank	Bill Shank	16613 SE 96 th AVE Summerfield	48333-0003		No	4-22-21
THERESA PARISE	Theresa Parise	16681 SE 96 th CT, Summerfield	48333-0001		No	4-22-21

PK

Petition to object to zoning changes (210510Z). 210501Z P 21-601
Marion County Planning and Zoning Division
 2710 East Silver Springs Blvd., Ocala FL 34470

**Petition summary &
background**

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035.

Please see

Action petitioned for

attached partial list of concerns .

Printed Name	Signature	Address	Parcel #	Prop. Within 300 ft	Date
TINA Bell	Tina A Bell	958 SE 165 th LN	R48333- lot A-1	Yes (No) NO	4/21/21
NA Sandra Miller	Sandra Miller	16717 SE 95 th TAV		NO	4/25/21
PATRICK STEFANO	Patrick P Stefano	9589 SE 166 th LN.	R48333- LOT 003	YES NO	4/21/21
Betty Henderson	Betty R Henderson	9619 SE 165 th Lane	R48333-004 Lot A-4	YES NO	4-21-21
Henry RODRIGUEZ	H Rod	16655 95 th Ct	R48333- lot B12	YES NO	4/21/21
Robert Van Horn	Robert L Van Horn	16640 SE 95 th Ct	R48333- 002 B12	YES NO	4/22/21
Lana Van Horn	Lana Van Horn	16640 SE 95 th Ct	R48333- 002 B12	YES	4/22/21
Judy HAZARD	Judy Hazard	16561 SE 95 th Ct	R48333 B17	yes	4/22/21
SUE HANNA	Sue Hanna	9575 SE 166 th Place	R48333- B20	yes	4/22/21
Judy Ward	Judy Ward	9567 SE 166 th P/ACE	R48333- B23	yes	4/22/21
Jim Spence	Jim Spence	9551 SE 166 th PLACE	R48333 B23	yes	4/22/21
Gary McCinnell	Gary McCinnell	9552 SE 166 th Pl.	R48333 B24	yes	4-20/21

Petition to object to zoning changes (210510Z). 210501Z #21-201
Marion County Planning and Zoning Division
 2710 East Silver Springs Blvd., Ocala FL 34470

Petition summary & background

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035. Please see attached partial list of concerns.

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the request for zoning changes for 9494 SE HWY 42, Summerfield.

Printed Name	Signature	Address	Parcel #	Prop. Within 300 ft	Date
Rick Reynolds	Rick Reynolds	16551 SE 96 TH , Summerfield, FL	R48333-002 18	Yes No	4/22/21
CHARLOTTE STEFANO	Charlotte Stefano	9589 SE 166 th Lane	R48333-002 03	No	4-22-21
TERESA RITZ	Teresa Ritz	16611 SE 96 th Ct Summerfield	483330002 13	NO	4-22-21
JOANN MILLER	JoAnn Miller	16619 SE 96 th Ct Summerfield	483330002 A 13	NO	4-22-21
Joanne Lounsburg	Joanne H. Lounsburg	16633 SE 96 th Ave.	483330002 A 14	No	4-22-21
CAROLE GOGGIN	Carole Goggin	16671 SE 97 th Ct Summerfield	483330002 A 17	no	4.22.21
Chris Dehn	Chris Dehn	16754 SE 97 th Ct Summerfield	483330002 B67	NO	4-22-21
Paola DellaRocca	Paola DellaRocca	16723 SE 96 th Ct	48333-004-08	NO	4.22.21
JORDAN CROSS	Jordan Cross	16627 SE 96 th Ct	483330001 D-1	NO	4-22-2021
Dawn Johnson	Dawn Johnson	16701 SE 96 th Ave	483330003 B59	No	4-22-21
Allen Johnson	Allen Johnson	16701 SE 96 th Ave	483330003 B59	no	4-22-21
JO ANN MARTIN	Joanne Martin	16749 SE 96 th Ave Summerfield	483330003 B57	NO	4/22/21

BR

Petition to object to zoning changes (210510Z).

210501Z # 21-201

Marion County Planning and Zoning Division

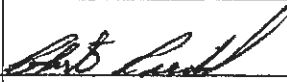

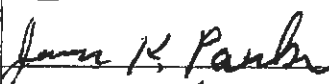
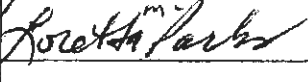
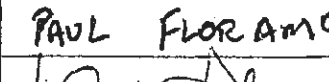
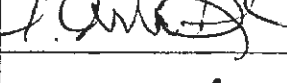
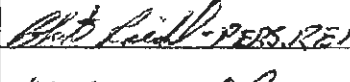
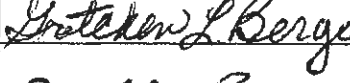

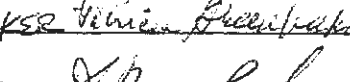
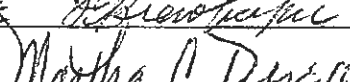
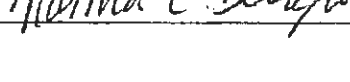
2710 East Silver Springs Blvd., Ocala FL 34470

Petition summary & background

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035. Please see attached partial list of concerns .

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the request for zoning changes for 9494 SE HWY 42, Summerfield.

Printed Name	Signature	Address	Parcel #	Prop. Within 300 ft	Date
ROBERT RIEDEL		16669 S.E. 95TH TER, SUMMERFIELD	R48333-002-41	Yes No NO	4-21-21
Kathleen Riedel		16669 SE 95th TER Summerfield	R48333-002-41	NO	4-21-21
James Parks		16681 SE 95 TER Summerfield	R48333-002-40	NO	4/21/21
Loretta Parks		16681 SE 95 TER Summerfield	R48333-002-40	NO	4/21/21
✓ Paul Floramo		16718 SE 95 TER SUMMERFIELD	R48333-002-44	YES	4/21/21
DOREEN ANNE FLORAMO		16718 SE 95 TER Summerfield	R48333-002-44	YES	4/21/21
✓ BARBARA SVETLA		16682 S.E. 95 TER, SUMMERFIELD	R48333-002-43	YES	4-21-21
✓ Gretchen Berge		16645 SE 95th CT Summerfield	R48333-002-14	YES	4-21-21
✓ DAVID A BERGE		16645 SE 95th CT, Summerfield	R48333-002-14	YES	4-21-21
PATRICIA A BREWBAKER		16569 SE 96 AV SUMMERFIELD	R48333-003-15	NO	4-22-21
JOHN C BREWBAKE		16569 SE 96 AVE SUMMERFIELD	R48333-003-15	NO	4-22-21
MARTHA C DIRLA		16665 SE 97th CT SUMMERFIELD	R48333-001-A-16	NO	4-22/21

✓

303

Petition to object to zoning changes (210510Z). 210501Z # 21-201
Marion County Planning and Zoning Division
 2710 East Silver Springs Blvd., Ocala FL 34470

Petition summary & background

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035.
 Please see attached partial list of concerns.

Action petitioned for

Printed Name	Signature	Address	Parcel #	Prop.	Within 300 ft	Date
John Swartz	John C. Swartz	16744 SE 96th Ave. Summerfield, FL 34491	R48333-002-18	Yes	No	4-22-21
LARRY BARNHISSE	Larry Barnhiser	16673 SE 97th CT Summerfield, FL 34491	R48333-002-18		No	4-22-21
Nancy Barnhiser	Nancy Barnhiser	16673 SE 97th CT Summerfield, FL 34491	R48333-002-18		No	4-22-21
STEVE HEARNE	Steve Hearne	16742 SE 97th CT Summerfield, FL 34491	R48333-002-B65		No	4-22-21
Helen Hearne	Helen Hearne	16742 SE 97th CT Summerfield, FL 34491	R48333-002-B65		No	4-22-21
Janice Larocque	Janice Larocque	9586 SE 166th Pl Summerfield, FL 34491	R48333-002-B27		No	4-22-21
KENNETH LAROCQUE	Kenneth Larocque	9586 SE 166th Pl Summerfield, FL 34491	R48333-002-B27		No	4-22-21
✓ THERESA ROLFE	Theresa Rolfe	16722 SE 95th Terrace Summerfield, FL 34491	R48333-002-45		YES	4-22-21
✓ ROBERT R ROLFE	Robert R Rolfe	16722 SE 95th Terrace Summerfield, FL 34491	R48333-002-45		YES	4-22-21
✓ JOSEPH RADANSKY	Joseph Radansky	9528 SE 165th Lane Summerfield, FL 34491	R48333-002-B4		YES	4-23-21
✓ KENNETH SUMMERSCHULTZ	Kenneth Summerschultz	16562 SE 96th CT Summerfield, FL 34491	FILE # 21-271		No	4-23-21
Michael Summerschultz	Michael Summerschultz	16562 SE 96th CT Summerfield, FL 34491	FILE # 21-271		No	4-23-21

Petition to object to zoning changes (210510Z). 210501Z #21-401
Marion County Planning and Zoning Division
 2710 East Silver Springs Blvd., Ocala FL 34470

Petition summary & background

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035. Please see attached partial list of concerns.

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the request for zoning changes for 9494 SE HWY 42, Summerfield.

Printed Name	Signature	Address	Parcel #	Prop. Within 300 ft	Date
JAMES STUEBER	<i>[Signature]</i>	9650 SE 165 th Lane Summerfield	R48333-002 C-6	Yes No	4-23-21
Patricia Sammit	<i>[Signature]</i>	16583 SE 96 th Ct Summerfield	R48333-001 R-11	NO	4-23-21
Beggsman Bruce	<i>[Signature]</i>	9671 SE 167 th Pl Summerfield	R48333-002 D11	NO	4-23-21
Linda Brown	<i>[Signature]</i>	9671 SE 167 th Pl Summerfield	R48333-002 D11	NO	4-23-21
Dona Moss	<i>[Signature]</i>	9648 SE 167 th Pl Summerfield	R48333-002-521	NO	4-23-21
Virginia Barthlow	<i>[Signature]</i>	9623 SE 167 th Pl Summerfield, FL 34491	48323-002 31B		
Bruce Henry	<i>[Signature]</i>	16633 96 th Ct Summerfield	R48333-004	NO	4-25-21
Peggy A Lytle	<i>[Signature]</i>	9553 SE 166 th Place Summerfield		NO	4-25-21
Dorothy	<i>[Signature]</i>	9552 SE 166 th Pl		NO	4-25-21

R

Petition to object to zoning changes (210510Z). 210501Z # 21-601
Marion County Planning and Zoning Division
2710 East Silver Springs Blvd., Ocala FL 34470

Petition summary & background	To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035. Please see attached partial list of concerns.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny the request for zoning changes for 9494 SE HWY 42, Summerfield.

Printed Name	Signature	Address	Parcel #	Prop. Within 300 ft	Date
John Zimbardi	<i>John Zimbardi</i>	Summerfield 16715 SE 96 CT	48333-002 DT	Yes No NO	4-23-21
Fay Zimbardi	<i>Fay Zimbardi</i>	16715 SE 96 CT Summerfield	48333-002 DT	NO	4-23-21
Robert Simpson					
Robert Simpson	<i>Robert Simpson</i>	16682 SE 96 CT SUMMERFIELD	48337-002 B95	NO	4-23-21

1

2

Petition to object to zoning changes (210510Z). *210501Z P 21-601*
Marion County Planning and Zoning Division
 2710 East Silver Springs Blvd., Ocala FL 34470

**Petition summary &
background**

To protect the assets, character, and quality of life in the County by following the County's Comprehensive Plan 2035.

Please see

Action petitioned for

attached partial list of concerns .

Printed Name	Signature	Address	Parcel #	Prop.	Within 300 ft	Date
TRAFFICANTE Elizabeth K.	<i>Dr. [unclear]</i> Elizabeth K.	SUMMERFIELD, FL 34491 16666 SE 96 th CT	R48333-204 332	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ND		4-22-2021
			R48333-			
			R48333-			
			R48333-			
			R48333-			
			R48333-			
			R48333			
			R48333			
			R48333			

Soucey, Stephanie

From: Marion County Web Administrator
Sent: Friday, April 23, 2021 4:44 PM
To: Soucey, Stephanie
Subject: FW: Feedback for Marion County, FL

The email below was received for your department. Can you please reply?

Thanks,

From: noreply@marionfl.org <noreply@marionfl.org>
Sent: Thursday, April 22, 2021 4:05 PM
To: Marion County Web Administrator <WebAdmin@marioncountyfl.org>
Subject: Feedback for Marion County, FL *no name / no address*

You have received this feedback from Linda Rudolph <lotus524@gmail.com> for the following page:

<https://www.marionfl.org/government/departments-facilities-offices/growth-services/planning-zoning>

I am very much opposed to changing the Zoning for 21L01: 210501z

Soucey, Stephanie

From: Genevieve B Harbowy <roygenny@embarqmail.com>
Sent: Friday, April 23, 2021 11:21 AM
To: Marion County Zoning
Subject: Agenda # 2.1 and 2.2 April 26,2021 5:30PM

Within 600'

Dear Sirs,

My name is Mrs Genevieve Harbowy. I live at 16898 SE 93rd Cuthbert Circle, UL#M51.39.

I strongly object to the proposed zoning change to 21-L01 and 210501Z. The surrounding areas are for age-restricted single family homes and must be kept that way.

Putting in 2 or 3 story non age-restricted housing would greatly increase traffic, possibly increase our school taxes and depreciate nearby property values.

The proposed vegetation barrier would pose a security problem to my property which is only 10 feet from the adjacent property in question.

This security problem would be due to the lack of substantial barriers since there would be open access from any commercial or residential development.

If apartment housing were to be installed, provisions would have to be made to address future need for on site charging stations for electric vehicles.

In summary, I respectfully submit my strenuous objection to the proposed zoning change to this property.

Mrs.Genevieve Harbowy

Sent from my iPad

21-101
210501 Z

April 13th, 2021

Richard W. Pearce
9440 SE 164th Place
Summerfield, Florida 34491
Rpearce777@hotmail.com

within 600'

Marion County Planning & Zoning Division
2710 E. Silver Springs Blvd.
Ocala, Florida 34470
zoning@marionfl.org

Re: Zoning Parcel: 48320-000-00 (1st Meeting April 26, 2021)

Dear Sir,

I'm **objecting to the zoning change** of use for the **parcel 48320-000-00, located at 9494 SE Hwy 42, Summerfield, Fl.**

Established residents in Marion County have never welcomed the over-glut of new developed housing in the area. This is especially true in the "Villages" area, which has developed into an area governed by an "unelected assembly" that imposes rules and regulations on their region and also indirectly on the surrounding locale. These larger developments are often not executed as planned, with many projects being vacant for years, which thus affects the overall values the local community.

The local community has a 'goodwill' value in its attractiveness, in that the housing in the area isn't of the 'cookie-cutter' planned variety and businesses are small and locally-owned. This value would be appreciably be diminished by adding more of the same type of development to the area. *Irrelevant to my opposition, I note that Bill Gates is now the largest farmland owner in the USA. The most profitable future use of the parcel would be agricultural. There will be a global food shortage in 2021. A number of NGO's openly state this and planning for it. The owners of the property are planning a pro-forma model that has worked in the recent past, which has no real bearing on what may work in the future.*

The planned re-zoning will cause more of the type of same horrendous changes that have been forced on the local residents by other large development entities, such as the "Villages". Long-time residents in this area of Marion County have been fervently opposed to such development. These were all changes that we couldn't make any objection to.

Rezoning the Parcel: 48320-000-00, would negatively affect the community standards & property values and mainly benefit the developers (only a benefit for them assuming their Pro Forma is correct, which I think it isn't, regardless).

Sincerely,



Richard W. Pearce

Soucey, Stephanie

21-LOI/210501Z

From: CurrieConnie TibbettsMayo <tibmayo@yahoo.com>
Sent: Thursday, April 22, 2021 5:31 PM
To: Marion County Zoning
Subject: Zoning change

outside 300'

We, 2 in this house, object to the change to zoning and land use plan amendment for 40 acres located on CR42. Frank C. Tibbetts and Constance E. Mayo, 9584 S.E. 168 Maplesong Lane, The Villages, Fl. 32162 (Woodbury) (Legal Description: 6752145-000.

Soucey, Stephanie

21-LO1 / 2105012

From: Marion County Growth Services
Sent: Friday, April 23, 2021 1:39 PM
To: Pocock, Darlene; Soucey, Stephanie
Subject: FW: *NEW SUBMISSION* Contact us - Growth Services

Good afternoon,

I think this is one of yall's emails.

Thank you

From: Marion County, FL website <noreply@marionfl.org>
Sent: Friday, April 23, 2021 11:12 AM
To: Marion County Growth Services <GrowthServices@marionfl.org>
Subject: *NEW SUBMISSION* Contact us - Growth Services

Contact us - Growth Services

Submission #: 894546
IP Address: 98.244.233.146
Submission Date: 04/23/2021 11:11
Survey Time: 3 minutes, 46 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Email your comments, questions, and suggestions.

You can use this form to email your comments or notify us of any concerns which you may have. Please enter a valid email address where we may contact you. If you do not wish to be contacted via email, you may include your address and phone number in the comments area. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Email address

suelarry4437@yahoo.com

NO NAME

Comments

NO ADDRESS

I am very opposed to the proposed zoning change to property on 42 west in Summerfield. (parcel 48320-00) I think that is the number. I live in Hilltop Estates, this change will affect our lives and property values. Sue Hanna

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Soucey, Stephanie

21-LOI/210501Z

From: Donald <DHebert260@aol.com>
Sent: Friday, April 23, 2021 3:40 PM
To: Marion County Zoning
Subject: Re-zoning of 40 acres of commercial property on CR 42

I am strictly opposed to any proposed changes to the zoning of 40 acres of commercial property located on CR 42.

Sent from my iPad

Outside 200'

Soucey, Stephanie

21-LO1 2105012

From: Annette Crespi <abcrespi@gmail.com>
Sent: Sunday, April 25, 2021 5:16 PM
To: Marion County Zoning
Subject: PARCEL 48320-000-00

Inside: 2001

To whom it may concern;

I **oppose** the rezoning of PARCEL 48320-000-00.

My property is within 300 feet of the subject property.

Sincerely,

Annette B. Crespi

16918 SE 93rd Cuthbert Circle
The Villages, FL 32162

abcrespi@gmail.com
(267) 566-2774

Soucey, Stephanie

21-LO 2105012

From: Richard K Kornicki <thekornick@gmail.com>
Sent: Sunday, April 25, 2021 6:30 PM
To: Marion County Zoning
Subject: ZONING CHANGE PARCEL #48320-000-00

To whom it may concern;

I am strongly opposed to this zoning change. The whole area is age restricted or single family homes. This would be like putting a small town in the middle of it all. Traffic is a concern on CR42. A realtor has informed me that it would depreciate my property by 10-15%.

My property is within 300 feet of the proposed rezoning.

Hoping for a positive outcome,

Richard Kornicki
16918 SE 93rd Cuthbert Circle
The Villages, FL 32162

(267) 229-0305
thekornick@gmail.comj

Inside 300'

Soucey, Stephanie

21-201-2105012

From: Tammy White <tammys622@yahoo.com>
Sent: Monday, April 26, 2021 2:36 AM
To: Marion County Zoning
Subject: Do Not Approve Re-Zoning
Attachments: IMG_9748.PNG; IMG_9749.PNG

inside copy

I live in Hilltop Estates at 16600 SE 95th Ct, Summerfield FL 34491 please DO NOT approve this rezoning. I live within 300 ft of the property line. I have attached the notice we received.

Blessings,
Tamra White

Soucey, Stephanie

From: andrew kresch <akresch1@gmail.com>
Sent: Friday, April 23, 2021 2:54 PM
To: Marion County Zoning; andrew kresch; Denise Kresch; DARiedel86@yahoo.com
Subject: Object to zoning changes (210501Z). Marion County Planning and Zoning Division
Attachments: WAR II.doc

Thank you Stephanie,

Object to zoning changes (210501Z).

Marion County Planning and Zoning Division

Denise and Andrew Kresch are concerned citizens who urge our leaders to act now to deny the request for zoning changes for 9494 SE HWY 42, Summerfield.

WHY

MARION COUNTY ZONING CHANGE & LARGE SCALE COMPREHENSIVE LAND USE PLAN AMENDMENT FOR 40-ACRES 210501Z LOCATED ON CR42 ADJACENT TO HILLTOP ESTATES SHOULD BE DEFEATED

1. SPOT ZONING – Keep Zoning With The Surrounding Age-Restricted Single-Family Homes

The “classic” definition of spot zoning is “the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners. 324 new units would permit Owners to reap large benefits while dramatically hurting Hilltop Estates owners.

2. JEOPARDIZE SAFETY: FIRST RESPONDERS Fire, Ambulance, Police, Hospital

Proposed 324 new units – 1,000 additional persons – would overwhelm capability of First Responders. The Villages, Hilltop Estates and single families/homes would be at risk.

3. *CREATE UNSAFE TRAFFIC CONGESTION*

Hwy 42 is already very busy 24/7. Proposed 324 new units – likely will add daily traffic of additional 500 vehicles – would cause a dramatic increase in traffic tie ups. Currently few opportunities on Hwy 42 to make safe left hand turns.

4. *PUT CHILDREN’S EDUCATION AT RISK:*

Proposed 324 all-age units will increase the student at local schools, requiring Marion County Schools to either increase class size or hiring additional staff.

5. *UTILITIES OVERWHELMED*

Water, Sewer, Electricity unable to provide additional volume for 324 additional units. Air quality negatively impacted by more than 324 additional vehicles.

6. *HEED PRECEDENT: PETITION DENIED*

5 years ago land Owners attempted to initiate a similar Zoning Change/Land Use plan. The proposal was defeated.

7. *OBEY MARION COUNTY FUTURE LAND USE OBJECTIVES*

Preserve, protect and manage the County’s valuable natural resources to insure that the integrity of these areas is sustained into the future.

A) Promote the conservation and preservation of natural resources:

324 additional units result in 40 acres lost.

B) Ensure adequate services and facilities to timely serve new and existing development: