

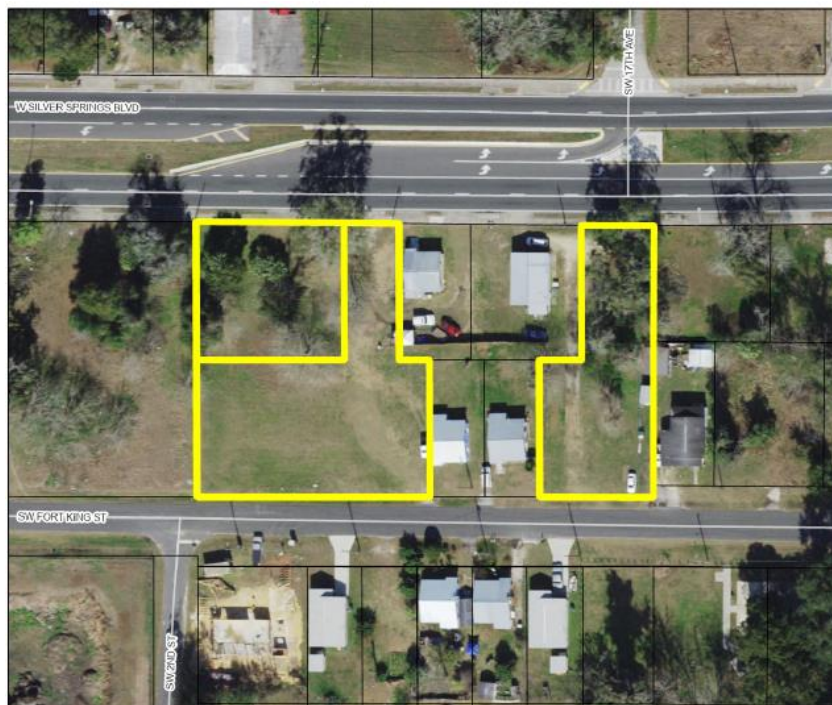


Property Owner/Applicant: Legacy View Church Inc.
Agent: Pastor Danny Nunn, Jr., Legacy View Church Inc.
Project Planner: Kristina L. Wright, CNU-A, FRA-RA
Request: Request to allow required off-street parking facilities provided on land within 300 feet of the property located at 1734 and 1748 West Silver Springs Boulevard.

Subject Property Information

Acres: ±1.05 acres
Parcel(s)#: 22714-000-00 and 22715-000-00
Location: 1734 and 1748 West Silver Springs Boulevard.
Existing use: Vacant/Undeveloped
Future Land Use Designation: Neighborhood
Zoning Designation: R-2, Two-Family Residential
Special District(s)/Plan(s): West Ocala Community Redevelopment Area (CRA)
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 | Residential |
| East | Medium Intensity/Special District | R-2, Two-Family Residential | Residential |
| South | Neighborhood | R-1AA, Single-Family Residential | Residential |
| West | Neighborhood | R-2, Two-Family Residential | Vacant/Undeveloped |

Applicant Request

The applicant is requesting approval of off-street parking within 300 feet of property located at 1734 and 1748 West Silver Springs Boulevard. The Agent, Pastor Danny Nunn, Jr., is representing the applicant in this request in support of the future development of a 5,200 s.f. church with associated on-site and off-site parking.

Background:

Approval of off-site parking requires specific approval by the Planning and Zoning Commission pursuant to Section 122-1002. A Special Exception (SE24-45800) was approved by the Board of Adjustment with conditions in October 2024 to allow for the construction of a church in R-2, Two-Family Residential. Parcel 22714-000-00 is currently a split parcel, bisected with four residential lots. The petitioner is planning to combine the two western most plots, while the eastern most plot will remain a separate and distinct parcel.

The conceptual plan indicates that there will be a total of 48 parking spaces, 29 of which will be located on the western most lot, this number includes 2 handicap spaces. Eight of the 29 spaces will be paved while the remaining 21 will be grass spaces. The off-site parking will contain an additional 19 unpaved spaces, these will be delineated with railroad ties and landscaping materials. Based on the use of the property, required parking is one (1) space for every five (5) seats in the auditorium or chapel area, not including any classrooms. Parking facilities are required to be paved per the Land Development Code; however, the City Engineer has the ability to approve alternate surfaces for parking facilities on a case-by-case basis. Any alternate surface will have to be approved at the time of site plan review. At this time, the estimated number of seats for the proposed church will be between 70-80 seats in the worship center, auditorium, or chapel. Assuming a maximum of 80 seats, the required minimum number of parking spaces is 16, the conceptual site plan is proposing 48 total spaces. While the off-site parking is not explicitly necessary, pursuant to the number of estimated seats, there will be associated uses such as office and clergy. The petitioner does not wish to become a nuisance to the adjacent residences with parishioners parking in rights-of-way to access church services. The petitioner has also indicated that they will be providing parking attendants prior to services.

The overflow parking is considered off-site parking due to the unique configuration and non-contiguous aspect of the parcel. Approval of off-site parking requires specific approval by the Planning & Zoning Commission per Section 122-1002.

The conditional approval from the BOA for SE24-45800 Legacy View Church stipulates the following conditions:

1. This Special Exception shall be granted for and run with the subject property located at the 1734 and 1748 West Silver Springs Boulevard (Parcels: 22714-000-00 and 22715-000-00) as long as the church remains the primary use and the off-site parking remains an accessory use to the church.
2. Approval of a public hearing by the Planning & Zoning Commission to allow required off-street parking facilities provided on land within 300 feet of the plot.
3. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be issued within 18 months of the date of approval by the Board of Adjustment or this Special Exception shall expire.
4. Lots on the western half of the proposed development shall be combined through a lot reconfiguration request submitted to staff, the eastern parcel will be split to create its own parcel id and will solely be used as accessory parking only for the church.
5. The site plan must include 10-foot wide landscape buffers and may include 6-foot walls or fences, in addition to 3-foot high hedges to screen parking areas from each street, and a sidewalk on SW Fort King Street within the public right-of-way to connect the properties and to reduce the potential for any impact to the properties situated between the church property and the off-site parking.
6. A 30-foot separation from the driveway aprons and parking spaces are required as indicated on the concept plan.
7. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan.
8. The sign must be revised to ground mounted, without any animation or illumination.
9. Architectural elevations are required demonstrating a pitched roof to retain character with the surrounding residential properties. If a steeple will be incorporated into the design of the church, the steeple shall not exceed 35 feet, to preserve the character of the R-2 zoning and the residential scale of the surrounding properties.
10. Off-site drainage retention is subject to the review and approval of stormwater management. If off-site drainage retention is not approved, on-site drainage must be provided.

Conclusions

While the conceptual plan indicates that the minimum requirement can likely be met on site, the church anticipates the need for the additional parking on the remaining portion of the split parcel. The applicant is requesting approval to provide an additional 19 parking spaces off-site as allowed by Section 122-1002, Ocala Code of Ordinances.

Code Requirements

Section 122-1002. Location. The off-street parking facilities shall be located on the same plot or parcel of land they are intended to serve; provided, however, when practical difficulties prevent the

establishment of such facilities on the same plot, the required off-street parking facilities may be provided on land within 300 feet of the plot, after application for a public hearing and subject to approval by the planning and zoning commission, except that the parking facilities shall not be located across an arterial street as designated by the thoroughfare plan.

The proposed off-site parking is within 300 feet of the other parcel, and it is not located across an arterial street. As such, staff recommends approval with the following conditions:

Conditions of Approval

1. This approval for off-site parking is granted only to the applicant for Legacy View Church.
2. The entire project and both the on-site and off-site parking are subject to the review and approval of the site plan review committee.
3. All conditions pertaining to the Special Exception must also be met.

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| Staff Recommendation: Approval with Conditions |
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