

BACKGROUND:

- The subject property is located near the southwest corner of SR 40 and Martin Luther King Jr. Avenue. There are four parcels included in this request for a rezoning.
- Two of the parcels have frontage on SR 40 and two parcels have frontage on SW Fort King Street.
- The property on the corner of SR 40 and SW Martin Luther King Avenue is also owned by Rock Hospitality Partners 22, LLC and is currently zoned B-2. This parcel is undeveloped.
- The future land use classification on this property is Medium Intensity/Special District.

Discussion:

No board discussion.

No public comment.

RESULT:	TABLED
MOVER:	Rus Adams
SECONDER:	Kris Clere
AYES:	Adams, Clere, Kesselring, Rudnianyn, Lopez, Gilchrist
EXCUSED:	Boone

c. ZON21-44560

Petitioner: BAB Quality Homes, LLC

Planner: Ian Rynex, AICP (352-629-8329)

irynex@ocalafl.org

A request to change zoning from O-1, Office, to R-3, Multifamily Residential, for property located at the southeast corner of the intersection of SE 30th Avenue and SE 18th Street, approximately 2.91 acres.

Background

1. This property is located near the southeast corner of SE 30th Avenue and SE 18th Street.
2. The applicant has indicated the intention to build a multi-family housing development.
3. Due to the lack of residential in the immediate area, development on this parcel will pose minimal impact on surrounding properties. In addition, there is a deficit of multi-family in the region. This development would help meet that need.
4. The properties have good access to Maricamp Rd.
5. The future land use classification on this property is Low Intensity. The R-3 zoning district is compatible with this land use.
 - a. Low Intensity permits up to 18 dwelling units per acre.
 - b. R-3 permits up to 50-foot building height.
 - c. Architectural Review will be required.

Basis for Approval

The R-3 zoning district is consistent with the Low Intensity future land use classification and with the surrounding area.

Factual Support

- The proposed R-3 zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.3: Low Intensity:** The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.¹
- 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: Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

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

Potable Water: Service is available within 1/4 mile of the parcel and connections will be determined during the site plan or subdivision review and approval process.

Sanitary Sewer: Service is available within 1/8 mile of the parcel and connections will be determined during the site plan or subdivision review and approval process.

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: Service is available.

Schools: This property is currently served by Maplewood Elementary, Osceola Middle, and Forest High School.

Adequate capacity exists for this project from a districtwide perspective (see District Wide Utilization). Two of the three schools serving the area of this proposed Land Use change are experiencing persistent localized overcrowding. The extent of the project's adverse impacts to the already overcrowded schools is subject to a number of specifics (e.g. age-restricted or all ages market rate, project timing, phasing, absorption rate and extent of build out).

Zoning

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.