



Ocala Planning & Zoning Commission Agenda - Final Monday, December 9, 2024

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Jamie Boudreau
Tucker Branson
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Buck Martin
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

WELCOME!

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P& Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

GENERAL RULES OF ORDER

The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

This meeting and past meetings may be viewed by selecting it <https://www.ocalafl.gov/meetings>.

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of Quorum
- c. Agenda Notes:
Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on November 22, 2024.

- a. [Ocala Gazette Ad](#)
Attachments: [12092024 P&Z Proof Ad](#)

3. Approval of Minutes

- a. [November 13, 2024 Meeting Minutes](#)
Attachments: [November 13, 2024 Meeting Minutes.pdf](#)

4. Zoning

- a. [Public hearing to rezone approximately 15.46 acres from R-1, Single-Family Residential, to R-3, Multi-Family Residential for property located approximately 900-feet northwest of the intersection of SW College Road and SW 20th Court \(Parcel 23553-003-00 and 23561-000-00\) \(Case ZON24-45672\) \(Quasi-Judicial\).](#)

Presentation By: Brea Miller

- Attachments:** [ZON24-45672 Housing Finance Authority of Marion County Staff Report](#)
[ZON24-45672 Housing Finance Authority of Marion County Aerial Map](#)
[ZON24-45672 Housing Finance Authority of Marion County Case Map](#)

- b. [Public hearing to rezone 1.14 acres from R-2, Two-Family Residential, to R-3, Multi-Family Residential, for property located in the 700 block of SW 3rd Street \(Parcel 2848-002-001\) \(Case: ZON24-0003\) \(Quasi-Judicial\).](#)

Presentation By: Kristina Wright

- Attachments:** [ZON24-0003 Staff Report](#)
[ZON24-0003 Vasquez Civil LLC Aerial Map](#)
[ZON24-0003 Vasquez Civil LLC Case Map](#)
[EG Smith Addition Plat](#)

- c. [Public Hearing to amend the Florida Professional Park PUD \(formerly known as Shady Road PUD\), Planned Unit Development, to remove a note prohibiting parking in the front yard along SW 34th Street Road \(also known as SW 24th Avenue\) for a 2.78-acre property located northwest of intersection at SW 32nd Place and SW 24th Avenue \(Case No. PH24-0001\) \(Quasi-Judicial\).](#)

Presentation By: Breah J. Miller, Planner II

- Attachments:** [PH24-0001 Florida Professional Park PUD Staff Report](#)
[PH24-0001 Florida Professional Park PUD Aerial Map](#)
[PH24-0001 Florida Professional Park PUD Case Map](#)
[PH24-0001 Florida Professional Park PUD Site Grading plan](#)
[PH24-0001 Florida Professional Park PUD Plan Page 1](#)
[PH24-0001 FLorida Professional Park PUD Plan Page 2](#)

- 5. **Public Comment**
- 6. **Staff Comment**
- a. **Board Member Training**
- 7. **Board Comment**
- 8. **Next meeting: January 13, 2025 at 5:30 pm**
- 9. **Adjournment**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0246

Agenda Item #: a.

Ocala Gazette Ad



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, December 9, 2024, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue.** The meeting may be viewed live by selecting it at <https://www.ocalafl.gov/meetings>.

SOUTHWEST

Petitioner: Housing Finance Authority of Marion County; Case: ZON24-45672; A request to rezone from R-1, Single-Family Residential, to R-3, Multi-Family Residential, for property located approximately 900-feet northwest of intersection at SW 20th Court and SW College Road, along with the property located directly to the south (Parcel 23553-003-00 and 23561-000-00), approximately 15.46 acres.

Petitioner: Juan Manuel Vasquez; Case: ZON24-0003; A request to rezone from R-2, Two-Family Residential, to R-3, Multi-Family Residential, for property located in the 700 block of SW 3rd Street (Parcel 2848-002-001), approximately 1.14 acres.

Petitioner: Sylvester, LLC; Agent: Doug O. Iannarelli, P.E., Moorhead Engineering Company; Case: PH24-0001; A request to amend the Florida Professional Park PUD (formerly known as Shady Road PUD), Planned Unit Development, to remove a note prohibiting parking in the front yard along SW 34th Street Road (also known as SW 24th Avenue) for property located northwest of intersection at SW 32nd Place and SW 24th Avenue (Parcel 23719-001-03), approximately 2.78 acres.

JEFF SHRUM, AICP
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at www.ocalafl.gov.

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3rd Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Planning and Zoning Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0247

Agenda Item #: a.

November 13, 2024 Meeting Minutes



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Wednesday, November 13, 2024

5:30 PM

1. Call to Order

Present Jamie Boudreau, Tucker Branson, Daniel London, Chairperson Kevin Lopez, and Buck Martin

Excused Justin MacDonald, and Allison Campbell

a. Pledge of Allegiance

b. Roll Call for Determination of a Quorum

Present Jamie Boudreau, Tucker Branson, Daniel London, Chairperson Kevin Lopez, and Buck Martin

Excused Justin MacDonald, and Allison Campbell

c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on October 25, 2024.

a.

Attachments: [Proof Ad 11132024 P&Z](#)

3. Approval of Minutes

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

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

AYE: Boudreau, Branson, London, Chairperson Lopez, and Martin

EXCUSED: MacDonald, and Campbell

a.

Attachments: [October 21, 2024 Meeting Minutes.pdf](#)

4. Subdivision

a. Approve SUB24-45769 Ocala West Shopping Center Phase 2 Final Plat subject to completion of legal review and addressing staff comments

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

Development Coordinator Karen Cupp displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for SUB24-45769.

Motion to approve SUB24-45769, Ocala West Shopping Center Phase 2 Final Plat subject to completion of legal review and addressing staff comments.

RESULT: APPROVED
MOVER: Daniel London
SECONDER: Buck Martin
AYE: Boudreau, Branson, London, Chairperson Lopez, and Martin
EXCUSED: MacDonald, and Campbell

5. Annexation / Land Use / Zoning

- a. Public Hearing to annex approximately 1.29 acres for property located at 4001 NW Blitchton Road (Parcel 21537-002-00) (Case ANX24-45820) (Quasi-Judicial).

Attachments: [ANX24-45820 CLD staff report](#)
[ANX24-45820 Case Map](#)
[ANX24-45820 Aerial Map](#)

Planner II Kristina Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for ANX24-45820.

Tracy Raines, 101 NE 16th Avenue, Ocala, FL, said he was available to answer questions.

Motion to approve ANX24-45820 to annex approximately 1.29 acres for property located at 4001 NW Blitchton Road (Parcel 21537-002-00).

RESULT: APPROVED
MOVER: Buck Martin
SECONDER: Kevin Lopez
AYE: Boudreau, Branson, London, Chairperson Lopez, and Martin
EXCUSED: MacDonald, and Campbell

- b. Public Hearing to change future land use designation of approximately 1.29 acres for property located at 4001 NW Blitchton Road (Parcel 21537-002-00) from Commercial (County) to Medium Intensity/Special District (City) (Case LUC24-45821) (Quasi-Judicial).

Attachments: [LUC24-45821 CLD](#)
[LUC24-45821 Case Map](#)
[LUC24-45821 Aerial Map](#)

Ms. Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for LUC24-45821.

Motion to approve LUC24-45821 to change future land use designation of approximately 1.29 acres for property located at 4001 NW Blitchton Road (Parcel 21537-002-00).

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Kevin Lopez

AYE: Boudreau, Branson, London, Chairperson Lopez, and Martin

EXCUSED: MacDonald, and Campbell

- c. Public Hearing to rezone approximately 1.29 acres for property located at 4001 NW Blitchton Road (Parcel 21537-002-00) from B-2, Community Business (County), to B-2, Community Business (City) (Case ZON24-45822) (Quasi-Judicial).

Attachments: [ZON24-45822 CLD staff report](#)
[LUC24-45821 Case Map](#)
[LUC24-45821 Aerial Map](#)
[Site Sketch CLD](#)

Ms. Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for ZON24-45822.

Motion to approve ZON24-45822 to rezone of approximately 1.29 acres for property located at 4001 NW Blitchton Road (Parcel 21537-002-00).

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, Chairperson Lopez, and Martin

EXCUSED: MacDonald, and Campbell

- d. Public Hearing to rezone approximately 15.00 acres of property generally located in the 2000-3000 block of NW 35th Avenue road, approximately 660-feet northwest of the intersection of NW 35th Avenue Road and NW 21st Street, (Parcel 21466-000-00) from R-1, Single-Family Residential, to B-2, Community Business (Case ZON24-45826) (Quasi-Judicial).

Attachments: [ZON24-45826 Staff Report](#)
[ZON24-45826 Clausson P. Lexow Case Map](#)
[ZON24-45826 Clausson P. Lexow Aerial Map](#)
[Ordinance #5935 - Future Land Use Policy](#)
[Adopted LUBO Transmittal Packet Ocala 12-1ESR - LUC11-0006](#)

Senior Planner Emily Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for ZON24-45826.

Motion to approve ZON24-45826 to rezone approximately 15.00 acres of property generally located in the 2000-3000 block of NW 35th Avenue Road, approximately 660 feet northwest of the intersection of NW 35th Avenue Road and NW 21st Street, (Parcel 21466-000-00) from R-1, Single-family Residential, to B-2, Community Business.

- RESULT:** APPROVED
- MOVER:** Daniel London
- SECONDER:** Jamie Boudreau
- AYE:** Boudreau, Branson, London, Chairperson Lopez, and Martin
- EXCUSED:** MacDonald, and Campbell

6. Abrogation

- a. Public Hearing to abrogate an approximate 0.57 acre portion of railroad spur and utility right-of-way lying north of Lots 9-13 (Block F) and south of Lot 8 (Block F) of the Ocala Industrial Park as recorded in Plat Book H, Page 46, of the public records of Marion County, FL (Parcel 23656-000-01) (Case ABR24-45753) (Quasi-Judicial).

- Attachments:** [ABR24-45753 staff report](#)
[ABR24-45753 Case Map Lorven Holdings LLC](#)
[ABR24-45753 Aerial Map Lorven Holdings LLC](#)
[Ocala Industrial Park Plat 24-046 \(R\)](#)
[Letter to City](#)
[2nd Letter to Ocala](#)

Ms. Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for ABR24-45753.

Mr. Lopez asked about not being able to place a fence blocking the utility easement. Ms. Wright replied they would have to preserve the access to the utility easement.

Bob Wilson, 954 East Silver Springs Boulevard, Ocala, FL, said he agrees with the staff recommendation.

Motion to approve ABR24-45753 to abrogate approximately 0.57 acre portion of railroad spur and utility right-of-way lying north of Lots 9-13 (Block F) and south of Lot 8 (Block F) of the Ocala Industrial Park as recorded in Plat Book H, Page 46, of the public records of Marion County, FL (Parcel 23656-000-01).

- RESULT:** APPROVED
- MOVER:** Buck Martin
- SECONDER:** Tucker Branson

AYE: Boudreau, Branson, London, Chairperson Lopez, and Martin

EXCUSED: MacDonald, and Campbell

7. Public Hearing

- a. Public Hearing for reduction in parking requirements in excess of ten percent for approximately 10.88 acres located at 2400 and 2394 SW College Road (Parcel 23560-002-02 & 23560-002-12) (Case PH24-45854) (Quasi-Judicial).

Attachments: [Staff Report](#)
[PH24-45854 Case Map](#)
[PH24-45854 Aerial Map](#)
[PH24-45854 Parking Study](#)
[PH24-45854 Parking Agreement](#)

Planner II Brea Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for PH24-45854.

Davis Dinkins, 125 NE 1st Avenue, Suite 2, Ocala, FL, said Twistee Treat is part of the plat that did not have any frontage, but he is available to answer questions about the parking study for the shopping center.

Motion to approve PH24-45854 for reduction in parking requirements in excess of ten percent for approximately 10.88 acres located at 2400 and 2394 SW College Road (Parcel 23560-002-02 & 23560-002-12).

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, Chairperson Lopez, and Martin

EXCUSED: MacDonald, and Campbell

- b. Public Hearing to allow required off-street parking facilities approximately 1.05 acres provided on land within 300 feet of the plot located at 1734 and 1748 W Silver Springs Blvd (Parcel 22714-000-00 and 22715-000-00) (Case PH24-0002) (Quasi-Judicial).

Attachments: [PH24-0002 Legacy View Church](#)
[PH24-0002 Case Map](#)
[PH24-0002 Aerial Map](#)
[LEGACY-VIEW-CHURCH-SUP](#)

Ms. Wright displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for PH24-0002.

Mr. Lopez asked if public notices were sent out to the surrounding properties. Ms. Wright replied yes.

Pastor Danny Nunn, 1604 NE 47th Court, Ocala, FL. said he was excited about the church and hoping the request is approved.

Motion to approve PH24-0002 to allow required off street parking facilities of approximately 1.05 acres provided on land within 300 feet of the plot for property located at 1734 and 1748 West Silver Springs Boulevard (Parcel 22714-000-00 and 22715-000-00).

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

AYE: Boudreau, Branson, London, Chairperson Lopez, and Martin

EXCUSED: MacDonald, and Campbell

8. Public Comment

None.

9. Staff Comment

None.

10. Board Comment

Tucker Branson was welcomed to the Planning and Zoning Commission.

Mr. London asked about the upcoming Board training. Ms. Madraveren replied the training would be held at the December meeting.

11. Next meeting: December 9, 2024 at 5:30 pm

12. Adjournment

The meeting adjourned at 6:03 pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2143

Agenda Item #: a.

Submitted By: Breah Miller

Presentation By: Breah Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

OCALA’S RELEVANT STRATEGIC GOALS:

Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner: Housing Finance Authority of Marion County
- Property Owner: Central Florida Community Land Trust Inc
- Agent: Keith Fair, Housing Finance Authority of Marion County

Key Points:

The petitioner is requesting to rezone the subject properties from R-1, Single-Family Residential, to R-3, Multi-Family Residential.

Zoning/Land Use Details:

The subject property is currently zoned R-1, Single-Family Residential. The requested R-3, Multi-Family Residential, would expand the permitted residential types from single-family residential to single-family attached dwellings (also referred to as townhomes), two-family dwellings (duplexes), and multi-family dwellings, along with assisted living facilities, conference centers, and other residential operations.

Future development will be subject to site plan review in accordance with Article IV of Chapter 122 of the Code of Ordinances. Development of multi-family shall require architectural review to ensure consistency and compatibility with the surrounding area will be required.

FINDINGS AND CONCLUSIONS: The requested R-3, Multi-Family Residential, is consistent with the comprehensive plan and the existing Neighborhood future land use category. The proposed R-3 zoning is consistent and compatible with the surrounding area.

Staff recommends approval.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM R-1, SINGLE-FAMILY RESIDENTIAL, TO R-3, MULTI-FAMILY RESIDENTIAL, FOR THE PROPERTIES LOCATED APPROXIMATELY 900-FEET NORTHWEST OF THE INTERSECTION AT SW COLLEGE ROAD AND SW 20TH COURT (PARCEL 23553-003-00)(PARCEL 23561-000-00), APPROXIMATELY 15.46 ACRES (CASE NO. ZON24-45672); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as R-3, Multi-Family Residential:

Parcel Identification Number 23553-003-00
SEC 24 TWP 15 RGE 21

FROM NW COR OF N E 1/4 OF NW 1/4 OF SEC 24

TH S 00-37-02 W 513.85 FT TO POB BEING SLY ROW OF SW 10 TH ST

TH S 00-37-02 W 813.60 FT TO SW COR THEREOF

TH S 88-57-26 E 1023.93 FT TO SWLY ROW OF SW 20TH CT

TH N 28-20-11 W 231.43 FT TO PT OF CURVATURE OF A CURVE CONCAVE SWLY
HAVING RAD OF 1218.24 FT TH NWLY & WLY ALG ARC THEREOF THROUGH A
CENTRAL ANGLE OF 53-46-45 A DIS OF 1143.47 FT TO POB.

Parent Parcel: 23553-000-00

Parcel Identification Number 23561-000-00

SEC 24 TWP 15 RGE 21

PISTOL RANGE

COM AT NW COR OF SE 1/4 OF NW 1/4 FOR POB TH S 00-21-30 W

266.55 FT TH S 41-39-10 E 167.45 FT TH N 48-20-50 E 429.30

FT TH N 41-39-10 W 87.27 FT TO N BDY LINE OF SE 1/4 OF NW 1/4

NW 1/4 TH N 89-15-30 E 375.99 FT TO POB PART OF PISTON RANGE

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from R-1, Single-Family Residential, to R-3, Multi-Family Residential, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the

intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Barry Mansfield
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2024.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2025-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.

Ordinance No: 2025-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Staff Report

Case No. ZON24-45672

Planning & Zoning Commission: December 9, 2024

City Council (1st Reading): December 3, 2024

City Council (Adoption): December 17, 2024

Petitioner: Housing Finance Authority of Marion County

Property Owner: Central Florida Community Land Trust Inc

Agent: Keith Fair, Housing Finance Authority of Marion County

Project Planner: Breah Miller

Applicant Request: from: R-1, Single-Family Residential
to: R-3, Multi-Family Residential

Rezone the subject properties from R-1, Single-Family Residential, to R-3, Multi-Family Residential.

Future Land Use: Neighborhood

Parcel Information

Acres: ±15.46 acres

Parcel(s)#: 23553-003-00 & 23561-000-00

Location: Approximately 900-feet northwest of the intersection of SW College Road and SW 20th Court.

Existing use: Undeveloped

Overlay(s): N/A

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	RO, Residential Office PUD-08, Planned Unit Development O-1, Office	Site of former solid waste landfill, under City ownership Office (Marion County Senior Services)
East	Neighborhood	PUD-08, Planned Unit Development R-1, Single-Family Residential	Multi-Family Residences (Shady Hollow Apartments) Single-Family Residences (Sunrise Plaza)
South	Neighborhood	R-1, Single-Family Residential	Single-Family Residences and undeveloped city-owned property
West	Public Neighborhood	R-3, Multi-Family Residential	Multi-Family Dwellings (Green Gables Apartments) and drainage retention area

Background

The subject properties, identified by Parcel Identification Numbers 23553-003-00 & 23561-000-00, contain an approximate 15.46 acres generally located west of SW 20th Court south of the intersection of SW 10th Street and SW 23rd Avenue. The properties are currently undeveloped.

In 2017, Parcel Identification Number 23553-003-00 was split off from a city-owned parcel, located to the north across SW 10th Street. The mentioned parcel was sold and the remaining northern portion, previously utilized as a solid waste landfill, ceased operation in 2013. The purchaser of the property has since donated the site to Habitat for Humanity.

The southern subject property, known as Parcel Identification Number 23561-000-00, is a landlocked property created during multiple metes and bounds lot reconfigurations. In the fall of 2024, the city donated the property to the applicant. The quit claim deed was approved by City Council on November 19, 2024.

The subject property is located within the West Ocala Vision and Community Plan (2011) area. The West Ocala Vision plan envisioned multiple districts for the success of West Ocala and identified subject property as part of the Neighborhoods District. The site also has a concurrent application for the city’s Brownfield’s grant program to determine the level of soil contamination, if any.

Existing and Proposed Development Standards

	Future Land Use	Zoning District	Intent and Purpose	Minimum Lot Area	Maximum Building Height
Existing	Neighborhood ¹	R-1, Single-Family Residential ²	Intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.	13,500 square feet	35 feet
Proposed	Neighborhood ¹	R-3, Multi-Family Residential ³	Intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan.	10,000 square feet	50 feet

¹The Neighborhood Future Land Use Category carries a maximum density of 5 dwelling units per acre for single-family residential development, and a maximum density of 12 dwelling units per acre for multi-family residential development.

²The R-1 zoning district requires that residential development maintain setbacks of 25-feet (front), 10-feet (interior side yard), and 25-feet (interior rear yard) from the property line.

³The R-3 zoning district requires that multi-family residential development maintain setbacks of 20-feet (front), 8-feet (interior side yard), and 25-feet (interior rear yard) from the property line.

Applicant Request

The petitioner is requesting to rezone the subject properties from R-1, Single-Family Residential, to R-3, Multi-Family Residential.

Staff Analysis

The subject property is currently zoned R-1, Single-Family Residential, which only allows for single-family residential development. The requested R-3, Multi-Family Residential, would expand the permitted residential types to include single-family attached dwellings (also referred to as townhomes), two-family dwellings (duplexes), and multi-family dwellings.

The Neighborhood Future Land Use category identifies residential as the primary use, and emphasizes that history, character, and connectivity of existing neighborhoods should be considered when evaluating potential development. Although it is likely that the site will require remediation for groundwater and soil contamination due to the historic land use as a solid waste landfill, the subject property is located within an area that is primarily categorized by mixed residential development. The proposed rezoning is not anticipated to negatively impact the surrounding area as it abuts both existing single-family and multi-family development.

Future development will be subject to site plan review in accordance with Article IV of Chapter 122 of the Code of Ordinances. Should future development consist of multi-family the submission of elevations for architectural review to ensure consistency and compatibility with the surrounding area. Development of townhomes (or single-family attached dwelling units) under fee-simple ownership will require submission of a Developer's Agreement in accordance with Section 122-357 of the Code of Ordinances. Additionally, no onsite drainage retention area exceeding 2 ½ feet in depth or a 3:1 slope shall be permitted in the front yard, pursuant to subsection 122-354(3) of the Code of Ordinances. A secondary means of ingress/egress will be required for any development containing 16 or more residential units, pursuant to subsection 122-216(k)(5).

Factual Support

1. The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

- a. Policy 6.4: Neighborhood. Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single-family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multi-family uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.

Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreational or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location, and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit, and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the

neighborhood residents.

The Neighborhood category is generally characterized as a walkable form with unique and identifiable neighborhoods where the predominant land use is residential and the primary modes of transportation include walking, bicycles, automobiles, and bus transit. Buildings are generally low and mid-rise in character. Housing types associated with this category are predominately single-family detached homes, attached homes like row houses or townhomes, and garden style multi-family buildings. The history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals. Higher densities on existing small lots may be allowed in order to create a mix and diversity of housing types.

Parks and open spaces ranging in size should be provided throughout the Neighborhood land use category areas. Stormwater management facilities should be designed as recreational amenities and included in parks and open spaces. Public parks or open spaces should be located within walking distance of the majority of housing units within neighborhoods. Parking for non-residential uses will be limited and located on the street and in the rear of the building screened from surrounding residential uses. Non-residential uses should be accessible by sidewalks, bikeways and public transit.

There is no minimum density and intensity in this future land use category. The maximum density is 5 dwelling units per gross acre for single-family residential and 12 dwelling units per gross acre for multi-family residential. The maximum intensity for non-residential development is 0.25 FAR.

- b. Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City’s Land Development Code.
2. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:
- a. Subsection 122-133(b)(1): The application requests to rezone parcel or parcels that are a minimum of 30,000 square feet of area not separated by a right-of-way for a street, a street, or a drainage retention area.
 - b. Section 122-244 - District criteria: Zoning districts allowed under each land use classification.

Neighborhood	R-1, R-1A, R-1AA, R-2, R-3 , RZL, RBH-1, RBH-2, RBH-3, OH, RO, B-1, B-1A, G-U, INST, A-1, PD, FBC
---------------------	--

- c. Section 122-351: The multi-family residential (R-3) district is intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan. This district shall allow single-family, two-family and multi-family dwellings, residence-offices and residence-galleries. Professional and business offices that are of compatible scale and intensity may be allowed as special exceptions by the board of adjustment.
3. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Level of Service Impact Analysis

Transportation: The subject property has approximately 1,350-feet of continuous road frontage; 500-feet along SW 10th Street, and 850-feet along SW 20th Court, which serve as the northern extension of SW 17th Street between SW College Avenue (SR 200) and SW 27th Avenue. The congestion management data from the Ocala-Marion TPO for the affected arterial roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
SW 17 Street	4	45 MPH	Arterial	E	35,820	12,200	C

Electric: The subject property is in the OEU service territory.

Internet: Service is available. A City fiber optic cable runs along SW 20th Court and SW 10th Street in front of the subject property.

Potable Water: Service is available. City water mains run along SW 20th Court and SW 10th Street in front of the property. Connections will be determined during the site plan or subdivision review and approval process.

Sanitary Sewer: Service is available. A City gravity main runs along SW 20th Court and SW 10th Street in front of the property. Connections will be determined during the site plan or subdivision review and approval process.

Stormwater: The subject property is partially located within FEMA Flood Zone “A”; a Special Flood Hazard Area with a 1% chance of flooding each year. The subject property was assessed as part of the Ocala Flood Study and has an existing Base Flood Elevation of 70.00. For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Solid Waste: Service is available.

Fire Service: Ocala Fire Rescue Station #4 is located 1.6 miles from the subject property, at 3300 SW 20th Street.

Schools: The subject property is serviced by Saddlewood Elementary (operating at 112.53% capacity), Liberty Middle (92.63%) and West Port High Schools (116.83%). The proposed rezoning of the property may generate up to 21 additional Elementary School-aged students, 8 additional Middle School-aged students, and 10 additional High School-aged students. However, the petitioner is proposing an age-restricted multi-family development with the intention to provide affordable housing for senior citizens; the proposed development is not expected to impact school level of service.

School Level	Project Dwelling Units (SFR)		Project Dwelling Units (MFR)	
	SFR Student Generation Rate	65 (max 5 d.u. / ac)	MFR Student Generation Rate	157 (max 12 d.u. / ac)
E	0.13	8	0.139	21
M	0.064	4	0.056	8
H	0.094	6	0.067	10

Conclusions:

Property History: The subject properties will have to go through further analysis to determine if any contamination exists from the previous use as a city landfill. R-3 zoning is consistent with the underlying Neighborhood future land use designation.

Land Development Code / Comprehensive Plan Consistency: Pursuant to Code of Ordinances Section 122-286 properties in the requested R-3 zoning district shall be at least 100-foot-wide and contain at least 10,000 square feet. The subject property meets the minimum lot width and area requirements of the R-3 zoning district. The requested R-3 zoning district is consistent with the existing Neighborhood Future Land Use classification pursuant to Code of Ordinances Section 122-244. The underlying Neighborhood Future Land Use classification has a maximum density of 12 dwelling units per acre for multi-family residential development. Based on the 21.00-acre size of the subject property, there is a potential for 252 residential units. Any future development will have to meet the requirements for site plan approval, including architectural review requirements for multi-family dwellings under subsection 122-216(t).

Zoning Comparison: The existing R-1 zoning district allows for the development of single-family residential. The proposed R-3 zoning district would expand the permitted residential types to include single-family dwelling units, two-family dwelling units, single-family attached dwellings (townhomes) and multi-family dwellings. Additionally, the expansion of the R-3 will further expand non-residential uses, which are included in the attached permitted uses table. Pursuant to Section 122-260 of the Code of Ordinances, landscape buffering may be required along site boundaries adjacent to any lesser intense zoning district or use.

Surrounding Area / Compatibility: The property is located within an area that is primarily categorized by mixed residential development. The proposed rezoning is not anticipated to negatively impact the surrounding area as it abuts both existing single-family and multi-family development.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Neighborhood Future Land Use classification pursuant to Code of Ordinances Section 122-244.
- The rezoning would expand the permitted residential categories to include single-family dwelling units, two-family dwelling units, single-family attached dwellings (townhomes) and multi-family dwellings.
- The proposed R-3 zoning is compatible with the recent neighborhood development pattern and provides for a transition between the surrounding uses.
- The request is consistent with the Neighborhoods District of the West Ocala Vision and Community Plan, the Comprehensive Plan, and the City’s Code of Ordinances.
- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: <i>Approval</i>
--

Permitted Uses Table:

Permitted Use Type	R-1, Single-Family Residential	R-3, Multi-Family Residential
<i>Residential Operation</i>	<ul style="list-style-type: none"> • Community residential home (max 6 residents) • Home occupation 	<ul style="list-style-type: none"> • Bed and breakfast • Community residential home (max 12 residents) • Home occupation • Fraternity or sorority house* • Residence – Gallery* • Residence – Office* • Rooming/boarding house*
<i>Residential Type</i>	<ul style="list-style-type: none"> • Single-family dwelling 	<ul style="list-style-type: none"> • Multi-family dwelling • Single-family dwelling • Single-family (attached) dwelling unit • Two-family dwelling
<i>Business Service</i>	<ul style="list-style-type: none"> • Parking lot* 	<ul style="list-style-type: none"> • Parking lot*
<i>Hospitality and Tourism</i>	<i>None permitted</i>	<ul style="list-style-type: none"> • Conference center • Antique gallery/art gallery/museum*
<i>Office Use</i>	<i>None permitted</i>	<ul style="list-style-type: none"> • Professional and business office*
<i>Community Service</i>	<ul style="list-style-type: none"> • Church/place of worship* • Day care facility* 	<ul style="list-style-type: none"> • Church/place of worship* • Day care facility* • Private club*
<i>Recreational Use</i>	<i>None permitted</i>	<ul style="list-style-type: none"> • Recreation facility, indoor*
<i>Public Use</i>	<ul style="list-style-type: none"> • Park/open space area* 	<ul style="list-style-type: none"> • Park/open space area*
<i>Health Care Use</i>	<i>None permitted</i>	<ul style="list-style-type: none"> • Assisted living facility • Neighborhood wellness center* • Transitional recovery facility*

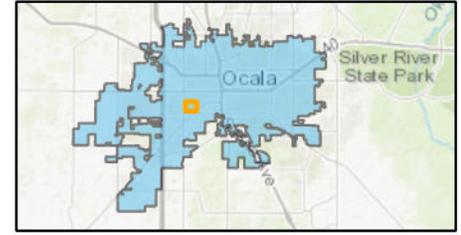
*Permitted by Special Exception

AERIAL MAP

P&Z Meeting: December 9, 2024

Case Number: ZON24-45672
Parcel: 23553-003-00 & 23561-000-00

Location Map



Property Size: Approximately 15.46 acres
Land Use Designation: Neighborhood
Zoning: R-1, Single-Family Residential
Proposal: A request to rezone from R-1, Single-Family Residential, to R-3, Multi-Family Residential.



-  Parcels
-  Subject Property



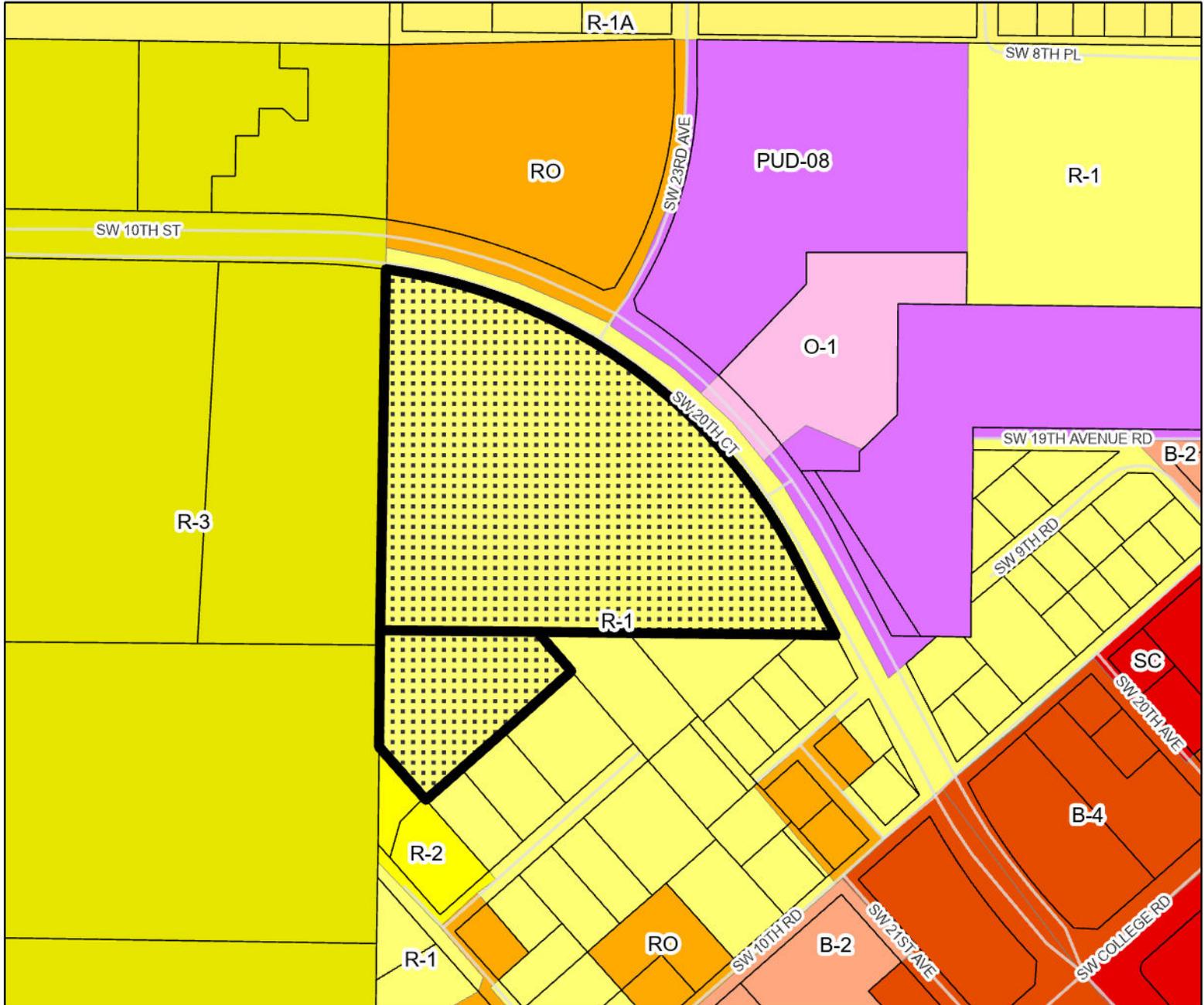
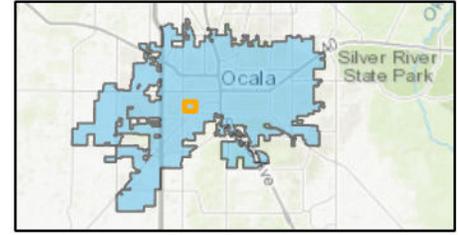
CASE MAP

P&Z Meeting: December 9, 2024

Case Number: ZON24-45672
Parcel: 23553-003-00 & 23561-000-00

Property Size: Approximately 15.46 acres
Land Use Designation: Neighborhood
Zoning: R-1, Single-Family Residential
Proposal: A request to rezone from R-1, Single-Family Residential, to R-3, Multi-Family Residential.

Location Map



- | | | |
|---|--------------------------------|-----------------------|
| B-2:Community Business | R-1:Single Family Residential | RO:Residential Office |
| B-4:General Business | R-1A:Single Family Residential | SC:Shopping Center |
| O-1:Office | R-2:Two-Family Residential | Parcels |
| PUD-08:Planned Unit Development-8 Units | R-3:Multi-Family Residential | Subject Property |





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0248

Agenda Item #: b.

Submitted By: Kristina Wright

Presentation By: Kristina Wright

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public hearing to rezone 1.14 acres from R-2, Two-Family Residential, to R-3, Multi-Family Residential, for property located in the 700 block of SW 3rd Street (Parcel 2848-002-001) (Case: ZON24-0003) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

The subject property was established as a portion of Lot 2 via the E.G. Smith Addition Plat (Plat Book E, Page - 9). The property has remained undeveloped for more than 30 years. Several single-family homes exist within close proximity to the subject property. Many of the properties directly adjacent to the subject property remain undeveloped.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the existing Neighborhood Future Land Use designation, pursuant to Code of Ordinances Section 122-244.
- The rezoning would expand the permitted residential categories to include single-family dwelling units, two-family dwelling units, single-family attached dwellings (townhomes) and multi-family dwellings.
- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM R-2, TWO-FAMILY RESIDENTIAL, , TO R-3, MULTI-FAMILY RESIDENTIAL, FOR THE PROPERTY LOCATED IN THE 700 BLOCK OF SW 3RD STREET (PARCEL 2848-002-001), APPROXIMATELY 1.14 ACRES (CASE NO. ZON24-0003); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as R-3, Multi-Family Residential:

SEC 18 TWP 15 RGE 22 PLAT BOOK E PAGE 009 E G SMITH ADD LOT 2 EXC COM AT THE NW COR TH S 100 FT THE 108.90 FT THN 100 FT TH W 108.90 FT TO THE POB

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the

intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from R-2, Two-Family Residential, to R-3, Multi-Family Residential, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener’s error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen Dryer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2025-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.

Legal Ad No: [Click or tap here to enter text.](#)



Staff Report: Rezoning

Case No. ZON24-0003

Planning & Zoning Commission: December 9, 2024

City Council (1st Reading): January 7, 2025

City Council (Adoption): January 21, 2025

Property Owner River Coast Enterprises, LLC
Applicant/Agent: Juan Manuel Vasquez
Project Planner: Kristina L. Wright, CNU-A, FRA-RA
Amendment Request: Rezone the subject property from R-2, Two-Family Residential, to R-3, Multi-Family Residential.

Subject Property Information

Acres: ±1.14 acres
Parcel(s)#: 2848-002-001
Location: Located in the 700 block of SW 3rd Street, at the southwest corner of the intersection of SW 3rd Street and SW 7th Avenue
Existing use: Undeveloped
Existing Future Land Use: Neighborhood
Zoning Designation: R-2, Two-Family Residential
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	R-2, Two-Family Residential	Undeveloped
South	Neighborhood	R-2, Two-Family Residential	Undeveloped
East	Neighborhood	R-3, Multi-family Residential	Undeveloped
West	Neighborhood	R-2, Two-Family Residential	Undeveloped

Background:

The subject property was established as a portion of Lot 2 via the E.G. Smith Addition Plat (Plat Book E, Page -9). The subject property has remained undeveloped for more than 30 years.

Several single-family homes exist within close proximity to the subject property. Many of the properties directly adjacent remain undeveloped.

Staff Analysis

Factual Support

Comparison of Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area	Maximum Building Height
Existing	R-2, Two-Family Residential	Intended to be of similar residential character to the single-family districts, but also permits two-family dwellings and two dwellings on one lot.	10,000 square feet	35 feet
Proposed	R-3, Multi-Family Residential	Intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan. This district shall allow single-family, two-family, and multi-family dwellings, residence-offices, and residence-galleries. Professional and business offices that are of compatible scale and intensity may be allowed as special exceptions by the board of adjustment.	10,000 square feet	50 feet

Also see Exhibit A: Permitted Uses Table below.

Consistency with Comprehensive Plan and Land Development Regulations

1. The requested zoning change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. Future Land Use Element Policy 6.4: Neighborhood: The intent of the Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multi-family uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.

Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreational or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location, and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit, and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the neighborhood residents.

The Neighborhood category is generally characterized as a walkable form with unique and identifiable neighborhoods where the predominant land use is residential and the primary modes of transportation including walking, bicycles, automobiles, and bus transit. Buildings are generally low and mid-rise in character. Housing types associated with this category are predominantly single-family detached homes, attached homes like row houses or townhomes, and garden style multi-family buildings. The history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals. Higher densities on existing small lots may be allowed to create a mix and diversity of housing types.

Parks and opens spaces ranging in size should be provided throughout the Neighborhood land use category areas. Stormwater management facilities should be designed as recreational amenities and included in parks and open spaces. Public parks or open spaces should be located within walking distance of the majority of housing units within neighborhoods. Parking for non-residential uses will be limited and located on the street and in the rear of the building screened from surrounding residential uses. Non-residential uses should be accessible by sidewalks, bikeways, and public transit.

There is no minimum density and intensity in this future land use category. The maximum density before any incentives is 5 dwelling units per gross acre for single family residential and 12 dwelling units per gross acre for multifamily residential. The maximum intensity before any incentives for non-residential development is 0.25 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment: The Neighborhood Future Land Use category identifies residential as the primary use, and emphasizes that the history, character, and connectivity of existing neighborhoods should be considered when evaluating potential development. The surrounding area is characterized by a mixture of uses, and connectivity will be further evaluated during the

site plan review process. The proposed R-3 zoning district is compatible with the underlying Neighborhood future land use category. Multi-family zoning exists to the east, across SW 7th Avenue.

- b. Future Land Use Element Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation, and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City’s Land Development Code.

Staff Comment: As identified in the Level of Service Analysis below, adequate public facilities exist to service the subject property.

- 2. The requested rezoning is consistent with the following Sections of the Land Development Regulations:

- a. Section 122-133(b)(1): The application requests to rezone parcel or parcels that are a minimum of 30,000 square feet of area not separated by a right-of-way for a street, a street, or a drainage retention area.

Staff Comment: The subject property contains approximately 1.14 acres, or 49,658.4 square feet, and meets the requirements for consideration of rezoning set forth by the Code of Ordinances.

- b. Section 122-244 – *District criteria*: Zoning districts allowed under the current land use category.

Neighborhood	R-1, R-1A, R-1AA, R-2, R-3 , RZL, RBH-1, RBH-2, RBH-3, OH, RO, B-1, B-1A, G-U, INST, A-1, PD, FBC
---------------------	--

Staff Comment: As indicated in Section 122-244 above, the R-3 zoning district is a permitted district within the subject property’s Neighborhood future land use designation.

- c. Section 122-351: The Multi-Family Residential (R-3) district is intended for multi-family residential development, including higher residential densities in accordance with the comprehensive plan.

Staff Comment: The maximum density allowed by right with a Neighborhood future land use category is 12 dwelling units per acre.

Level of Service (LOS)

Transportation: The 2023 Congestion Management Data from the Ocala-Marion TPO for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

• **Adopted LOS / Available Capacity:**

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 7 th RD (SR 464 to SW 10 th ST)	2	25 MPH	Local	E	29,340	N/A	N/A

Potable Water: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A city water main runs along SW 7th Avenue.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 24.4 million gallons daily (mgd).

Sanitary Sewer: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. City gravity mains run along SW 7th Avenue and SW 3rd Street.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. Per the 2024 population projections from the Florida Bureau of Economic and Business Research (BEBR), the City's estimated 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

Stormwater: The subject property is located within a Flood Zone and a City of Ocala Flood Study area. As such, any development will be subject to the review and approval of the Stormwater Engineering Department. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is currently serviced by Ocala Electric Utility.

Fiber: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City fiber optic cable runs along SW 7th Avenue and SW 3rd Street.

Fire Service: Ocala Fire Rescue Station #1 is located approximately 0.75 miles from the subject property, which is within the desired industry standard of 1.5 miles for fire service.

Schools: The subject property is served by Eighth Street Elementary School (operating at 100.81% capacity), Osceola Middle School (operating at 103.84% capacity), Forest High School (operating at 100.31% capacity). The proposed development of the property may generate the following student population:

Project Dwelling Units (MFR)		
School Level	MFR Student Generation Rate	13 MFR (max. 12 d.u./acre permitted by FLU)
E	0.139	2
M	0.056	1
H	0.067	1

Conclusions

Property History: It is noted that the property located directly across SW 7th Avenue (2851-005-000) is zoned R-3. Development will activate an infill property in the center of the city.

Land Development Code / Comprehensive Plan Consistency: Pursuant to Code of Ordinances Section 122-286 properties in the requested R-3 zoning district shall be at least 100-feet-wide and contain at least 10,000 square feet. The subject property meets the minimum lot width and area requirements of the R-3 zoning district. The requested R-3 zoning district is consistent with the existing Neighborhood Future Land Use category pursuant to Code of Ordinances Section 122-244. The underlying Neighborhood Future Land Use has a maximum density of 12 dwelling units per acre for multi-family residential development. Based on the 1.14-acre size of the subject property, there is a potential for 13 residential units. Any future development will have to meet the requirements for site plan approval, including architectural review requirements for multi-family dwellings under subsection 122-216(t).

Zoning Comparison: The existing R-2 zoning district allows for single-family residential and two-family dwelling units (duplexes). The proposed R-3 zoning district would expand the permitted residential types to include single-family dwelling units, two-family dwelling units, single-family attached dwellings (townhomes) and multi-family dwellings. Additionally, the expansion of the R-3 will further expand non-residential uses, which are included in the attached permitted uses table. Pursuant to Section 122-260 of the Code of Ordinances, site boundaries adjacent to any lesser intense zoning district or use requires buffering.

Surrounding Area / Compatibility: The property is surrounded by residential development but primarily single-family development, which is zoned R-2, except across SW 7th Avenue where there is R-3, Multi-Family Residential zoning.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Neighborhood Future Land Use designation, pursuant to Code of Ordinances Section 122-244.
- The rezoning would expand the permitted residential categories to include single-family dwelling units, two-family dwelling units, single-family attached dwellings (townhomes) and multi-family dwellings.

- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: <i>Approval</i>
--

Exhibit A: Permitted Uses Table

Permitted Use Type	R-2, Two-Family Residential	R-3, Multi-Family Residential
<i>Residential Operation</i>	<ul style="list-style-type: none"> • Community residential home (max 8 residents) • Home occupation • Residence-gallery* • Residence-office* 	<ul style="list-style-type: none"> • Bed and breakfast • Community residential home (max 12 residents) • Home occupation • Fraternity or sorority house* • Residence – Gallery* • Residence – Office* • Rooming/boarding house*
<i>Residential Type</i>	<ul style="list-style-type: none"> • Single-family dwelling • Two-family dwelling 	<ul style="list-style-type: none"> • Multi-family dwelling • Single-family dwelling • Single-family (attached) dwelling unit • Two-family dwelling
<i>Business Service</i>	<ul style="list-style-type: none"> • Parking lot* 	<ul style="list-style-type: none"> • Parking Lot*
<i>Hospitality and Tourism</i>	<i>None Permitted</i>	<ul style="list-style-type: none"> • Conference center • Antique gallery/art gallery/museum*
<i>Office Use</i>	<i>None Permitted</i>	<ul style="list-style-type: none"> • Professional and business office*
<i>Personal Service</i>	<i>None Permitted</i>	<i>None Permitted</i>
<i>Community Service</i>	<ul style="list-style-type: none"> • Church/place of worship* • Day care facility* 	<ul style="list-style-type: none"> • Church/place of worship* • Day care facility* • Private club*
<i>Educational Use</i>	<i>None Permitted</i>	<i>None Permitted</i>
<i>Recreational Use</i>	<i>None Permitted</i>	<ul style="list-style-type: none"> • Recreation facility, indoor*
<i>Public Use</i>	<ul style="list-style-type: none"> • Park/open space area* 	<ul style="list-style-type: none"> • Park/open space area*

<i>Health Care Use</i>	<ul style="list-style-type: none">• Assisted living facility*	<ul style="list-style-type: none">• Assisted living facility• Neighborhood wellness center*• Transitional recovery facility*
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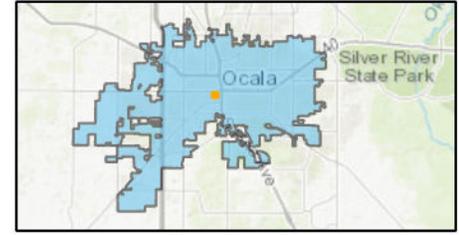
*Permitted by Special Exception

AERIAL MAP

P&Z Meeting: December 9, 2024

Case Number: ZON24-0003
Parcel: 2848-002-001

Location Map



Property Size: Approximately 1.14 acres
Land Use Designation: Neighborhood
Zoning: R-2, Two-Family Residential
Proposal: A request to rezone from R-2, Two-Family Residential, to R-3, Multi-Family Residential.



-  Parcels
-  Subject Property

0 150 Feet



Prepared by the City of Ocala
Growth Management Department
by ewjohnson on 11/13/2024

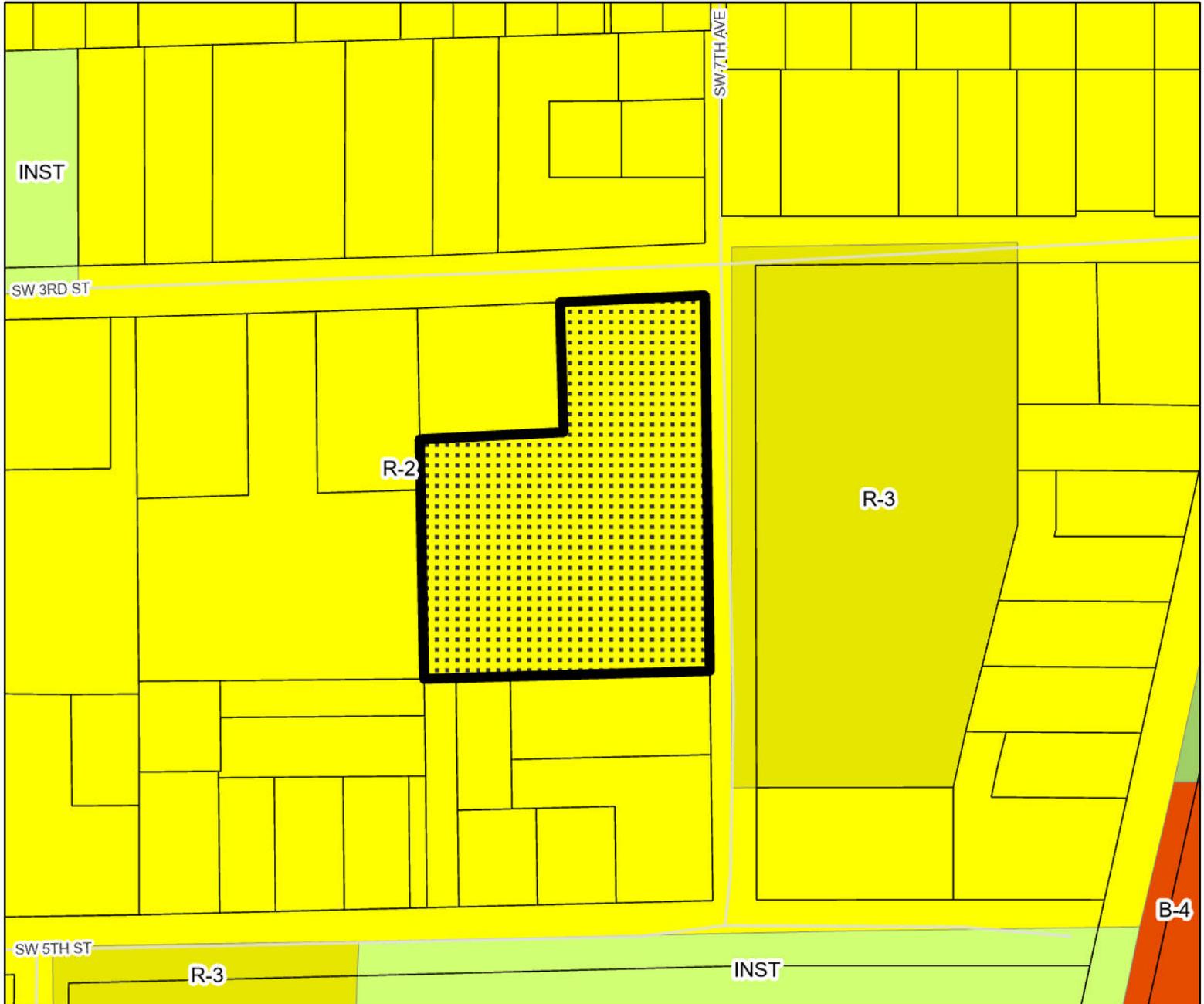
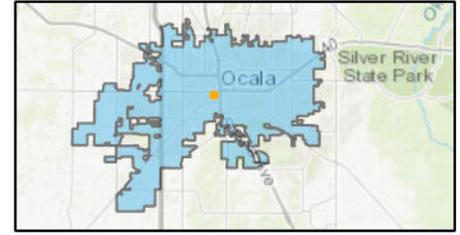
CASE MAP

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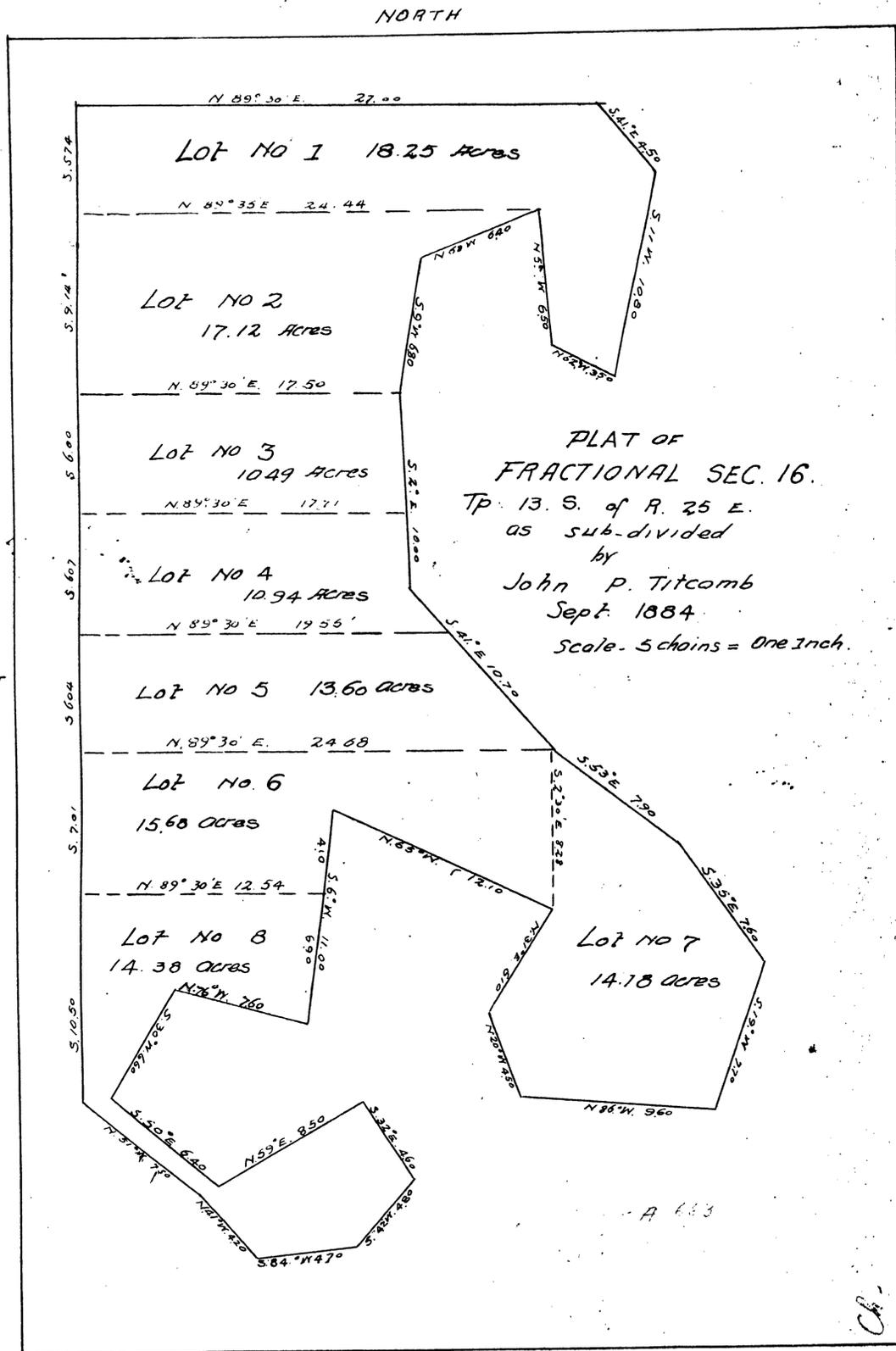
Location Map



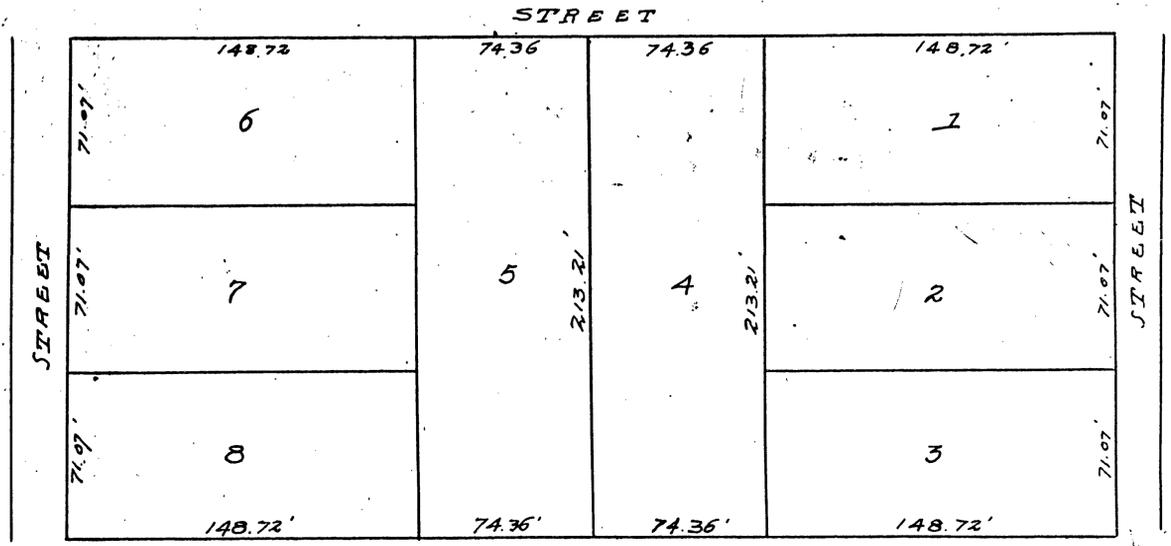
- B-4: General Business
- R-3: Multi-Family Residential
- GU: Governmental Use
- Parcels
- INST: Institutional
- Subject Property
- R-2: Two-Family Residential



E 9



This Plat is a true copy
of the original recorded in
Misc BOOK A PAGE 663

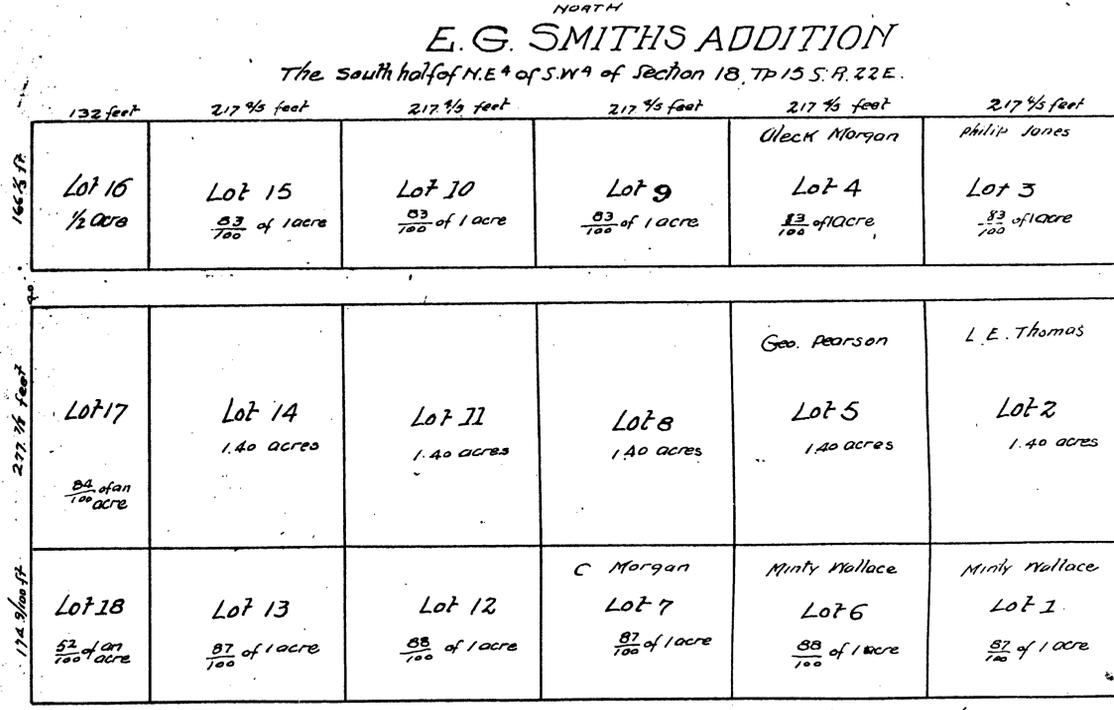


Filed and recorded
July 11, 1885.
Robt. Bullock Clerk
M. W. Clvett DC.

G.V. HATCHER'S SUBDIVISION

This Plat is a true copy of
the original recorded in
Misc Book A. 777 Page

N 1/2 LOT 45 in CALDWELL ADDITION
TO THE TOWN OF OCALA. MAP per Moorhead



Filed for record Apr 15 1885
R. Bullock Clerk
R. A. Burford DC.

OCALA

MARION CO. FLORIDA

June 16th 1882

James L. White
County Surveyor

132 feet = One Inch

This Plat is a true copy
of the original recorded in
Misc BOOK A PAGE 732

NOTICE There may be additional
restrictions that are not recorded on this
plat that may be found in the public
records of this County.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0249

Agenda Item #: c.

Submitted By: Breah J. Miller, Planner II

Presentation By: Breah J. Miller, Planner II

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to amend the Florida Professional Park PUD (formerly known as Shady Road PUD), Planned Unit Development, to remove a note prohibiting parking in the front yard along SW 34th Street Road (also known as SW 24th Avenue) for a 2.78-acre property located northwest of intersection at SW 32nd Place and SW 24th Avenue (Case No. PH24-0001) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, .

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner: Sylvester, LLC
- Property Owner: Sylvester, LLC
- Agent: Sylvester Ajufo

The subject property was once part of a 72-acre Planned Unit Development named Shady Road PUD. The Shady Road PUD was approved in November 1996 and went through 4 amendments between 1999 2003. In 2005, Tract C of the Shady Road PUD was replatted and recorded as the Florida Professional Park PUD with an associated Concurrency Development Agreement Amendment. The subject property consists of Lots 3, 4, and 5 within Block "A" of the Florida Professional Park subdivision. The associated PUD plan has 9 underlying conditions in which condition number 6 states "No parking will be allowed in the front yard along S.W. 34th Street Road (also known as S.W. 24th Avenue)."

FINDINGS AND CONCLUSIONS:

During the site plan review, the applicant found that subject property's existing topography presented

challenges on the building placement for the site. Specifically, the property slopes vertically, approximately 17-feet from the southwest portion of the property to the northeast portion. Placing the building in the east to accommodate parking to the rear as currently required, would require additionally earthwork and infrastructure to prevent water run-off impact to the proposed building.

As proposed by the applicant, removing the note in its entirety raises staff concerns regarding prejudice toward prior development that complied with this restriction. Further, staff recognizes the topography challenges for the subject property are unique and not as pronounced on other properties fronting S.W. 24th Street Road. As a result, staff is recommending a condition of approval for the amendment to modify rather than remove the current condition number 6 as follows:

“No parking will be allowed in the front yard along S.W. 34th Street Road (also known as S.W. 24th Avenue), except for Lots 3, 4, and 5.”

This staff proposed condition and change to condition number 6 exempts the applicant’s properties from compliance with this current restriction as requested while maintaining the restriction for other properties fronting on S.W. 34th Avenue as approved in the original PUD plan.

The applicant is requesting this amendment to allow for parking fronting on S.W. 34th Street Road. Parking will still meet the applicable O-1, Office District, 25-foot front yard setback required by Section 122-286, Ocala Code of Ordinances.

Staff Recommends Approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The Resolution is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

RESOLUTION 2025-XX

A RESOLUTION APPROVING THE AMENDMENT OF THE FLORIDA PROFESSIONAL PARK PUD (FORMERLY KNOWN AS SHADY ROAD PUD), PLANNED UNIT DEVELOPMENT, TO REMOVE A NOTE PROHIBITING PARKING IN THE FRONT YARD ALONG SW 34TH STREET ROAD (ALSO KNOWN AS SW 24TH AVENUE) 2.78 ACRES FOR PROPERTY LOCATED NORTHWEST OF INTERSECTION AT SW 32ND PLACE AND SW 24TH AVENUE (PARCEL 23719-001 -03) (CASE: PH24-0001).

Whereas, an application has been made by the property owner (Sylvester, LLC) to amend the Florida Professional Park PUD plan by removing General Note 6 on Sheet 1 of the Amended Final PUD; and

Whereas, the property slopes vertically, approximately 17 feet from the southwest portion of the property to the northeast portion; and

Whereas, placing the building along SW 34th Street Road will require additional earthwork and infrastructure to prevent water run-off impact to the proposed building; and

Whereas, the 25-foot front yard along SW 34th Street Road is sufficient to buffer the parking lot; and

Whereas, on December 9, 2024, the Planning and Zoning Commission, in regular session, recommended approval of the deletion of the note by a _____ vote.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

The City of Ocala hereby approves the Florida Professional Park PUD plan amendment.

This resolution adopted this _____ day of _____, 2025.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Barry Mansfield
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney



Staff Report

PH24-0001

Planning & Zoning Commission: December 16, 2024

City Council: January 7, 2024

Petitioner/Property Owner: Sylvester, LLC

Agent: Sylvester Ajufo

Project Planner: Breah Miller, Planner II

Applicant Request: A request for a Public Hearing to amend a PUD, Planned Unit Development, to remove a note prohibiting parking in the front yard along SW 34th Street Road (also known as SW 24th Avenue)

Parcel Information

Acres: ±2.78 acres

Parcel(s) #: 23719-001-03

Location: northwest of intersection at SW 32nd Place and SW 24th Avenue

Future Land Use: Low Intensity

Zoning District: PUD-07, Planned Unit Development

Existing Use: Undeveloped

Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	SC, Shopping Center	Walmart Supercenter
East	Low Intensity	PUD-07, Planned Unit Development	Undeveloped
South	Medium Intensity/ Special District	PUD-07, Planned Unit Development	Undeveloped
West	Medium Intensity/ Special District	B-2, Community Business	Twin Palms Orthopedics & Physical Therapy

Applicant Request

The petitioner is requesting to remove General Note 6 on sheet 1 of the Florida Professional Park PUD Amended Final P.U.D. plan, which states that “no parking will be allowed in the front yard along S.W. 34th Street Road (also known as S.W. 24th Avenue).”

Background:

The subject property was once part of a 72-acre Planned Unit Development named Shady Road PUD. The Shady Road PUD was approved in November 1996 and went through 4 amendments between 1999 2003. In 2005, Tract C of the Shady Road PUD was replatted and recorded as the Florida Professional Park PUD with an associated Concurrency Development Agreement Amendment. The subject property consists of Lots 3, 4, and 5 within Block “A” of the Florida Professional Park subdivision. The associated PUD plan has 9 underlying conditions in which condition number 6 states “No parking will be allowed in the front yard along S.W. 34th Street Road (also known as S.W. 24th Avenue).”

Staff Analysis

Pursuant to Section 122-946 of the Code of Ordinances: substantial changes to a PD plan shall require city council approval, and any revised PD plan approved by city council shall be adopted by resolution prior to approval of a site plan or conceptual subdivision plan that includes substantial changes. A revised PD plan proposing substantial changes shall meet all requirements of this division and shall be heard at public hearings before the planning and zoning commission and city council after due public notice. For purposes of this subsection, other substantial changes are defined as: changes to project access, circulation plan, land use arrangement, buffers, a change to the approved PD standards book or the elements required to be included therein, and any other changes deemed substantial by the site plan review committee.

There is currently a site plan under review for a proposed medical office (SPL24-45783) on the subject property. The site plan indicates that the development will access the property using the one ingress/egress point approved on the Florida Professional Park PUD plan. The proposed building is approximately 8,206 square feet in size with 81 associated parking spaces located along the north side of the building, fronting on S.W 34th Street Road and 32nd Place. The topography of the site has significant fall from the rear of the property toward the fronting street SW 34th Street Road, the most practical placement of the parking is in the front yard along SW 34th Street Road.

As proposed by the applicant, removing condition number 6 in its entirety raises staff concerns regarding prejudice toward prior development that complied with this restriction. Further, staff recognizes the topography challenges for the subject property are unique and not as pronounced on other properties fronting S.W. 24th Street Road. As a result, staff is recommending a condition of approval for the amendment to modify rather than remove the current condition number 6 as follows:

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This staff proposed condition and change to condition number 6 exempts the applicant’s properties from compliance with this current restriction as requested while maintaining the restriction for other properties fronting on S.W. 34th Street Road as approved in the original PUD plan.

Conclusions

During the site plan review, the applicant found that the subject property's existing topography has an impact on the building placement. The property slopes approximately 17-feet from the southwest portion of the property to the northeast portion (toward SW 34th Street Road). Placement of the building in an alternate location to accommodate parking in the rear requires significant earthwork and additional infrastructure due to impacts of water run-off. The applicant is requesting approval to allow parking fronting S.W. 34th Street Road.

Staff Recommendation: Approval with Conditions

1. **General Note 6 on sheet 1 of the Florida Professional Park PUD Amended Final P.U.D. plan read as follows:**

“No parking will be allowed in the front yard along S.W. 34th Street Road (also known as S.W. 24th Avenue), except for Lots 3, 4, and 5.”

AERIAL MAP

P&Z Meeting: December 9, 2024

Case Number: PH24-0001
Parcel: 23719-001-03

Location Map



Property Size: Approximately 2.78 acres
Land Use Designation: Low Intensity
Zoning: PUD-07, Planned Unit Development
Proposal: A request to amend the Shady Road Planned Unit Development (PUD) to prohibit parking in the front setback along SW 24th Avenue.



 Parcels
 Subject Property

0 250 Feet



Prepared by the City of Ocala
Growth Management Department
by ewjohnson on 11/13/2024

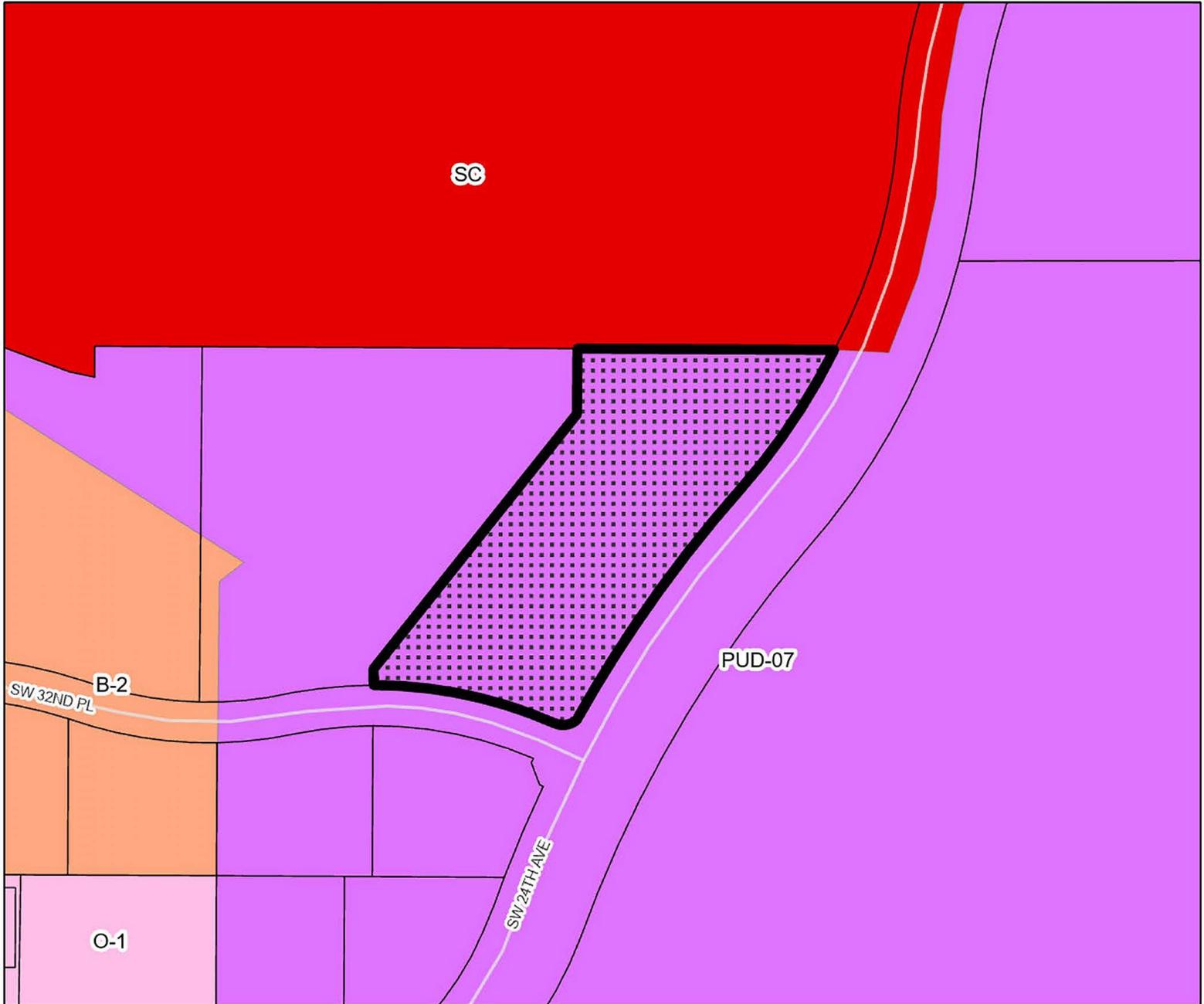
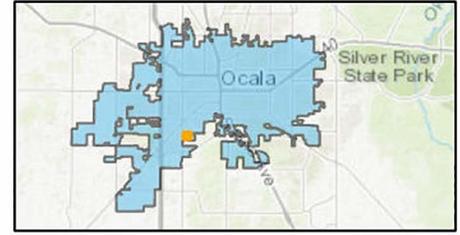
CASE MAP

P&Z Meeting: December 9, 2024

Case Number: PH24-0001
Parcel: 23719-001-03

Property Size: Approximately 2.78 acres
Land Use Designation: Low Intensity
Zoning: PUD-07, Planned Unit Development
Proposal: A request to amend the Florida Professional Park PUD (formerly known as Shady Road PUD), Planned Unit Development, to remove a note prohibiting parking in the front yard along SW 34th Street Road (also known as SW 24th Avenue)

Location Map



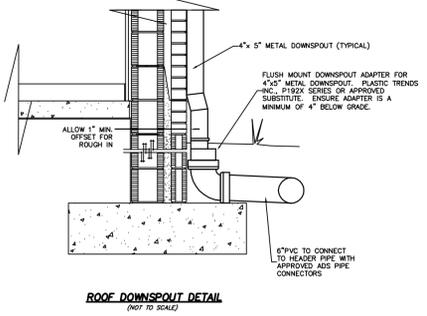
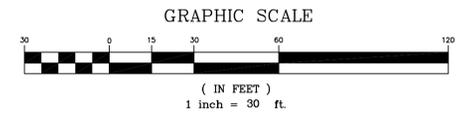
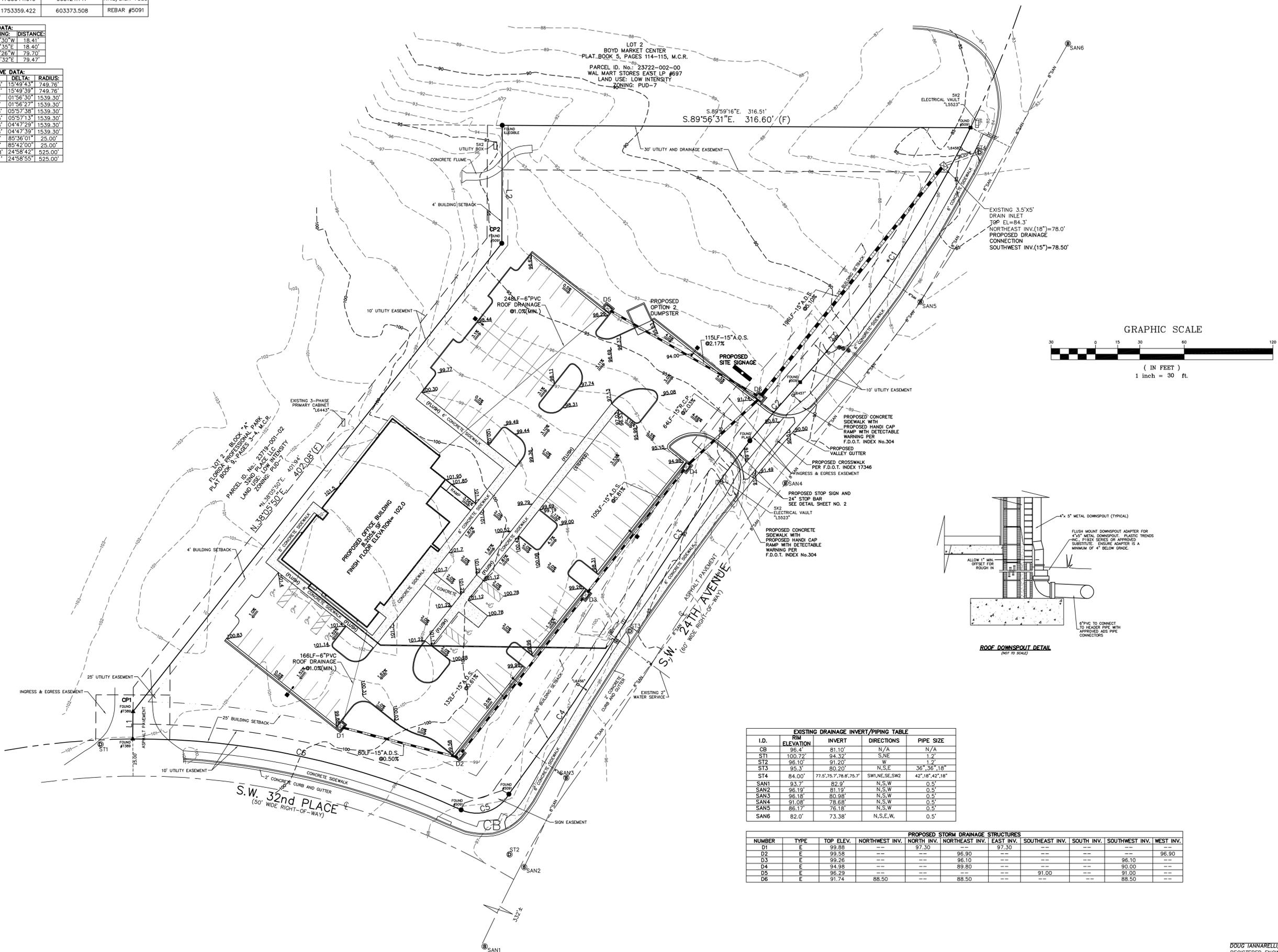
- B-2: Community Business
- O-1: Office
- PUD-07: Planned Unit Development-7 Units
- SC: Shopping Center
- Parcels
- Subject Property



STATE PLANE BOUNDARY COORDINATES			
I.D.	NORTHING	EASTING	MONUMENT
CP1	1753044.010	603124.147	NAIL/DISK 7389
CP2	1753359.422	603373.508	REBAR #5091

LINE DATA:		
LINE	BEARING	DISTANCE
L1	N00°00'30"W	18.41'
L1(F)	N00°21'33"E	18.40'
L2	N00°00'26"W	79.70'
L2(F)	N00°00'32"E	79.47'

CURVE DATA:			
CURVE	ARC	DELTA	RADIUS
C1	207.13'	15°49'43"	749.76'
C1(F)	207.11'	15°49'39"	749.76'
C2	52.17'	01°56'30"	1539.30'
C2(F)	52.14'	01°56'27"	1539.30'
C3	160.13'	05°57'38"	1539.30'
C3(F)	159.95'	05°57'13"	1539.30'
C4	128.73'	04°47'29"	1539.30'
C4(F)	128.86'	04°47'39"	1539.30'
C5	37.35'	85°36'01"	25.00'
C5(F)	37.39'	85°42'00"	25.00'
C6	288.88'	24°58'42"	525.00'
C6(F)	228.91'	24°58'55"	525.00'



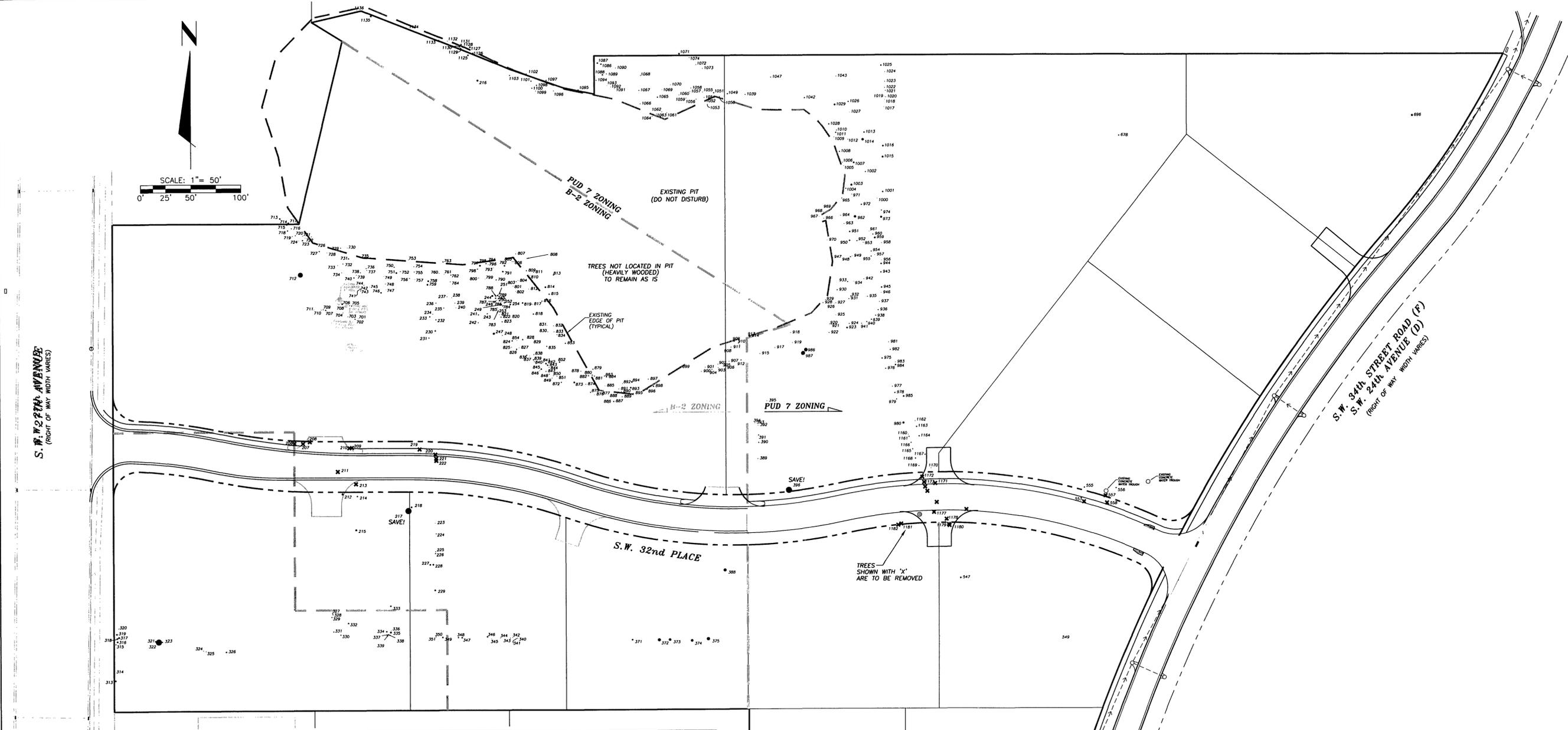
EXISTING DRAINAGE INVERT/PIPING TABLE				
I.D.	RIM ELEVATION	INVERT	DIRECTIONS	PIPE SIZE
CB	96.4'	81.10'	N/A	N/A
ST1	100.72'	94.32'	S,NE	1.2"
ST2	96.10'	91.20'	W	1.2"
ST3	95.3'	80.20'	N,S,E	36",36",18"
ST4	84.00'	77.5',75.7',78.8',75.7'	SW,NE,SE,SW2	42",18",42",18"
SAN1	93.7'	82.9'	N,S,W	0.5'
SAN2	96.19'	81.19'	N,S,W	0.5'
SAN3	96.18'	80.98'	N,S,W	0.5'
SAN4	91.08'	78.68'	N,S,W	0.5'
SAN5	86.17'	76.18'	N,S,W	0.5'
SAN6	82.0'	73.38'	N,S,E,W	0.5'

PROPOSED STORM DRAINAGE STRUCTURES								
NUMBER	TYPE	TOP ELEV.	NORTHWEST INV.	NORTH INV.	NORTHEAST INV.	EAST INV.	SOUTHEAST INV.	WEST INV.
D1	E	99.88	---	97.30	---	---	---	---
D2	E	99.58	---	---	96.90	---	---	96.90
D3	E	99.26	---	---	96.10	---	---	96.10
D4	E	94.98	---	---	89.80	---	---	90.00
D5	E	96.29	---	---	---	91.00	---	91.00
D6	E	91.74	88.50	---	88.50	---	---	88.50

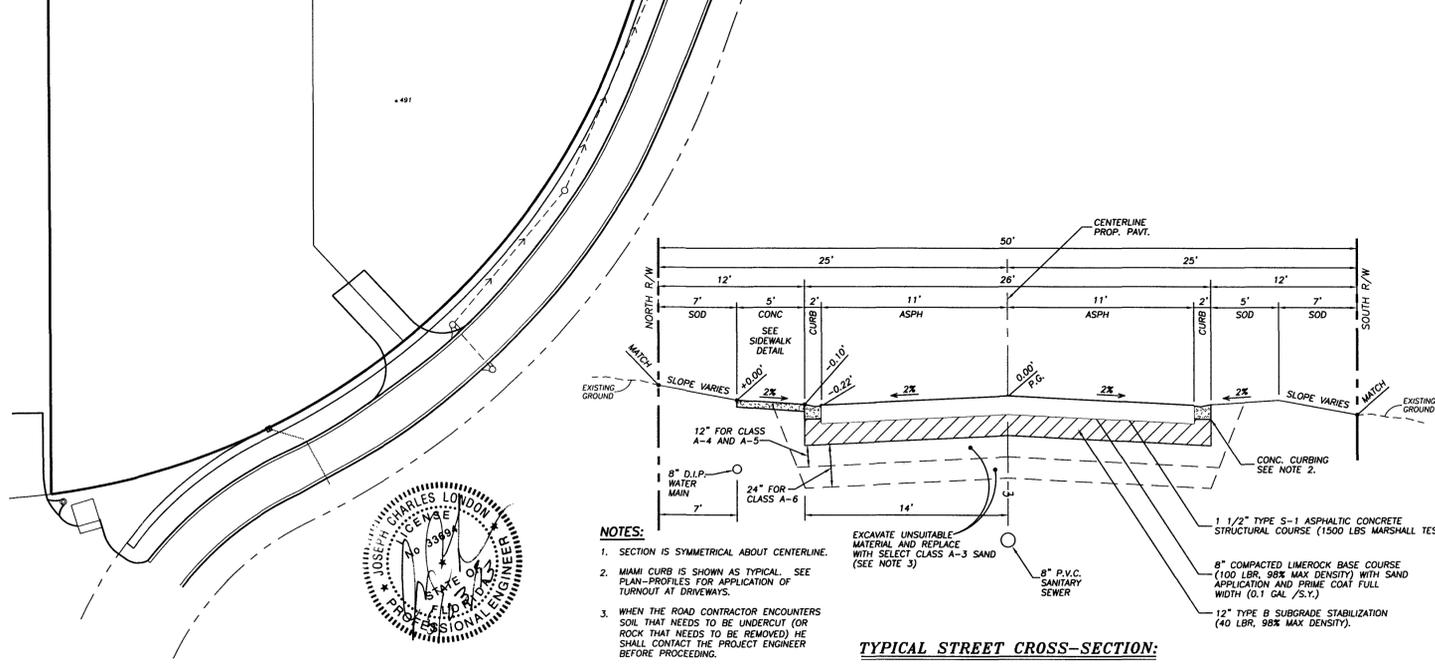
DOUG IANNARELLI, PROFESSIONAL ENGINEER
 REGISTERED ENGINEER NO. 18340
 STATE OF FLORIDA

DRAWN BY: EJM	DATE: 08-21-24	DRAINING NO.: 24061site	VIEW NAME: GRADING	SCALE: 1" = 30'	JOB NO.: 24-061	NO. DATE	DESCRIPTION
<p>CONSULTING ENGINEERS LAND PLANNERS LAND SURVEYORS</p> <p>ME MOORHEAD ENGINEERING COMPANY</p> <p>P.O. BOX 688 / 4758 S.E. 1ST. AVE. Ocala, Florida 34434 TELEPHONE (352) 732-4406 FAX (352) 867-0112</p> <p>SINCE 1884</p>							
<p>GRADING PLAN FOR AJUFO MEDICAL CLINIC</p>							
<p>SHEET C005 OF C008</p>							

1	PER CITY	J.R.H.	5-02-13
NO.	REVISION	BY	DATE
DESIGN	J.C.L.	DATE	1-20-04
DRAW	H.W.B.	PROJECT	03091
CHECK	J.C.L.	FILE	SM030



TREE TABLE		INDICATES TO BE REMOVED	
NO.	DESCRIPTION	NO.	DESCRIPTION
206	8" OAK	225	6" OAK
207	6" CHINA BERRY	226	8" OAK
208	12" PALM	227	10" SWEETGUM
209	14" PALM	228	10" SWEETGUM
210	16" PALM	229	10" SWEETGUM
211	18" PALM	230	10" SWEETGUM
212	20" PALM	231	10" SWEETGUM
213	22" PALM	232	10" SWEETGUM
214	24" PALM	233	10" SWEETGUM
215	26" PALM	234	10" SWEETGUM
216	28" PALM	235	10" SWEETGUM
217	30" PALM	236	10" SWEETGUM
218	32" PALM	237	10" SWEETGUM
219	34" PALM	238	10" SWEETGUM
220	36" PALM	239	10" SWEETGUM
221	38" PALM	240	10" SWEETGUM
222	40" PALM	241	10" SWEETGUM
223	42" PALM	242	10" SWEETGUM
224	44" PALM	243	10" SWEETGUM
225	46" PALM	244	10" SWEETGUM
226	48" PALM	245	10" SWEETGUM
227	50" PALM	246	10" SWEETGUM
228	52" PALM	247	10" SWEETGUM
229	54" PALM	248	10" SWEETGUM
230	56" PALM	249	10" SWEETGUM
231	58" PALM	250	10" SWEETGUM
232	60" PALM	251	10" SWEETGUM
233	62" PALM	252	10" SWEETGUM
234	64" PALM	253	10" SWEETGUM
235	66" PALM	254	10" SWEETGUM
236	68" PALM	255	10" SWEETGUM
237	70" PALM	256	10" SWEETGUM
238	72" PALM	257	10" SWEETGUM
239	74" PALM	258	10" SWEETGUM
240	76" PALM	259	10" SWEETGUM
241	78" PALM	260	10" SWEETGUM
242	80" PALM	261	10" SWEETGUM
243	82" PALM	262	10" SWEETGUM
244	84" PALM	263	10" SWEETGUM
245	86" PALM	264	10" SWEETGUM
246	88" PALM	265	10" SWEETGUM
247	90" PALM	266	10" SWEETGUM
248	92" PALM	267	10" SWEETGUM
249	94" PALM	268	10" SWEETGUM
250	96" PALM	269	10" SWEETGUM
251	98" PALM	270	10" SWEETGUM
252	100" PALM	271	10" SWEETGUM
253	102" PALM	272	10" SWEETGUM
254	104" PALM	273	10" SWEETGUM
255	106" PALM	274	10" SWEETGUM
256	108" PALM	275	10" SWEETGUM
257	110" PALM	276	10" SWEETGUM
258	112" PALM	277	10" SWEETGUM
259	114" PALM	278	10" SWEETGUM
260	116" PALM	279	10" SWEETGUM
261	118" PALM	280	10" SWEETGUM
262	120" PALM	281	10" SWEETGUM
263	122" PALM	282	10" SWEETGUM
264	124" PALM	283	10" SWEETGUM
265	126" PALM	284	10" SWEETGUM
266	128" PALM	285	10" SWEETGUM
267	130" PALM	286	10" SWEETGUM
268	132" PALM	287	10" SWEETGUM
269	134" PALM	288	10" SWEETGUM
270	136" PALM	289	10" SWEETGUM
271	138" PALM	290	10" SWEETGUM
272	140" PALM	291	10" SWEETGUM
273	142" PALM	292	10" SWEETGUM
274	144" PALM	293	10" SWEETGUM
275	146" PALM	294	10" SWEETGUM
276	148" PALM	295	10" SWEETGUM
277	150" PALM	296	10" SWEETGUM
278	152" PALM	297	10" SWEETGUM
279	154" PALM	298	10" SWEETGUM
280	156" PALM	299	10" SWEETGUM
281	158" PALM	300	10" SWEETGUM
282	160" PALM	301	10" SWEETGUM
283	162" PALM	302	10" SWEETGUM
284	164" PALM	303	10" SWEETGUM
285	166" PALM	304	10" SWEETGUM
286	168" PALM	305	10" SWEETGUM
287	170" PALM	306	10" SWEETGUM
288	172" PALM	307	10" SWEETGUM
289	174" PALM	308	10" SWEETGUM
290	176" PALM	309	10" SWEETGUM
291	178" PALM	310	10" SWEETGUM
292	180" PALM	311	10" SWEETGUM
293	182" PALM	312	10" SWEETGUM
294	184" PALM	313	10" SWEETGUM
295	186" PALM	314	10" SWEETGUM
296	188" PALM	315	10" SWEETGUM
297	190" PALM	316	10" SWEETGUM
298	192" PALM	317	10" SWEETGUM
299	194" PALM	318	10" SWEETGUM
300	196" PALM	319	10" SWEETGUM
301	198" PALM	320	10" SWEETGUM
302	200" PALM	321	10" SWEETGUM
303	202" PALM	322	10" SWEETGUM
304	204" PALM	323	10" SWEETGUM
305	206" PALM	324	10" SWEETGUM
306	208" PALM	325	10" SWEETGUM
307	210" PALM	326	10" SWEETGUM
308	212" PALM	327	10" SWEETGUM
309	214" PALM	328	10" SWEETGUM
310	216" PALM	329	10" SWEETGUM
311	218" PALM	330	10" SWEETGUM
312	220" PALM	331	10" SWEETGUM



NOTES:

- SECTION IS SYMMETRICAL ABOUT CENTERLINE.
- MIAMI CURB IS SHOWN AS TYPICAL. SEE PLAN-PROFILES FOR APPLICATION OF TURNOUT AT DRIVEWAYS.
- WHEN THE ROAD CONTRACTOR ENCOUNTERS SOIL THAT NEEDS TO BE UNDERCUT (OR ROCK THAT NEEDS TO BE REMOVED) HE SHALL CONTACT THE PROJECT ENGINEER BEFORE PROCEEDING.

TYPICAL STREET CROSS-SECTION:

EXCAVATE UNSUITABLE MATERIAL AND REPLACE WITH SELECT CLASS A-3 SAND (SEE NOTE 3)

1 1/2" TYPE S-1 ASPHALTIC CONCRETE STRUCTURAL COURSE (1500 LBS MARSHALL TEST)

8" COMPACTED LIMEROCK BASE COURSE (100 LBR. 98% MAX DENSITY) WITH SAND APPLICATION AND PRIME COAT FULL WIDTH (0.1 GAL /S.Y.)

8" P.V.C. SANITARY SEWER