
CITY OF OCALA
PLANNING AND ZONING COMMISSION MEMO

Meeting Date: June 12, 2023

Subject: Zoning Change

Submitted by: Emily Johnson

City Council Date: July 18, 2023 (1st reading)

August 1, 2023 (2nd & final reading/public hearing)

STAFF RECOMMENDATION (Motion Ready): **Approval** of a zoning change from B-1A, Limited Neighborhood Business to R-3, Multi-Family Residential for property located at the SE corner of the intersection of SW 12th Street and SW 6th Avenue, parcel number 28566-000-12, approximately 0.29 acres (Case ZON23-45189).

OCALA’S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Petitioner: Equa-USA, LLC
- Property Owner: Equa-USA, LLC
- The subject property is undeveloped and is located within the West Ocala CRA. The surrounding area is a mixture of residential development in the form of single and multi-family dwellings, commercial and industrial uses.
- It is the Petitioner’s intent to develop the subject property with multi-family residences as part of workforce housing for the medical community.
- Due to the proximity to B-1A to the east, improved with single-family residential dwellings, the more intensive R-3 use will be required to have a 10-foot deep landscaped buffer area or a four-foot deep landscape area combined with a cementitious wall or fence, separating the two uses.

FINDINGS AND CONCLUSIONS: The R-3, Multi-Family Residential zoning district is consistent with the High Intensity/Central Core future land use classification. The proposed zoning is consistent and compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map

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- Aerial Map



Petitioner: Equa-USA, LLC
Property Owner: Equa-USA, LLC
Project Planner: Emily Johnson
Zoning Change Request: from: B-1A, Limited Neighborhood Business
to: R-3, Multi-Family Residential

Parcel Information

Acres: ±0.29 acres
Parcel(s)#: 28566-000-12
Location: SE corner of the intersection of SW 6th Avenue and SW 12th Street
Existing use: Undeveloped
Future Land Use: High Intensity/Central Core
Overlay(s): West Ocala Community Redevelopment Area (CRA)

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	High Intensity, Central Core	B-2	Undeveloped
East	High Intensity, Central Core	B-1A	Single Family Residence
South	High Intensity, Central Core	R-3	Summit Square Apartments
West	High Intensity, Central Core	M-2	Warehouse Distribution

Background

The subject property, owned by Equa-USA, LLC, is generally located at the southeast corner of the intersection of SW 6th Avenue and SW 12th Street, approximately 800 feet south of State Road 200 and 540 feet west of S Pine Avenue (US Highway 441). The 0.29-acre site is an undeveloped corner lot within Block E of the Meadow View 3rd Addition Subdivision (Plat Book C, Page 15), and has approximately 112-feet of frontage along both SW 12th Street and SW 6th Avenue. The subject property is located within the West Ocala CRA.

The Applicant is requesting to rezone the subject property from B-1A, Limited Neighborhood Business, to R-3, Multi-Family Residential, to facilitate development of multi-family dwelling units on the subject property consistent with the minimum density requirements of the current Land Use Classification. The present B-1A zoning district would only permit multi-family dwellings with a special exception, at a maximum density of 10 dwelling units per acre; this is inconsistent with the underlying High Intensity/Central Core land use, which carries a minimum residential density of 12 dwelling units per acre. In order to develop the subject property with a multi-family use at the minimum

density required by the Future Land Use, a rezoning to R-3 is required. The Applicant has further indicated an intent to provide furnished rental housing options to the medical community workforce; the subject property is located less than 0.25 miles from Advent Health Ocala and HCA Florida Ocala Hospitals.

The subject property is adjacent to B-1A zoned properties to the east, which are currently developed with single-family residences. As the requested R-3 zoning district will be more intense than the existing single-family residences located immediately east, a 10-foot-deep landscaped buffer, or a four-foot-deep landscaped buffer with a cementitious wall or fence, will be required consistent with City of Ocala Code of Ordinances, Section 122-260(c)(10). Adherence to this section of the Code will be determined during the site plan review process.

Staff Recommendation:	<i>Approval</i>
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Basis for Approval

The R-3, Multi-Family Residential zoning district is consistent with the High Intensity/Central Core future land use classification. The proposed zoning is consistent and compatible with the surrounding area.

Factual Support

1. The proposed R-3, Multi-Family Residential, zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.1: High Intensity/Central Core:** The intent of this designation is to identify the area suitable for the most intense residential and non-residential development within the City, generally represented as “High Intensity” on the Ocala 2035 Vision. It is anticipated to provide a broad mix of residential, retail, office, governmental, cultural, and entertainment activities that allow residents to live, work, shop, and play within the same area. Specialty shops, restaurants, and residential development shall line the streets, creating a unique environment distinct from suburban retail centers. The High Intensity/Central Core is located in the central area of the City as depicted on the 2035 Future Land Use Map and includes the historic downtown square, central business district, municipal administration buildings, and the hospital district. This intense mix is intended to promote a compact and walkable urban form that supports multi-modal transportation, including bicycles and transit.

The minimum density and intensity before any incentives in this future land use category is 12 dwelling units per gross acre or 0.20 FAR. The maximum density and intensity before any incentives is 60 dwelling units per acre or 8.0 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code

2. 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 112-feet of frontage along both SW 12th Street and SW 6th Avenue; both of which are local roads with low traffic volume. Access to SW 6th Avenue is anticipated via its intersection with SR 200, approximately 800 feet north of the subject property; access to SW 12th Street is anticipated via its intersection with S Pine Avenue (US 441), approximately 540 feet east of the subject property. The congestion management data for the arterial roadways is provided below.¹ 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
SR 200	4	45 MPH	Arterial	D	39,800	27,000	C
S Pine Avenue (US 441)	6	35 MPH	Arterial	D	50,000	26,500	D

Electric: The subject property is in the Ocala Electric Utility service territory.

Potable Water: Service is available. A City water main runs along SW 6th Avenue and SW 12th Street bordering the property, and have existing connections onto the subject property.

Sanitary Sewer: Service is available. A City gravity main runs along SW 6th Avenue and SW 12th Street bordering the property. Connections will be determined during the site plan or subdivision review and approval process.

From Jan 2022 through Dec 2022	WTP #1	Total Maximum Daily Flow at Plant as recorded on MOR during last 12 month period, MGD and which month									
PWS ID:	3420922	15.670 MGD on May 18, 2022									
Permitted Capacity (MGD):	24.42										
From Jan 2022 through Dec 2022	WRF #2	Maximum monthly average daily flow over the last 12 month period					Maximum 3-month average daily flow over the last 12 month period				
Facility ID:	FLA010680	4.941 MGD in September 2022					4.891 MGD in Sep, Oct and Nov of 2022				
Permitted Capacity (MGD):	6.5										

Source: City of Ocala Water Resources

Stormwater: 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.²

Solid Waste: Service is available.

Fire Service: Ocala Fire Rescue Station #3 is located 1.1 miles away.

¹ Ocala-Marion TPO, *Congestion Management Plan Roadway Database*, October 2021.

² City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 6.5.

Schools: The subject property is serviced by Shady Hill Elementary (operating at 92.57% capacity), Osceola Middle (115.29%) and Forest High Schools (97.58%).³ The proposed development will have a minimal effect on the public schools zoned to the surrounding area.

		DWELLING TYPE	PROJECT DWELLING UNITS	
		MFR	17	6
SCHOOL LEVEL	SCHOOL NAME	MFR STU GEN RATE	ESTIMATED STUDENTS	
Elementary	Shady Hill	0.097	1	0
Middle	Osceola	0.04	0	0
High	Forest	0.043	0	0

Source: MCPS Planning & Governmental Relations Department, Student Generation Multipliers.

Zoning

Existing

B-1A, Limited Neighborhood Business: The limited neighborhood business (B-1A) district is intended for neighborhood convenience goods and services involving basic, regular household purchases. In order to keep building scale and intensity compatible with surrounding residential development, there is a maximum allowable square footage, and an architectural review is necessary for more intense uses. Multifamily development in the B-1A district requires a special exception by the Board of Adjustment and shall be no greater than 10 dwelling units per gross acre.⁴

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.⁵

³ MCPS SY2022-2023 Membership by Grade, Summary Table – 160th Day.

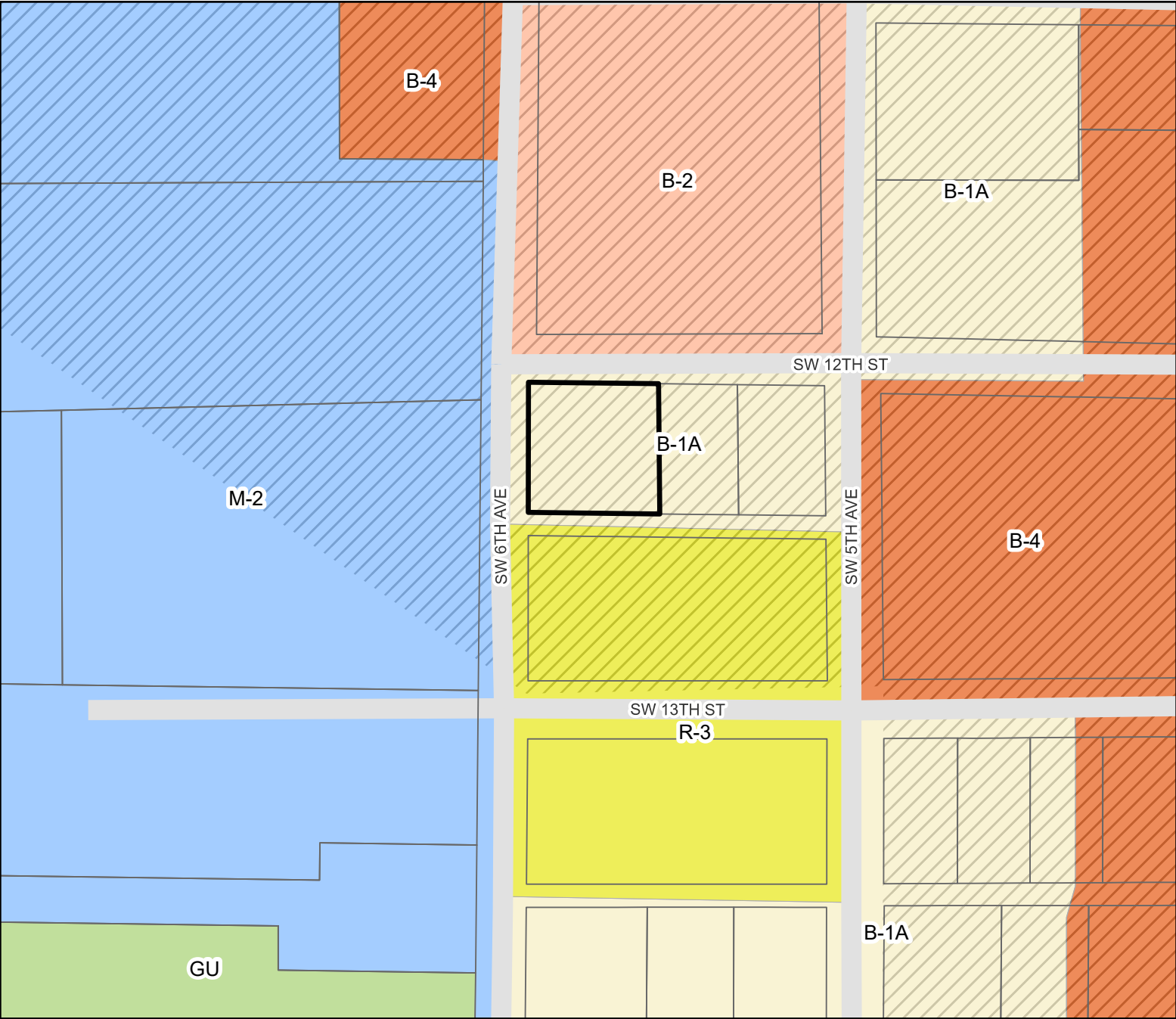
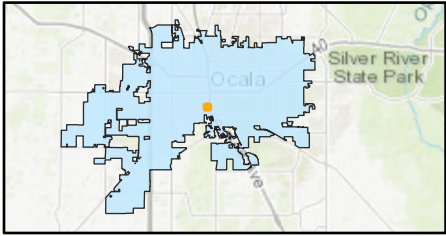
⁴ City of Ocala Code of Ordinances, Division 17, Sec 122-601.

⁵ City of Ocala Code of Ordinances, Division 5, Sec 122-351.

CASE MAP

Case Number: ZON23-45189
Parcel Number: 28566-000-12
Property Size: Approximately 0.29 acres
Land Use Designation: High Intensity / Central Core
Zoning: B-1A, Limited Neighborhood Business District
Proposal: A request to rezone from B-1A, Limited Neighborhood Business, to R-3, Multi-Family Residential

P&Z Meeting: June 12, 2023
Location Map

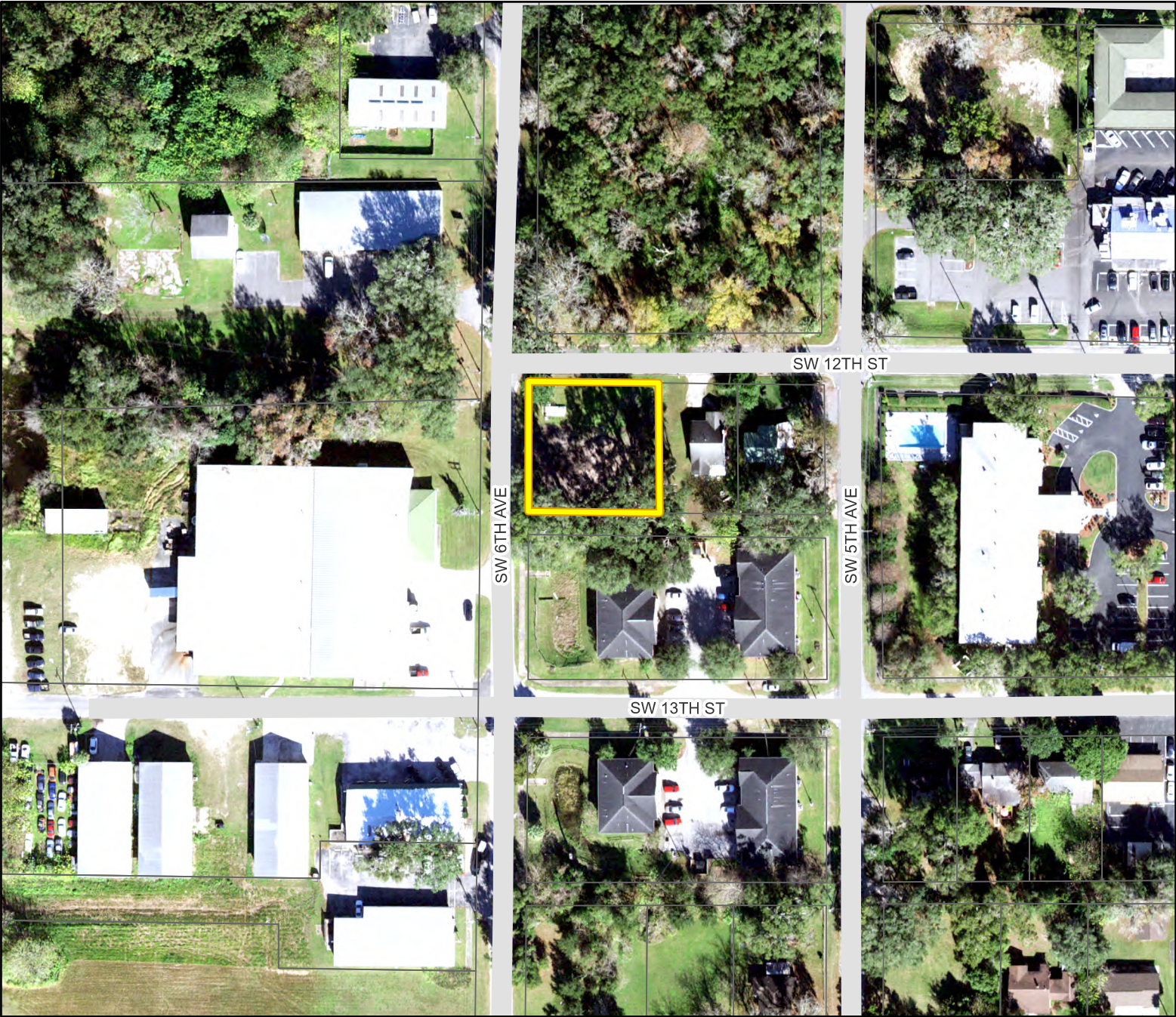
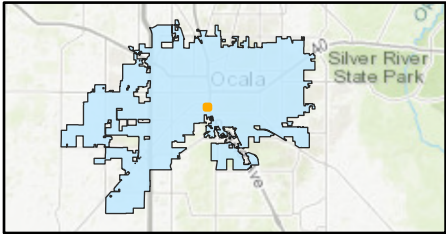


- Property
- Parcels
- B-1A:Limited Neighborhood Business
- B-2:Community Business
- B-4:General Business
- GU:Governmental Use
- M-2:Medium Industrial
- R-3:Multi-Family Residential
- Community Redevelopment Area



AERIAL MAP

Case Number: ZON23-45189
Parcel Number: 28566-000-12
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 Property
 Parcels

