

Existing

O-1, Office District: The intent of the office (O-1) district is to provide an area adjacent to arterial and major collector streets for the development of office uses and limited business services. This district is intended to be separate from the more intensive commercial and industrial areas, as well as ensure adequate design in order to maintain the character of the surrounding areas. Compatible commercial uses shall be permitted as accessory uses but limited to a total of ten percent of the square footage of a permitted office building.³

Requested

R-3, Multi-Family Residential: 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.⁴

Discussion:

Mr. Clere asked if the rezoning was approved will it come back before the board, and Ian Rynex responded that once it is approved by City Council the project will begin construction. Mr. Gilchrist asked what the planned use for this property; Mr. Rynex responded that it is multi-family, rental property.

Mr. Davis Dinkins, 2201 SE 30th Avenue, Suite 302, made himself available to answer questions.

Mr. Kevin Lopez asked Mr. Dinkins how many units will be built. Mr. Dinkins responded that they have not gotten that far into the conceptual plan, the number of units is dependent on the size of the living spaces.

No public comment.

RESULT:	APPROVED ZON21-44560
MOVER:	Rus Adams
SECONDER:	Kevin Lopez
AYES:	Adams, Lopez, Clere, Kesselring, Rudnianyn, Gilchrist
EXCUSED:	Boone

5. Lake Louise

a. ANX21-0005

Petitioner: Lake Louise, LLC
Agent: Fred Roberts
Planner: Ian Rynex, AICP (352-629-8329)
irynex@ocalafl.org

A request to annex into the City of Ocala property located northeast of the intersection of SW 7th Avenue and SW 32nd Street, approximately 88.73 acres.

Background:

- This property is contiguous to the city limits.
- Annexation was requested to obtain city services.
- Low Intensity land use is proposed with an associated land use policy.
- PD zoning will be required by the associated land use policy.
- A vacation of plat is planned to remove the unimproved ROWs amid these parcels.

Basis: The proposed annexation is contiguous to the city limits and is eligible for annexation.

Services Analysis:

Electric: Ocala Electric Utility

Potable Water: Service is available.

Sanitary Sewer: Service is available. Sewer line is within 1/8th of a mile (approximately 670 feet); therefore, the developer will pay to extend it to serve the development.

Staff Recommendation:

Approval of ANX21-0005

Discussion:

No Board Discussion

Mr. Fred Roberts, 40 SE 11th Avenue, spoke on behalf of the petitioner and made a brief presentation as to what his client is looking to achieve with the requested annexation, land use and future land use.

Public Comment:

Laurie (Chip) Young, 600 SE 48th Avenue, explained he is a current resident in the Lake Louise subdivision. Mr. Young said he is not against growth, but he is aware of the challenges of this property and development; he did not agree several of Mr. Roberts comments regarding “shotgun” development as he feels it is not an appropriate approach to development in Ocala or Marion County. He also voiced his concern regarding the high volume of traffic in this area and agreed that a traffic light is needed. Mr. Young requested that this project be looked at more comprehensively and in a long-term scenario.

Mr. Fred Roberts responded to Mr. Young’s comments and concerns.

Mr. Kesselring asked Mr. Roberts for clarification regarding the multi-family component of this project will not be moving forward until they come back with a comprehensive PUD for the entire project. Mr. Roberts confirmed that is correct.

RESULT: APPROVED ANX21-0005
MOVER: Richard Kesselring
SECONDER: Rus Adams
AYES: Kesselring, Adams, Lopez, Clere, Gilchrist
ABSTAINED: Rudnianyn
EXCUSED: Boone