



Ocala Board of Adjustment Agenda - Final

Monday, October 28, 2024

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://www.ocalafl.gov/meetings>

Time

5:30 PM

Board Members:

George Carrasco
James Hartley, Chairperson
Rusty Juergens
Dustin Magamoll, Vice-Chairperson
Brent Malever

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 Zoning Board of Adjustment (BOA) is a quasi-judicial board that meets once a month to hear and decide only such special exceptions, variance, and appeals of the building official, as the BOA is specifically authorized to pass upon by the terms of the code and shall decide such questions as are involved in determining whether special exceptions should be granted. It shall grant approvals with such conditions and safeguards as are appropriate under the code and shall deny when not in harmony with the purpose, intent and requirements of the code.

GENERAL RULES OF ORDER

The BOA is pleased to hear all non-repetitive comments. If you wish to appear before the BOA, please fill out an Appearance Request/Lobbyist Registration Form and give it to the BOA Recording Secretary. When the Chairman recognizes you, state your name and address and speak directly into the microphone. Persons with disabilities needing assistance to participate in any of these proceedings should contact the BOA Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Appeals from decisions of the BOA shall be to the Marion County Circuit Court. Any person or any board, taxpayer, department or bureau of the City aggrieved by any decision of the BOA may seek review by a court of record of such decisions in the manner provided by law. Please be advised that if any person wishes to appeal any decision made by the BOA with respect to any material considered at the above meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure a verbatim record of the proceeding is made.

1. Call To Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

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 October 11, 2024.

- a. [Ocala Gazette Ad](#)

Attachments: [BOA Proof 10282024](#)

3. Approval of Minutes

- a. [July 15 2024 Meeting Minutes](#)

Attachments: [7-15-24 BOA Minutes.pdf](#)

4. Special Exception

- a. [A-DENIV Corp / SE24-45761](#)

Petitioner: A-DENIV Corp
Agent: William Menadier
Planner: Emily Johnson 352-629-8313
ewjohnson@ocalafl.gov

A request to allow multi-family dwellings in the B-4, General Business, zoning district, for property located at the southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road (Parcel 22276-000-00); approximately 1.20 acres.

Recommended Action: Approval with conditions.

Attachments: [SE24-45761 Staff Report](#)
[SE24-45761 Conceptual Plan](#)
[SE24-45761 Conceptual Elevations](#)
[SE24-45761 Case Map A Deniv Corp](#)
[SE24-45761 Aerial Map A Deniv Corp](#)

b. [Legacy View Church / SE24-45800](#)

Petitioner: Legacy View Church
Agent: Pastor Danny Nunn, Jr.
Planner: Kristina Wright 352-629-8324
kwright@ocalafl.gov

A request to allow a church/place of worship in the R-2, Two-Family Residential, zoning for property located at 1734 and 1748 W Silver Springs Boulevard (Parcel 22714-000-00 and 22715-000-00); approximately 1.05 acres.

Recommended Action: Approval with conditions.

Attachments: [Staff report-SE24-45800 Legacy View Church newest wLegistar edits LEGACY-VIEW-CHURCH-SUP](#)
[Resident Response-SE24-45800 SE24-45800 Case Map Legacy View Church](#)
[SE24-45800 Aerial Map Legacy View Church](#)

c. [Guinn III Properties, LLC / SE24-45855](#)

Petitioner: Guinn III Properties, LLC
Planner: Brea Miller (352-629-8341)
bmiller@ocalafl.gov

A request to allow a repair garage and associated parking in the B-4, General Business zoning district, for property located at 2199 NW 10th Street; approximately 4.84 acres.

Recommended Action: Approval with conditions

Attachments: [SE24-45855 Staff Report](#)
[SE24-45855 Site Plan](#)
[SE24-45855 Legal Description](#)
[SE24-45855 Parking Analysis](#)
[2023 Concept Plan](#)
[SE24-45855 Case Advanced Tire](#)
[SE24-45855 Aerial Advanced Tire](#)

- 5. **Public Comments**
- 6. **Staff Comment**
- 7. **Board Comment**
- 8. **Next Meeting: Monday November 18, 2024 at 5:30 PM**
- 9. **Adjournment**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2285

Agenda Item #: a.

Ocala Gazette Ad



NOTICE OF PUBLIC HEARING OCALA BOARD OF ADJUSTMENT

The Ocala Board of Adjustment will consider the following petition at its meeting on **Monday, October 28, 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>.**

NORTHWEST

Petitioner: A-Deniv Corp; Agent: William Menadier, P.E., Menadier Engineering, LLC; Case: SE24-45761; A request to allow multi-family dwellings in the B-4, General Business, zoning district, for property located at the southeast corner of the intersection of US Highway 27 and NW Old Blycton Road (Parcel 22276-000-00); approximately 1.20 acres.

Petitioner: Guinn III Properties, LLC; Agent: Joseph C. London, P.E., Kimley-Horn & Associates, Inc.; Case: SE24-45855; A request to allow a repair garage and associated parking in the B-4, General Business zoning district, for property located at 2199 NW 10th Street; approximately 4.84 acres.

SOUTHWEST

Petitioner: Legacy View Church Inc.; Agent: Pastor Danny Nunn, Jr., Legacy View Church Inc.; Case: SE24-45800; A request to allow a church/place of worship in the R-2, Two-Family Residential, zoning district, for property located at 1734 and 1748 W Silver Springs Boulevard (Parcel 22714-000-00 and 22715-000-00); approximately 1.05 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 Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for **5**uch 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 #: 2024-2287

Agenda Item #: a.

July 15, 2024 Meeting Minutes



Ocala

Board of Adjustment

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, July 15, 2024

5:30 PM

1. Call To Order

Present: Chairman James Hartley
George Carrasco Jr.
Vice Chair Dustin Magamoll
Rusty Juergens

- a. Pledge
- b. Roll Call

Present: Chairman James Hartley
George Carrasco Jr.
Vice Chair Dustin Magamoll
Rusty Juergens

2. Public Notice

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 June 28, 2024.

a.

Attachments: [Proof Star Banner Ad BOA July 15 2024](#)

3. Approval of Minutes

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

RESULT: APPROVED

MOVER: Rusty Juergens

SECONDER: George Carrasco, Jr.

AYE: Chairman Hartley, Carrasco, Vice Chair Magamoll and Juergens

Attachments: [3-18-24 Meeting Minutes.pdf](#)

4. Variance

a.

Andy J. Tingue/VAR24-45701

Attachments: [Staff Report Tingue VAR24-45701](#)
[Exhibit A - 1990 Pond Expansions](#)
[Exhibit B - FEMA Map](#)
[Exhibit C Tingue Photos](#)
[Exhibit D - Elevation Certificate with photos of the new house](#)
[FloodPlainAdministratorNotice-7-10-24](#)
[VAR24-45701 Case Map](#)
[VAR24-45701 Aerial Map](#)

City Projects Director Tye Chighizola provided a brief overview of a request for a variance to reduce the base flood elevation from 83.1 feet to 78.1 feet for the property located at 3713 SE 8th Street (Parcel # 27711-000-00); approximately .49 acres. During a severe storm in June 2023, a tree fell on the house, causing significant damage and injuring an occupant. The family had to temporarily move into Recreational Vehicles on the property until the house was repaired or rebuilt. In October 2023, it was determined that the house was beyond repair, and the homeowner, facing a challenging situation, submitted plans to rebuild the house with a footprint of 63 feet wide by 49 feet deep.

City Engineer Director, Flood Plain Administrator Sean Lanier stated that topographically it is difficult to work with flood ordinances on a half acre lot. If a property is elevated five feet, the property owner would need to provide compensatory storage.

Mr. Juergens asked if FEMA flood plains reports changes every 5-6 months. Mr. Lanier replied no, they come through every so often. Mr. Lanier provided a brief history of the A zone area and stated that the goal is to get everyone out of the flood hazard area. Mr. Lanier mentioned that a long-term solution may include expanding the existing water retention facilities and submitting a Letter of Map Amendment (LOMA) to remove the properties from the floodplain.

Mr. Chighizola said the customer has a temporary C.O. (Certificate of Occupancy) because of the circumstance process, but that is why there is a request for a variance.

Mr. Magamoll asked if the problem was the expedited permitting process. Mr. Chighizola replied yes, it came through permitting as a rebuild and should have been looked at when the new plans came into the department. Mr. Carrasco asked if the applicant had to pay for permit fees. Mr. Chighizola replied the City covered the permitting fees.

Michael W. Chuchian, 3726 SE 7th Street, Ocala, FL, said he lives in the neighborhood and in 2010 he went through the same scenario and the variance was denied. The house caught on fire and was demolished. Mr. Chuchian said the applicant is not required to have flood insurance, but everyone else does. A owner/builder permit should not exceed \$75,000.00 and he has \$200,000.00 in value. The house was 2,032 square feet and now it is 3,108 square feet and all the fees were waived. Mr. Chuchian said he built his house out of the flood zone because the City would not allow to build on that property, so he brought 300 hundred loads of dirt and a stone wall to be able to build on his property.

Mr. Carrasco stated that the Board should move forward with the application and let the City sort it out.

Mr. Lanier stated that the applicant is still in the floodplain, and the recordings will have to be done on his property. It does penalize the homeowner for the variance. A packet was sent via certified mail to the homeowner and warns him of the increased risk of flooding and the flood insurance will be a higher rate. A house that is valued at \$250,000.00 will have to pay \$62,000.00 a year for flood insurance.

Mr. Chighizola said he did not see a variance request in the record for 3726 SE 7th Street, Ocala, FL, in 2010.

Mr. Hartley asked if the construction was done before the variance request at no fault of the applicant. Mr. Chighizola replied yes.

Motion to approve VAR24-45701, with conditions of a Certificate of Occupancy must be issued within 60 days of the Board of Adjustment's approval, or this Variance will expire, add a slab for the air conditioning system, applicant must comply with the recording requirements of 90.17 (h) (3) & (4).

RESULT: APPROVED

MOVER: George Carrasco, Jr.

SECONDER: Dustin Magamoll

AYE: Chairman Hartley, Carrasco, Vice Chair Magamoll and Juergens

5. Public Comments

None.

6. Board Comments

None.

7. Staff Comments

Mr. Chighizola said staff is still trying to get additional board members. A proposal went through City Council to reduce the board down to five members instead of seven. City Council decided to keep it at seven, but members can serve on the Planning and Zoning and the Board of Adjustment. Mr. Chighizola stated the ordinance was changed, some requirements were taken out, and now you just have to be a registered voter to serve on either board.

Mr. Carrasco asked about the financial disclosure. Mr. Chighizola replied there has been some changes since the last time.

Mr. Carrasco asked about the number of members on the other boards. Mr. Chighizola said most of the boards are seven and the smaller boards may have five. Mr. Carrasco asked if a Zoom meeting was possible. Mr. Chighizola replied that he did not think that a zoom meeting was possible, but dates can be pushed back.

Growth Management Director Jeff Shrum said staff is trying to get the vacant positions filled and it is really important to know in advance if someone is going to be absent. Mr. Shrum said he will ask the City Attorney whether a Zoom meeting can be done.

8. Next Meeting: August 19, 2024

9. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2134

Agenda Item #: a.

A-DENIV Corp / SE24-45761

Petitioner: A-DENIV Corp

Agent: William Menadier

Planner: Emily Johnson 352-629-8313

ewjohnson@ocalafl.gov

A request to allow multi-family dwellings in the B-4, General Business, zoning district, for property located at the southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road (Parcel 22276-000-00); approximately 1.20 acres.

Recommended Action: Approval with conditions.



Special Exception Staff Report

SE24-45761

Board of Adjustment: October 28, 2024

Petitioner: A-Deniv Corp
Property Owner: A-Deniv Corp
Agent: William Menadier, P.E., Menadier Engineering, LLC
Project Planner: Emily W. Johnson, AICP
Applicant Request: Special Exception to allow multi-family dwellings in the B-4, General Business, zoning district.

Parcel Information

Acres: ±1.20 acres
Parcel(s) #: 22276-000-00
Location: The southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road.
Future Land Use: Low Intensity
Zoning District: B-4, General Business
Existing Use: Undeveloped

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	B-4, General Business	Various commercial uses (Liquor store, auto supply store, office/retail, and warehousing), adjacent to US Hwy 27.
East	Low Intensity	B-4, General Business R-3, Multi-Family Residential	Used merchandise store (Ms. Queen's Thrift Shop), Automotive repair (10 th Street Garage), and vacant residential.
South	Neighborhood	R-3, Multi-Family Residential	Single-Family Residential subdivision (Blitchton Village Phases 1 & 2), adjacent to NW Old Blitchton Road)
West	Employment Center	R-3, Multi-Family Residential M-1, Light Industrial	Automotive repair & Automobile sales (Morrow's Repair & Used Cars); Light Industrial subdivision (Bison Industrial Park).

Applicant Request

The petitioner is requesting a Special Exception to allow multi-family dwellings in the B-4, General Business, zoning district. The petitioner submitted a concept plan which proposes fourteen (14), 2-story townhome-style dwellings. The conceptual placement of the homes is along and parallel to NW Old Blitchton Road. As proposed, access to the site is via NW Old Blitchton Road providing connection to the 22 space parking lot.

Background

The subject property, identified by Parcel Identification Number 22276-000-00, contains approximately 1.20 acres. The property is generally located in the 2300 block of NW 10th Street at the southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road. The property is currently vacant and undeveloped.

The subject property is in the West Ocala Community Redevelopment Area (CRA) and within the West Ocala Vision and Community Plan (2011). The West Ocala Vision identified six different districts, including a Neighborhoods district, in which the subject property resides. The intent of the Plan's Neighborhoods district is to promote a walkable urban form expressed as identifiable residential neighborhoods where the predominant land use is residential, and the primary modes of transportation include walking, bicycles, automobiles, and bus transit.

Earlier this year, the petitioner applied to rezone the subject property from B-4, General Business, to R-3, Multi-Family Residential, to accommodate the proposed development. City Council subsequently denied the rezoning request at their June 18, 2024, meeting, citing concerns related to access from US Highway 27 and compatibility of the R-3 zoning district along a major arterial corridor. City Council also indicated that as a multi-family project it would be more appropriate for consideration through the Special Exception process.

Staff Analysis

Pursuant to the Ocala Code of Ordinances Section 122-724(1)(b), multifamily dwellings are permitted up to a maximum of 30 dwelling units per acre with a special exception in the B-4, General Business zoning district. Multi-family in this district are also subject to the architectural review requirements in Code Section 122-216(t). The existing Low Intensity Future Land Use classification provides for a maximum density of 18 dwelling units per acre, which equates to maximum potential of 21 units on the subject 1.20-acre parcel. The applicant's request for 14 multi-family units is less than the maximum density allowed for the Low Intensity classification. Additionally, multi-family development is consistent with the West Ocala CRA, West Ocala Vision and Community Plan, Comprehensive Plan and Code of Ordinances.

The subject property includes a small triangular portion of the property that is non-contiguous to the main property. This non-contiguous portion is most likely the result of the creation of right-of-way through this area many years ago. While this portion is only comprised of 820 square feet and not readily usable for development, it does count toward the acreage of the property for the purpose of appropriate property calculations. The conceptual plan shows that development would be relegated to the main portion of the subject property.

The petitioner has made changes to the concept plan to address comments made by City Council at the June 18, 2024, zoning hearing. Specifically, the access has been relocated from US Highway 27 to NW Old Blitchton Road and the proposed building sites are now aligned more closely with Old Blitchton Road. This layout provides more proximity of the structures to the nearby residential development to help integration with the existing neighborhood character. The petitioner also provided building elevations to foster a coordinated design and architectural relief along Old Blitchton Road. The design includes covered rear porches with railings, second-story windows, and a mixture of building materials along the street-facing façade.

Introducing multi-family uses to the area also provides for more diverse housing types and helps to provide infill development within this established urban neighborhood. The proposed residential use and design are encouraged in this District and is compatible with the intent and purpose of the Neighborhoods District and the West Ocala Vision and Community Plan.

Approval of the special exception with conditions is recommended to provide for the appropriate safeguards and conditions to help the proposed multi-family development provide for a transition of uses to the surrounding residential and commercial uses in the area. The development of the site will require submittal of a site plan substantially consistent with the proposed conceptual plan and building elevations. The site plan will have to be approved within 18 months of the special exception approval date and shall further address the screening and site design conditions as required.

Special Exception Standards for Approval (Section 122-73(5)):

In reaching its conclusion, the Board of Adjustment shall make findings and consider and weigh the following factors and standards, among others, and shall show in its record these factors and the disposition made thereof. Further, the board shall find in the case of any of these factors and standards, that the purposes and requirements for granting the special exception have been met by the applicant. The required factors to be weighed are as follows and related City Code of Ordinance references are as follows:

- A. Ingress and egress to the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Staff Comment: Ingress/egress will be provided via a proposed two-way access driveway connecting to NW Old Blitchton Road. Because the proposed development contains less than 16 dwelling units, a secondary emergency access is not required.

- B. Off-street parking and loading areas, where required, including consideration of ingress and egress to the property, and the economic, noise, glare, or odor effects of the location of such off-street parking and loading areas on adjacent and nearby properties and properties generally in the district.

Staff Comment: Parking for the proposed multi-family units will be provided via a shared parking lot. Section 122-1010(a)(2) requires 1.5 parking spaces per multi-family dwelling. The conceptual plan indicates 22 parking spaces that includes 21 standard spaces and 1 ADA accessible space. The proposal is consistent with the minimum required number of parking spaces (Section 122-1015).

- C. Refuse and service areas, and how these areas correspond with both the off-street parking area, and the ingress and egress to the site.

Staff Comment: The conceptual plan indicates a proposed dumpster pad location. Refuse service will be addressed as part of the site plan review process. Screening of utilitarian areas, including a concrete wall and vegetative buffer around the dumpster and vegetative screening around air conditioning units, is recommended as a condition of approval.

- D. Utilities, including such considerations as hook-in locations and availability and compatibility of utilities for the proposed use.

Staff Comment: Electric, Internet, Potable Water, and Sanitary Sewer utility services are available at this location. Connections will be determined during the site plan review process.

- E. Screening and buffering, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structure between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.

Staff Comment: The conceptual plan depicts a 10-foot-wide landscape buffer along the southern property line where the proposed development faces an existing single-family residential subdivision providing consistency with Section 122-260(c)(10). The exterior boundary of the site shall have a minimum 4-foot-wide open space buffer around the site, and all off-street parking areas shall be screened from bordering streets with a minimum 5-foot-wide landscape buffer, consistent with Sections 122-260(c)(1) and 122-260(c)(2).

- F. Signs, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of signs and lighting on properties in the district and compatibility and harmony with other properties in the district.

Staff Comment: All signage must comply with Chapter 110, Ocala Code of Ordinances. The conceptual plan depicts a proposed monument sign location along NW Old Blitchton Road. The requirements that signage shall be ground mounted and no animated signage shall be permitted, are recommended as conditions of approval.

- G. Required yards and open spaces.

Staff Comment: The conceptual plan depicts consistency with the building setback requirements. Pursuant to Section 122-286, multi-family residential dwelling units in the B-4, General Business, zoning district are required to maintain a 25-foot front yard, 8-foot interior side yard, and a 25-foot interior rear yard; additionally, Section 122-1244 requires a 20-foot street widening setback along US Highway 27. Section 122-252 allows for accessory parking to encroach into side and rear yard setbacks.

- H. Height of structure where related to uses and structures on adjacent and nearby properties and properties generally in the district.

Staff Comment: Pursuant to Section 122-286, the maximum allowable height in the B-4, General Business, zoning district is 60-feet. The proposed elevations depict that the units will be 2-stories, with a bearing height of 20-feet.

- I. Economic effect on adjacent and nearby properties and properties generally in the district of the grant of the special exception.

Staff Comment: The additional housing will create greater interaction between neighboring uses, thereby providing positive economic effects for properties along the US Highway 27 corridor and within the City at-large.

- J. Visual, physical, and economic impact of the proposed project or use on a historically designated property and district.

Staff Comment: This site is not located within a designated historic district.

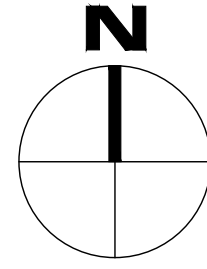
Staff Findings and Recommendation

- The request meets the standards for approval of a Special Exception pursuant to Ocala Code of Ordinances Section 122-73(5).
- The requested multi-family development provides for a transition of use from the single family development and mix of commercial development in the surrounding area.
- The petitioner has revised the proposed site layout to address the concerns raised by City Council at the meeting on June 18, 2024
- The conceptual plan is consistent with development standards contained under Ocala Code of Ordinances Sections 122-1010 (*Required number of spaces*), 122-260 (*Buffers*), 122-1244 (*Minimum width and setback for specific streets*), and 122-286 (*Lot requirements*).

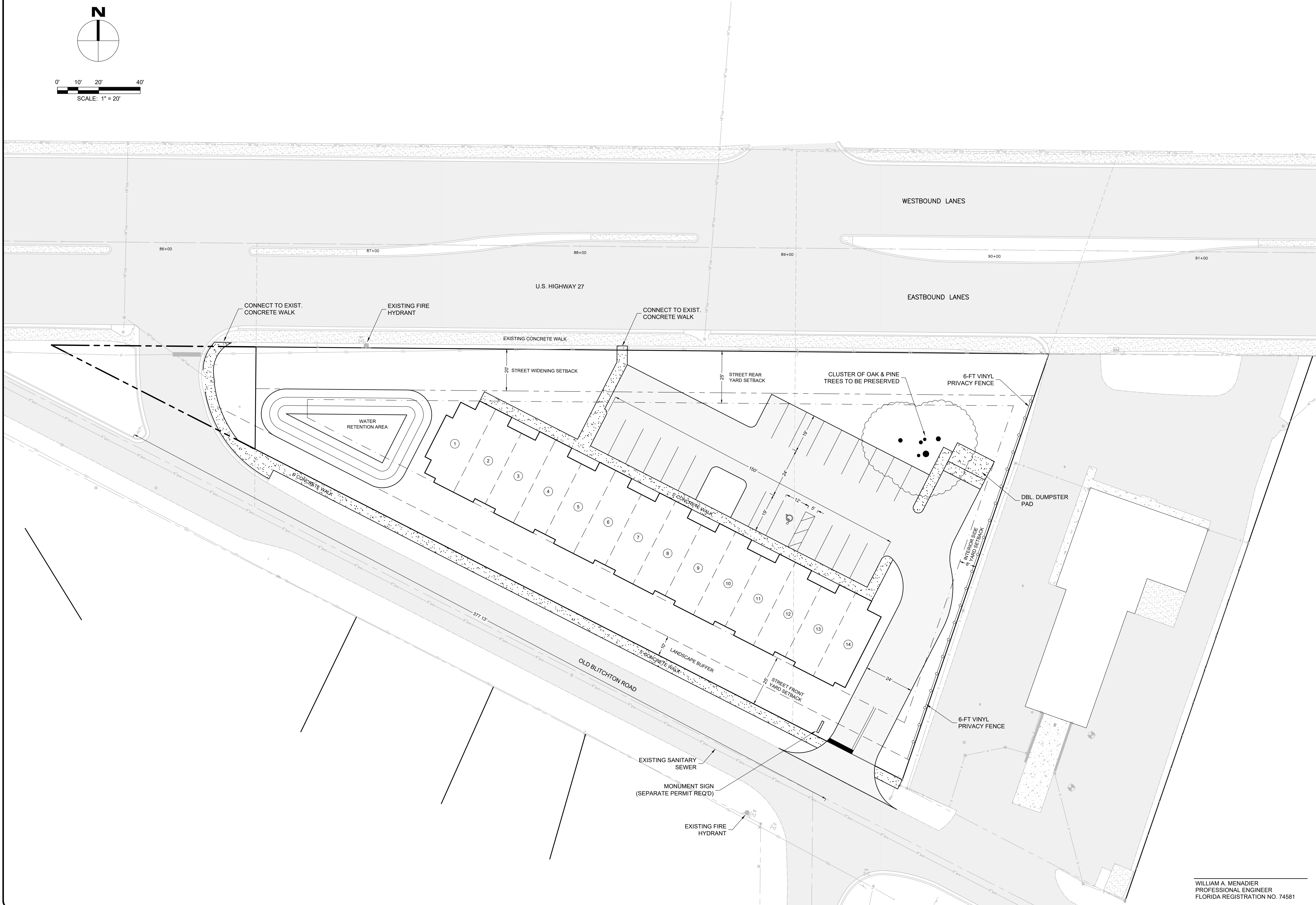
Staff Recommendation: Approval with Conditions

Recommended Conditions of Approval:

1. This Special Exception shall be granted for and run with the subject property located at the southeast corner of the intersection of US Highway 27 and NW Old Blitchton Road (PID #22276-000-00).
2. No more than 14 dwelling units shall be developed on the subject property.
3. The site plan shall be substantially consistent with the design and layout shown in the conceptual plan. Residential units shall be positioned along NW Old Blitchton Road and shall have the appearance of a street-facing façade.
4. Architectural renderings shall be submitted for review with the site plan application, design features shall be largely consistent with the façades shown in the conceptual elevations. Residential units shall include extended covered rear porches with railings, second-story windows, and a mixture of building materials along the street-facing façade.
5. Screening of refuse areas, including a concrete wall and vegetative buffer around the dumpster and vegetative and screening shall be provided around air conditioning units, shall be required as determined through the site plan process.
6. All signage shall be consistent with applicable standards of Chapter 110 and shall be ground mounted, with a location to be determined through the site plan process. No animated signage shall be permitted.
7. Site plan approval for the multi-family use shall be issued within 18 months of the date of approval by the Board of Adjustment or this Special Exception shall expire.



0' 10' 20' 40'
SCALE: 1" = 20'



NO.	DATE	REVISIONS

William A. Menadier, ME, PE
 P. Reg. No. 74581
 wmenadier@menadier.com

MENADIER ENGINEERING
 PO Box 656 | Alachua, Florida 32016 | Ph. (386) 347-5133 | www.menadier.com

NOT APPROVED UNLESS ACCOMPANIED WITH A VALID SIGNATURE. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

A SITE PLAN FOR:
OLD BLITCHTON ROAD
 MULTI-FAMILY
 CITY OF OCALA
Conceptual Layout Plan

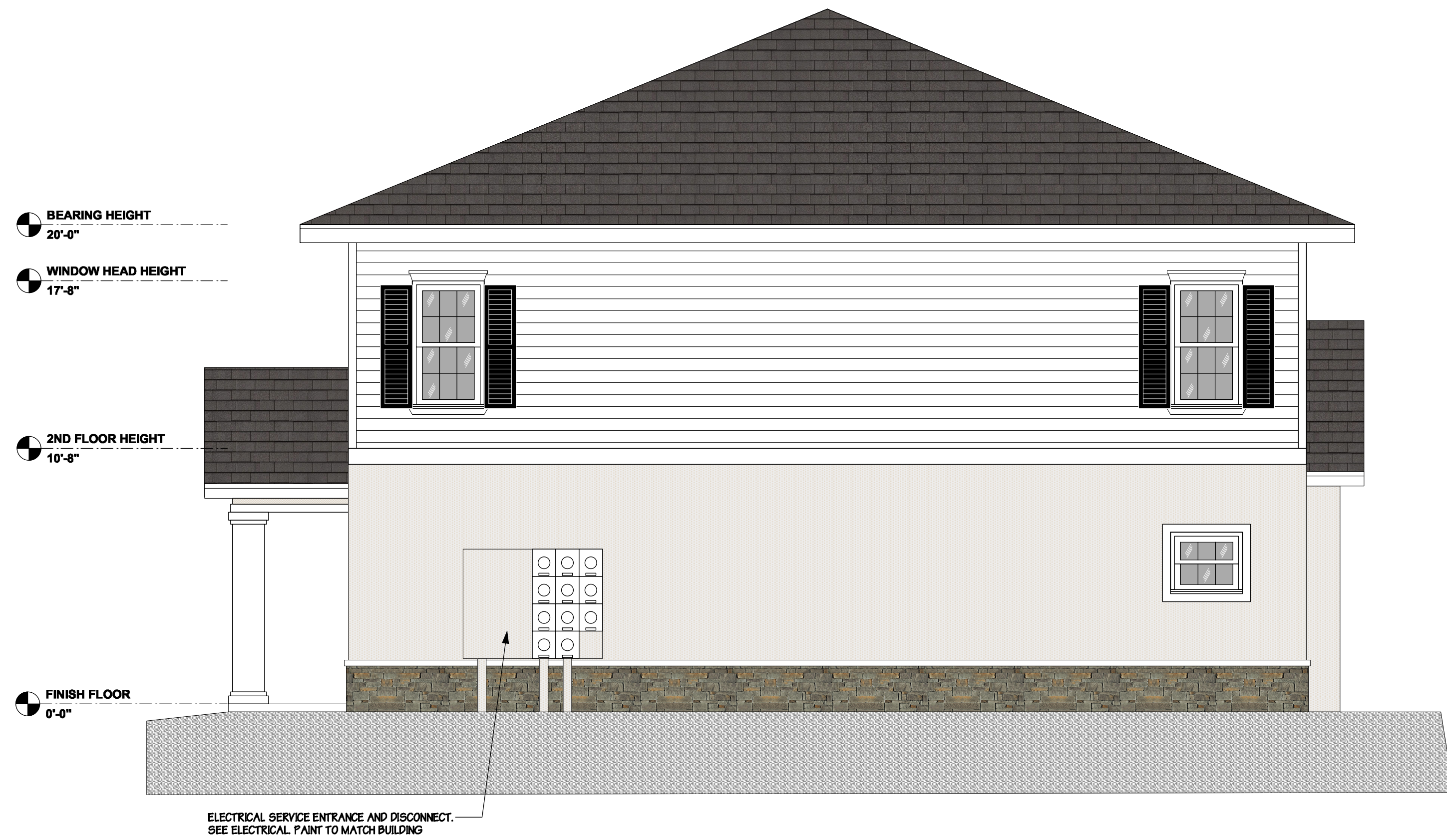
JOB No:
2023-02-014

DATE:
8-14-24

SCALE:
1" = 30'

C004

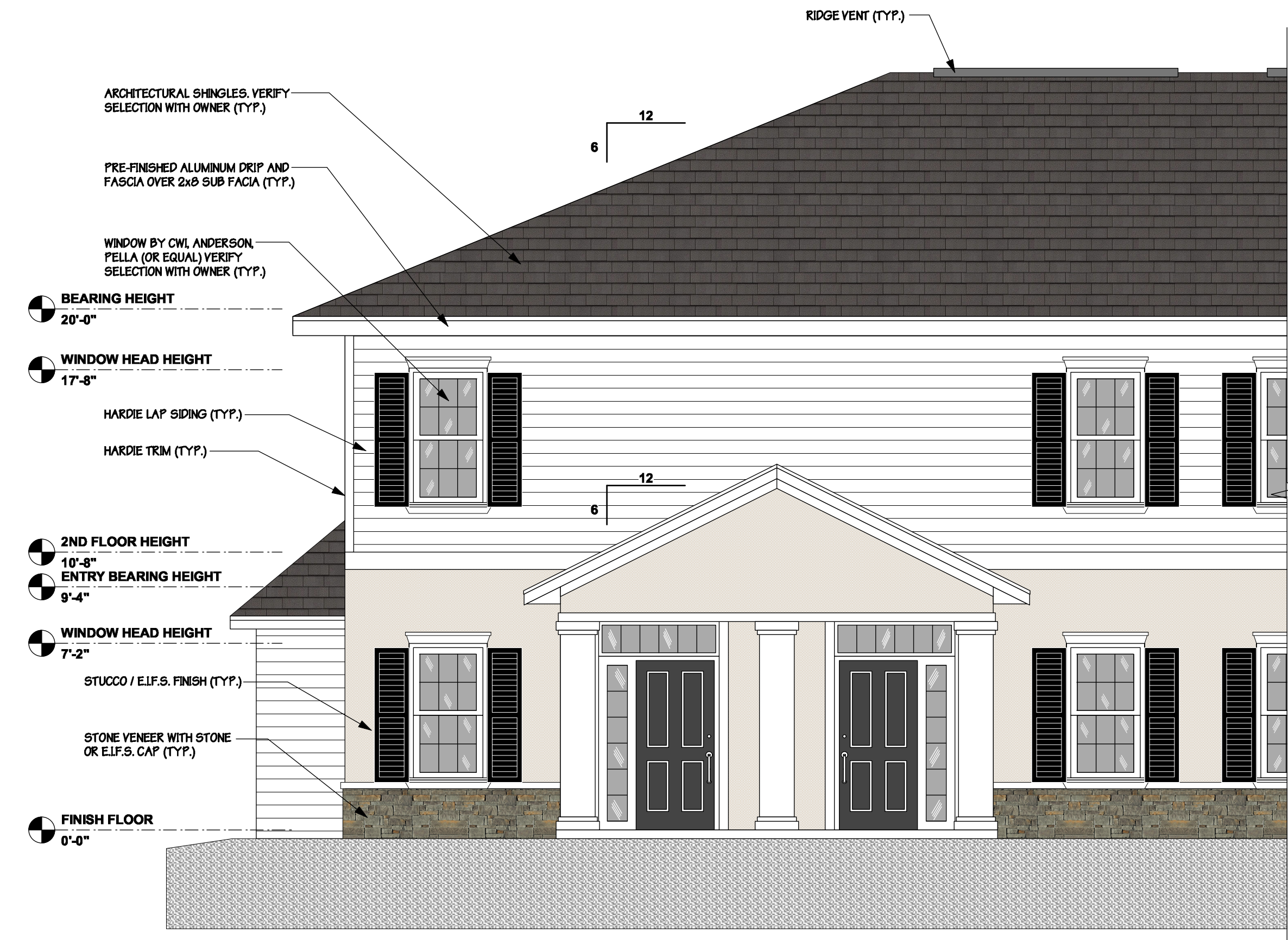
WILLIAM A. MENADIER
 PROFESSIONAL ENGINEER
 FLORIDA REGISTRATION NO. 74581



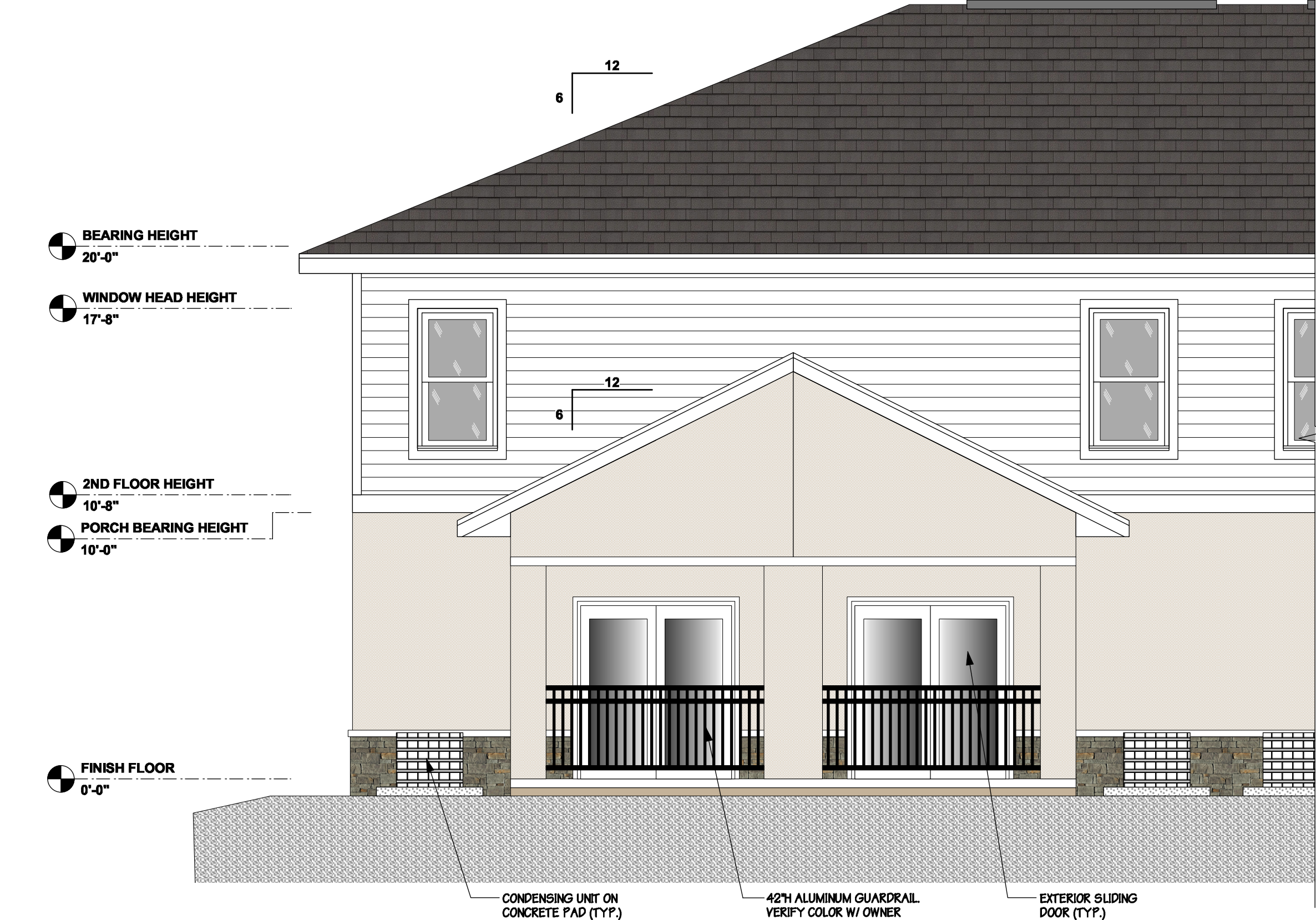
1
A201
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2
A201
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3
A201
ENLARGED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4
A201
ENLARGED REAR ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS		
REV.	DATE	DESCRIPTION

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DONAHUE ARCHITECTURE, INC.
1202 SW 17th Street, Ste. 201-165
Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
E laura@donahue-arch.com
FL: # AR0017458, GA: # RA012363
NY: #036859

Elevations

**A New Apartment Complex for
Old Blitchton Rd Multi Family
Development**
NW 10th St (Parcel # 22276-000-00)
Ocala, FL 34475

DATE: 08/13/24	8
JOB: D_24005	
DRAWN BY: JG	OF
CHECKED BY: JD	

A201
DESIGN DEVELOPMENT

CASE MAP

Case Number: SE24-45761

Parcel: 22276-000-00

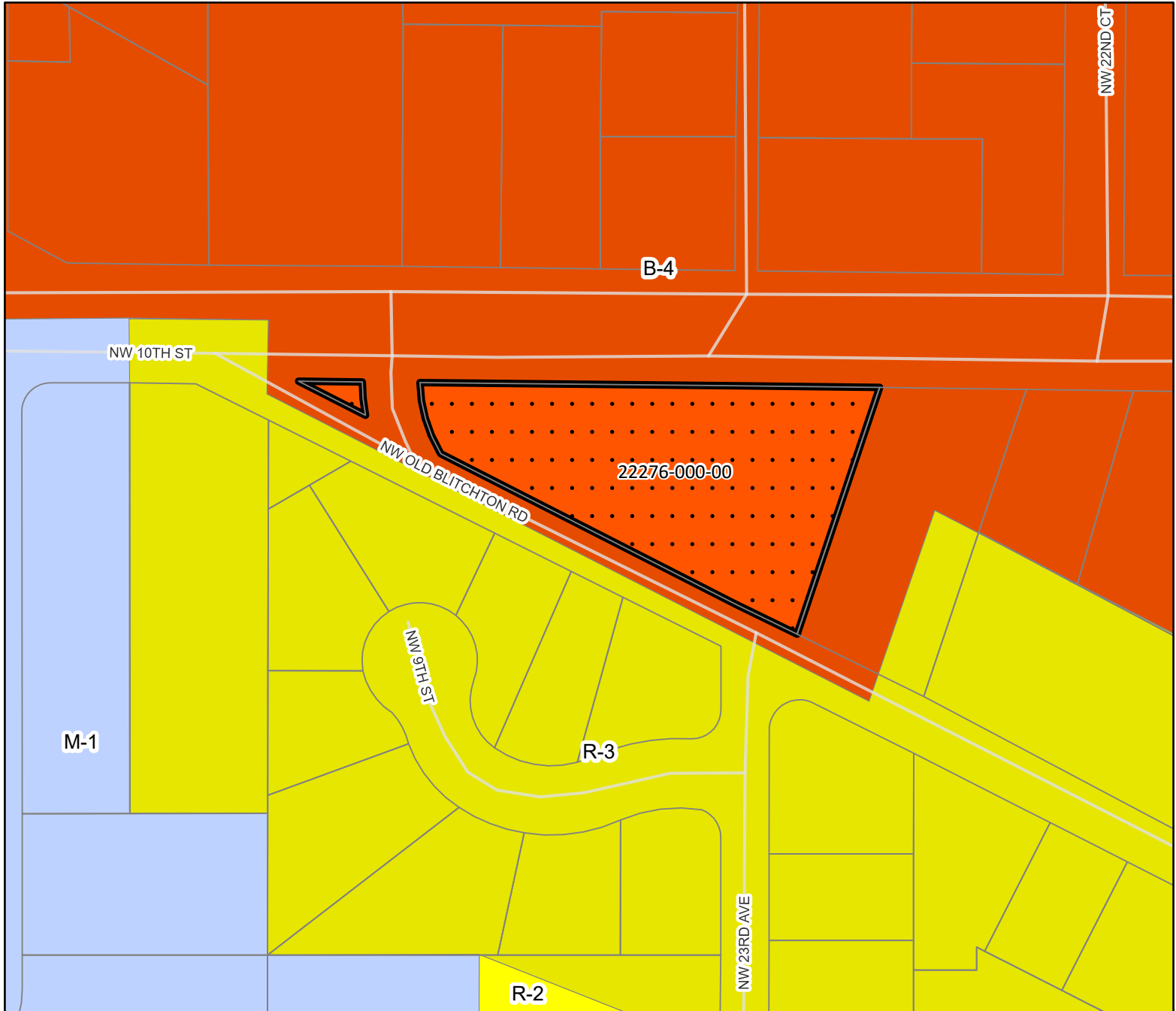
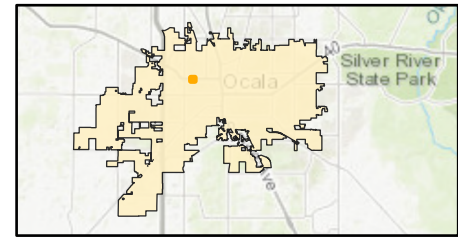
Property Size: Approximately 1.20 acres

Land Use Designation: Low Intensity

Zoning: B-4, General Business

Proposal: A request to construct a 15-unit multi-family development with an existing B-4 zoning district

Location Map



- Subject Property
- M-1: Light Industrial
- Parcels
- R-2: Two-Family Residential
- B-4: General Business
- R-3: Multi-Family Residential

0 500 Feet



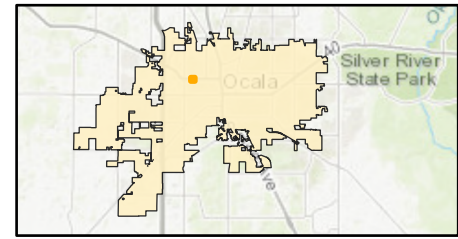
AERIAL MAP

BOA Meeting: September 16, 2024

Case Number: SE24-45761


Location Map

Parcel: 22276-000-00



Property Size: Approximately 1.20 acres
Land Use Designation: Low Intensity
Zoning: B-4, General Business
Proposal: A request to construct a 15-unit multi-family development with an existing B-4 zoning district



 Subject Property

 Parcels

0 500 Feet



Prepared by the City of Ocala
Growth Management Department
by kwirthin on 8/13/2024



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2135

Agenda Item #: b.

Legacy View Church / SE24-45800

Petitioner: Legacy View Church

Agent: Pastor Danny Nunn, Jr.

Planner: Kristina Wright 352-629-8324
kwright@ocalafl.gov

A request to allow a church/place of worship in the R-2, Two-Family Residential, zoning for property located at 1734 and 1748 W Silver Springs Boulevard (Parcel 22714-000-00 and 22715-000-00); approximately 1.05 acres.

Recommended Action: Approval with conditions.



Staff Report: Special Exception

SE24-45800

Board of Adjustment: October 28, 2024

Petitioner: Legacy View Church, Inc.
Property Owner: Legacy View Church, Inc.
Agent: Pastor Danny Nunn, Jr. – Legacy View Church, Inc.
Project Planner: Kristina L. Wright, CNU-A, MAURP, FRA-RA
Applicant Request: Special Exception to allow a church and off-site parking within an R-2, Two-Family Residential District

Parcel Information

Acres: ±1.05 acres
 Parcel(s) #: 22714-000-00 and 22715-000-00
 Location: 1734 and 1748 West Silver Springs Boulevard
 Future Land Use: Neighborhood
 Zoning District: R-2, Two-Family Residential
 Existing Use: Undeveloped

Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
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 petitioner is requesting a Special Exception to allow a church and an accessory use of on-site and off-site parking within the R-2, Two-Family Residential District. The petitioner has submitted a concept plan which proposes a 5,200 s.f. church with offices and accessory uses of on-site and off-site parking.

Background

The subject properties, identified by Parcel Identification Numbers 22714-000-00 and 22715-000-00, contain approximately 1.05 acres, and are located at 1734 and 1748 West Silver Springs Boulevard. The subject properties are currently vacant and undeveloped, although city records indicate that they were both previously developed as single-family residences. It is also important to note that while parcel 22714-000-00 retains one parcel number, it is divided into two, non-contiguous lots with four single-family residential homes between them.

The subject properties are located within the West Ocala Community Redevelopment Area (CRA) as well as the West Ocala Community Vision Plan. Portions of the subject property are also located within a Special Flood Hazard Area per the City of Ocala Stormwater Management Plan Studies of 1984.

Staff Analysis

Pursuant to Ocala Code of Ordinances Section 122-333(4)(b)(1), churches are permitted by special exception within the R-2, Two-Family Residential District. The petitioner has provided a conceptual plan consistent with development standards contained under Ocala Code of Ordinances Sections 122-1010 (*Required number of spaces*), 122-1244 (*Minimum width and setback for specific streets*), and 122-286 (*Lot requirements*). Although the property is not subject to a FEMA flood zone, the Special Flood Hazard Area identified by the City of Ocala requires the applicant to coordinate with the Stormwater Engineering Department for any future approvals and development of the property.

The conceptual plan indicates that the church will be developed on parcel 22715-000-00 and the west side of parcel 22714-000-00. As previously mentioned, this parcel is unique in that the parcel is under one parcel number, but is not contiguous. The applicant is proposing the church/office building to be located on the western portion and accessory overflow parking on the eastern most portion of the parcel.

The church site will have access from either West Silver Springs Boulevard (State Road 40) or from Southwest Fort King Street. Both the on-site and off-site parking will be accessed from Southwest Fort King Street, except for one main entrance accessing the proposed church from West Silver Springs Boulevard.

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.

Additional Planning Commission Approval Required:

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. It is the intent the petitioner to request a Public Hearing from the Planning & Zoning Commission for approval of required off-street parking facilities provided on land within 300 feet of the plot..

Special Exception Standards for Approval (Section 122-73(5)):

The Code states that the Board of Adjustment, in reaching its conclusion and in making the required findings, shall consider and weigh the following factors and standards, among others, and shall show in its record these factors and the disposition made thereof. Further, the board shall find in the case of any of these factors and standards, that the purposes and requirements for granting the special exception have been met by the applicant. The required factors to be weighed are as follows:

- A. Ingress and egress to the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Ingress/egress will be provided via proposed access driveways onto Fort King Street on the south side of the property and one main entrance is proposed onto West Silver Springs Boulevard, these will be addressed during the site plan review and approval process. The main entrance will be required to receive FDOT approval.

- B. Off-street parking and loading areas, where required, including consideration of ingress and egress to the property, and the economic, noise, glare, or odor effects of the location of such off-street parking and loading areas on adjacent and nearby properties and properties generally in the district.

Parking for the proposed church will be provided by two parking lots on both sides of the divided parcel. Ocala Code of Ordinances Section 122-1010(a)(12) requires one (1) parking spaces per each five seats in the auditorium or chapel area, not including classrooms. The conceptual plan indicates that there will be 48 spaces, including 2 handicap spaces. At this time, the estimated number of seats will be between 70-80 seats in the auditorium or chapel. Based on this number, the proposed development will require 16 spaces. As such, the provision of 48 spaces, including 2 handicap spaces meets and exceeds the minimum required number of spaces per Ocala Code of Ordinances Sections 122-1010 (a)2 and 122-1015. The addition of buffers and fencing will reduce the impact on adjacent and nearby properties, as will the inclusion of a sidewalk on SW Fort King Street within the public right-of-way to reduce the potential for any impact to the properties situated between the church and the off-site parking.

- C. Refuse and service areas, and how these areas correspond with both the off-street parking area, and the ingress and egress to the site.

The applicant will be required to use standard trash carts in lieu of a dumpster, due to the residential nature of the subject property and surrounding properties.

- D. Utilities, including such considerations as hook-in locations and availability and compatibility of utilities for the proposed use.

Electric, Internet, Potable Water, and Sanitary Sewer utility services are available. Connections will be determined during the site plan review process.

- E. Screening and buffering, including consideration of such relevant factors as type, dimensions, and character to preserve and improve compatibility and harmony of use and structure between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.

The exterior boundary of the site shall have a minimum 10-foot-wide landscape buffer with a 6-foot wall or fence between both the church and the adjacent residential homes, as well as between the off-site parking and the residences. All off-street parking areas shall be screened from bordering streets with a minimum 5-foot-wide landscape buffer, consistent with Ocala Code of Ordinances Section 122-260(c)(2).

- F. Signs, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of signs and lighting on properties in the district and compatibility and harmony with other properties in the district.

A sign location has been indicated adjacent to West Silver Springs Boulevard on the conceptual plan, which indicates that the sign will not exceed 8 ft. in height and will be a maximum of 24 square feet. However, a condition of approval will be that, the sign must be a ground mounted sign and it must not be animated or illuminated. The applicant has indicated the placement of the proposed ground mounted sign, which will be reviewed through the site plan and permitting processes. All signage must comply with Chapter 110, Ocala Code of Ordinances.

- G. Required yards and open spaces.

Pursuant to Ocala Code of Ordinances Section 122-286, a church allowed by special exception in an R-2 district is required to maintain a 20-foot front yard, 8-foot interior side yard, and a 20-foot street rear yard; additionally, Ocala Code of Ordinances Section 122-1244 requires a 20-foot street widening setback along State Road 40 from the western city limits to South Pine Avenue. The conceptual plan depicts consistency with the building setback requirements.

- H. Height of structure where related to uses and structures on adjacent and nearby properties and properties generally in the district.

Pursuant to Ocala Code of Ordinances Section 122-286, the maximum allowable height in the R-2 district is 35 feet, which will be addressed at the site plan review and approval stage.

- I. Economic effect on adjacent and nearby properties and properties generally in the district of the grant of the special exception.

The proposed church will create an improvement within the SR 40/West Silver Springs Boulevard Corridor and within the West Ocala CRA.

- J. Visual, physical, and economic impact of the proposed project or use on a historically designated property and district.

This proposed development will advance the visual and physical character of the SR 40/West Silver Springs Boulevard Corridor. This site is not located within a designated historic district; however, it is located within the West Ocala CRA.

Staff Findings and Recommendation

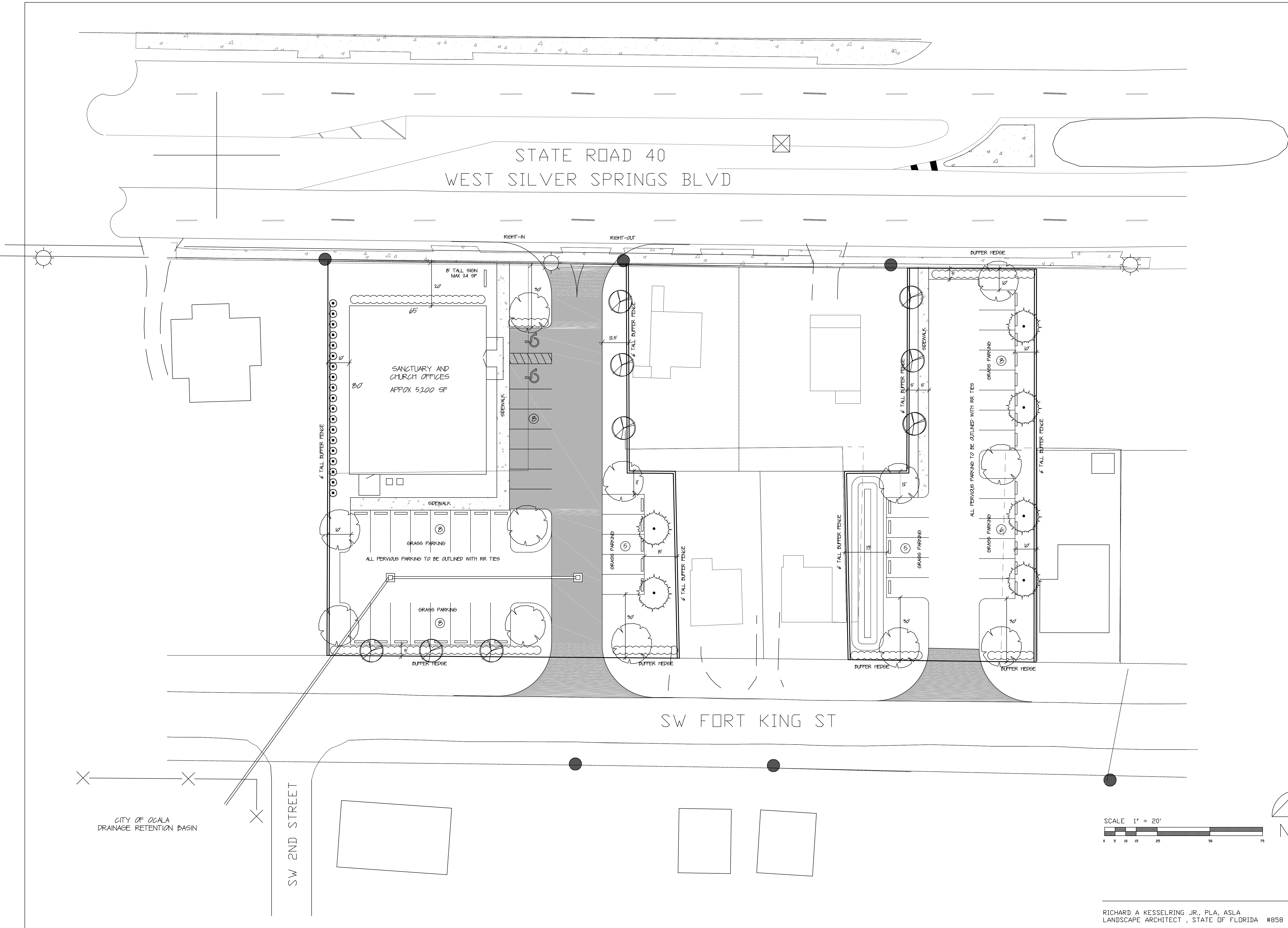
- The request meets the standards for approval of a Special Exception pursuant to Ocala Code of Ordinances Section 122-73(5).
- The conceptual plan is consistent with development standards contained under Ocala Code of Ordinances Sections 122-1010 (*Required number of spaces*), 122-260 (*Buffers*), 122-1244 (*Minimum width and setback for specific streets*), and 122-286 (*Lot requirements*).

Recommended Conditions of Approval:

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 with 6-foot walls or fences, 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, in order 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.

Staff Recommendation: Approval with Conditions



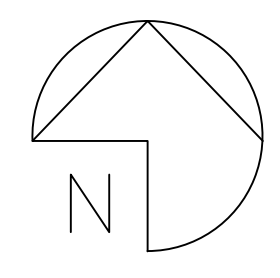
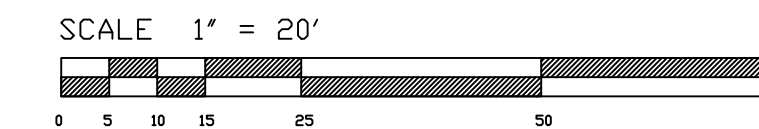
STATE ROAD 40
WEST SILVER SPRINGS BLVD

SW FORT KING ST

SW 2ND STREET

CITY OF OCALA
DRAINAGE RETENTION BASIN

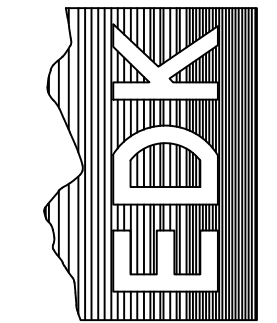
SANCTUARY AND
CHURCH OFFICES
APPROX 5,100 SF



NO.	DATE	DESCRIPTION	BY

DRAWN BY:	RAK	DATE:	7 / 24
SCALE:	1" = 20'	DRAWING NO.:	
JOB NO.:		NEW NAME:	
		FE:	
		PG.	

ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
P.O. BOX 5121
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN



PRELIMINARY SITE LAYOUT
LEGACY VIEW CHURCH
OCALA FLORIDA

RICHARD A KESSELING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

SHEET ___ of ___

From: [Rachel Harvick](#)
To: [Kristina Wright](#)
Subject: FW: Case - SE24-45800 | Special Exception Request
Date: Tuesday, September 10, 2024 3:34:58 PM
Attachments: [image001.png](#)

Good day,

We received a comment for your special exception.

Please see below.

With many thanks,

Rachel Harvick
Associate Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8344 | Licensing@ocalafl.gov



The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

From: Steven Wise <stevenwise@gmail.com>
Sent: Tuesday, September 10, 2024 1:23 PM
To: Rachel Harvick <rharvick@ocalafl.gov>
Cc: swise@owenwiserealproperty.com; jisheerealtor@gmail.com
Subject: Case - SE24-45800 | Special Exception Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Harvick.

In response to the letter dated August 26, 2024, regarding the Notice of Public Hearing for the properties located at 1734 and 1748 W Silver Springs Blvd, I am opposed to the request for a special exception.

As the owner of the property located at 1718 W Silver Springs Boulevard, Ocala, FL

34475, a change in the zoning would likely adversely affect my property usage, access and value.

There will be additional traffic, including foot traffic, potentially across and | or through surrounding properties, including mine.

Since the properties in question do not adjoin, there is great concern that my property, along with the 3 other residential properties, will become a 'cut through' or 'shortcut' for access to the main road and | or the non-adjoining, commonly owned properties seeking the special exception.

Upon researching, I found Quit Claim deeds to Legacy View Church in May, 2024 by the Albritton family. I also noted Tina Albritton opened a new company in June 2024, called Global Outreach Group Corporation.

There are additional concerns with a change in zoning, including that the property will not be just a place of worship (protected by a 501(c) (3) non-profit, tax exemption status), but in fact, a property where commercial activity(ies), for profit, will be conducted.

I strongly encourage and request that the Ocala City Council deny the request for a zoning special exception.

Thank you for reviewing my objection to this special exception.

Please feel free to contact me with any questions or further discussion.

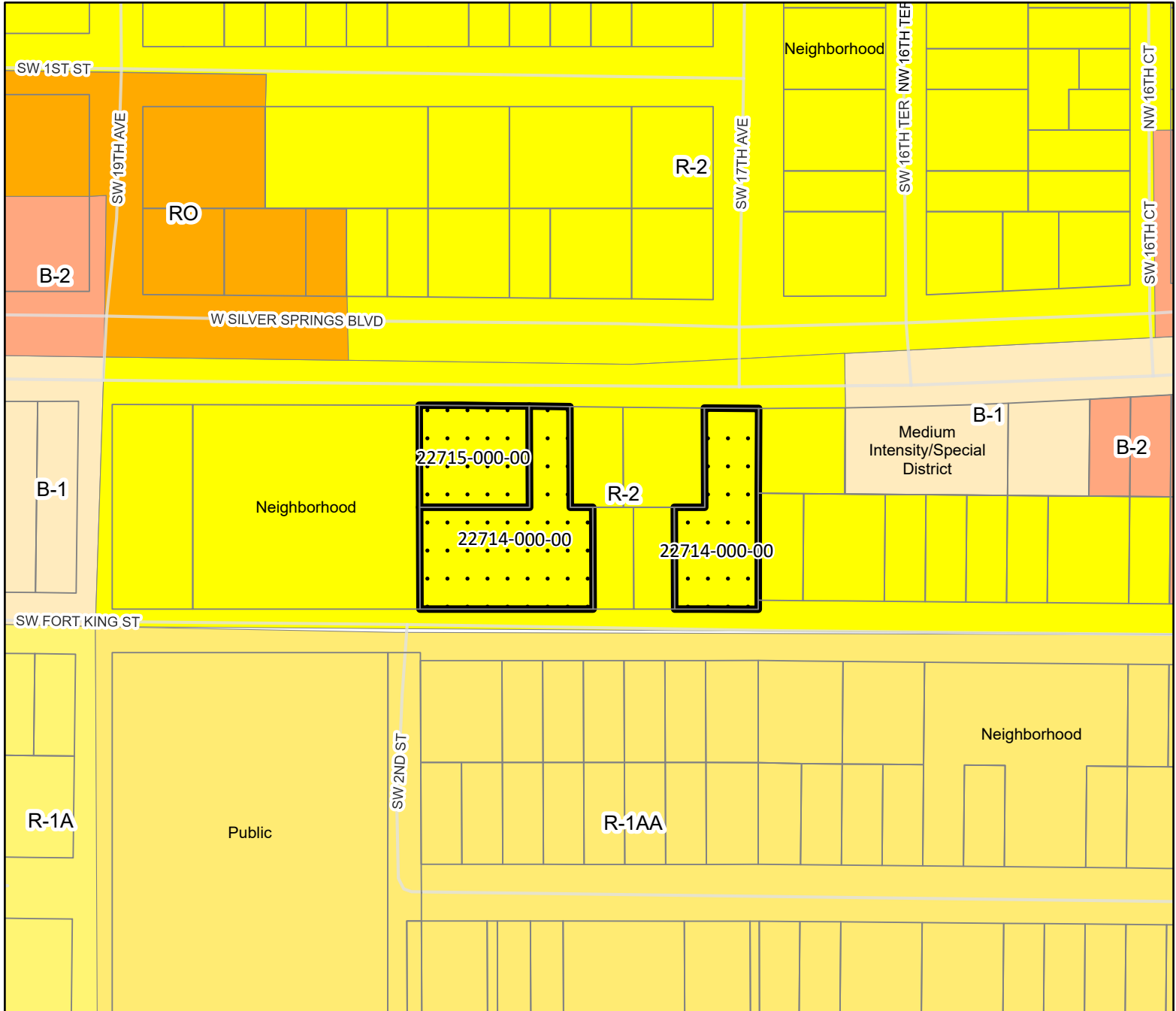
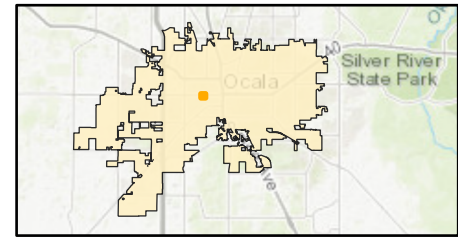
Steven Wise
PO Box 561252
Orlando, FL 32856-1252
(407) 383-9075 | stevenwise@gmail.com

CASE MAP

BOA Meeting: October 28, 2024

Case Number: SE24-45800
Parcel: 22715-000-00 & 22714-000-00
Property Size: Approximately 1.05 acres
Land Use Designation: Neighborhood
Zoning: R-2. Two-Family Residential
Proposal: A request for a special exception to allow a church and associated on and off-site parking within an R-2, Two-Family Residential district.

Location Map



-  Subject Property
-  Parcels
-  B-1:Neighborhood Business
-  B-2:Community Business
-  R-1A:Single Family Residential
-  R-1AA:Single Family Residential
-  R-2:Two-Family Residential
-  RO:Residential Office

0 500 Feet

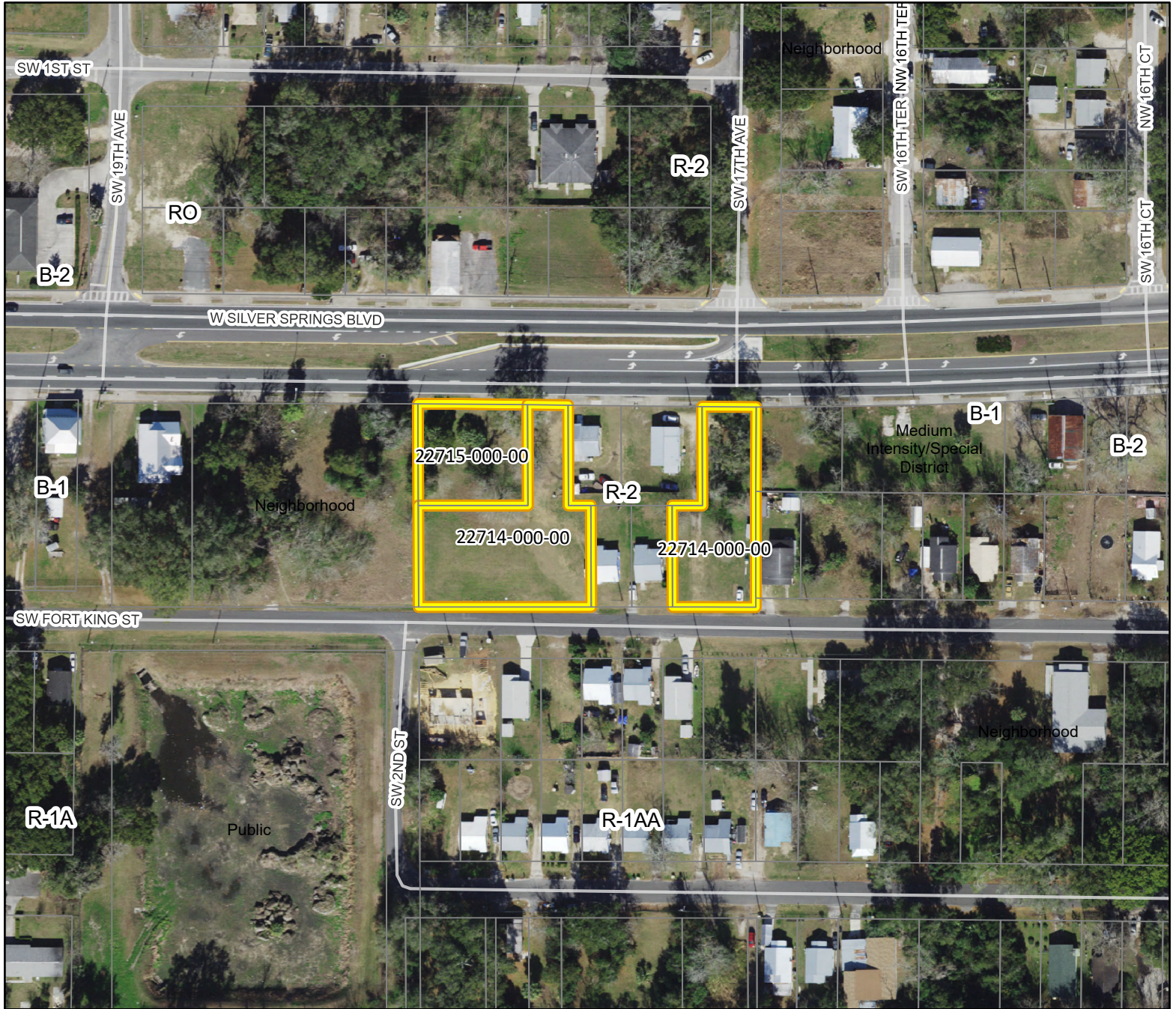
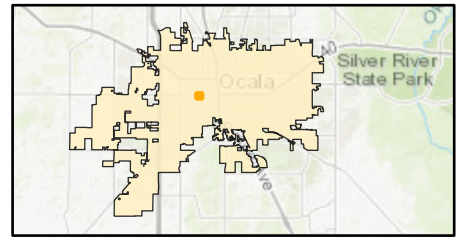


AERIAL MAP

BOA Meeting: October 28, 2024

Case Number: SE24-45800
Parcel: 22715-000-00 & 22714-000-00
Property Size: Approximately 1.05 acres
Land Use Designation: Neighborhood
Zoning: R-2. Two-Family Residential
Proposal: A request for a special exception to allow a church and associated on and off-site parking within an R-2, Two-Family Residential district.

Location Map



 Subject Property
 Parcels

0 500 Feet



Prepared by the City of Ocala
Growth Management Department
by kwirhlin on 8/28/2024



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2220

Agenda Item #: c.

Guinn III Properties, LLC / SE24-45855

Petitioner: Guinn III Properties, LLC
Planner: Breah Miller (352-629-8341)
bmiller@ocalafl.gov

A request to allow a repair garage and associated parking in the B-4, General Business zoning district, for property located at 2199 NW 10th Street; approximately 4.84 acres.

Recommended Action: Approval with conditions



Staff Report

SE24-45855

Board of Adjustment: October 28, 2024

Petitioner: Guinn III Properties, LLC
Property Owner: Guinn III Properties, LLC
Agent: Joseph C. London, P.E., Kimley-Horn & Associates, Inc
Project Planner: Breah Miller, Planner II
Applicant Request: Special Exception to allow a repair garage and associated parking in the B-4, General Business zoning district

Parcel Information

Acres: ±4.84 acres
 Parcel(s) #: 22258-000-00
 Location: 2199 NW 10th Street
 Future Land Use: Low Intensity
 Zoning District: B-4, General Business
 Existing Use: Repair Garage

Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-2, Two Family Dwelling	Undeveloped
East	Low Intensity	B-4, General Business	Dollar General store DIY Home Center Outlet
South	Low Intensity	B-4, General Business	Summers Funeral Home Boot Barn Single Family Residence Undeveloped
West	Low Intensity Neighborhood	B-4, General Business	Jack Maro Law Office Steve Murty Law Office Undeveloped

Background:

The subject property, identified by Parcel Identification Number 22258-000-00, contains an approximate 4.84 acres, and is located at 2199 NW 10th Street. The property is currently utilized as a repair garage, doing business as *Advance Tire Service*. City records indicate that a tire and repair shop was established on or before July 11, 1996, at the subject property. A repair garage is only permitted in the B-4 zoning district as a special exception. Prior to October 2023 the use on this property was nonconforming, as it had not received a Special Exception previously.

In 2023, the applicant proposed a 15,000-square foot building addition to the site. At that time, staff required the petitioner to come into compliance with the Code of Ordinances, including a revision to the underlying future land use designation from Neighborhood to Low Intensity and a Special Exception to allow the repair garage use. The Board of Adjustment approved the Special Exception that runs in perpetuity with the property. The site sketch at the time of approval included a 15,000sf facility along with 48 parking spaces. The special exception included a condition of site plan submittal within 6-months and subsequent approval within 12-months of the special exception approval.

The site sketch that was approved with the Special Exception request in 2023 is inconsistent with the submitted site plan currently in review. The property owner applied for a major site plan in February 2024, to construct a 25,000 square foot retreading facility of an overall proposed 35,000 square foot facility; the remaining 10,000sf will be constructed in a later phase. The 35,000sf foot facility was not included in the original special exception request. During site plan review, the applicant additionally requested a public hearing for a reduction in parking requirements, in excess of ten percent. It is necessary for the petitioner to revise the site sketch through another Special Exception process.

Applicant Request

The petitioner is requesting to update and modify the previously approved Special Exception allowing a repair garage in the B-4, General Business, including a reduction in parking in excess of 10%. The petitioner is currently in site plan review and the attached site plan depicts the existing repair garage to the south and the proposed 35,000 square foot retreading facility with office space to the north with ingress/egress from NE 23rd Avenue.

Staff Analysis

The originally proposed 15,000sf facility included code compliant parking for the site. A condition of the original special exception required a site plan be submitted within six months of approval of the special exception, which was achieved. Additionally, approval of the site plan within 12 months of special exception approval was also required. The applicant continues to work toward this requirement of the original special exception condition.

Site plan review has taken longer due to the increase in building square footage and parking reduction request. Therefore, site plan approval has not been achieved by the 12-month

requirement of the original special exception condition. The special exception must be amended to remain compliant with the conditions set forth in the approval.

Pursuant to Section 122-1016 of the Code of Ordinances, an applicant may submit a parking study should they feel as though the parking requirements of Article VI of the Code of Ordinances are inappropriate as applied to a specific property or project. Per City of Ocala's Code of Ordinances, the closest use associated to a repair garage is a manufacturing facility; this required to have one space for each 750 square feet of gross floor area for the first 20,000 square feet devoted to manufacturing and one space per 2,000sf for the second 20,000sf. The office use is required to have one parking space per 300 square feet of floor area.

The agent (Kimley-Horn & Associates, LLC) prepared a parking analysis using the ITE Parking Generation Manual and included clarifying information regarding the number of employees of a similar facility (Goodyear Tire & Rubber Company). Per the ITE Parking Generation Manual, the peak parking demand for 300 square feet of office space and 24,700 square feet of manufacturing facility requires a total of 24 parking spaces. Per Section 122-1010 of the Code of Ordinance, 37 parking spaces is required when factoring the existing facility, additional office space, and proposed repair garage square footage. This results in a difference of 13 parking spaces, additional build-out of the future 10,000sf will require 13 parking spaces.

Sec. 122-1016. - Parking studies.

- (a) In the event that an applicant feels that the parking requirements of this article are inappropriate as applied to the applicant's property, the applicant may submit a parking study that addresses parking needs and demands, prepared by a professional engineer, architect or American Institute of Certified Planners-certified planner, that proposes alternate parking requirements based upon the unique characteristics of the applicant's property.

Staff Response: Due to the unique nature of the proposed use, a parking study was prepared by Kimley-Horn and Associates, Inc. and submitted by the applicant. The applicant also provided information for an existing retreading facility located in Lakeland, Florida for comparison purposes.

- (b) The parking study shall consider and discuss all relevant factors including, without limitation: type of use, surrounding available public/private off-street parking, shared parking opportunities between users, hours of operation of proposed and neighboring uses, surrounding on-street parking, loading needs and demands and parking trends for similar development size and use. Additionally, estimates of parking needs and demands shall be based on recommendations in studies such as those from the Urban Land Institute (ULI), the Institute of Traffic Engineers (ITE), or the Traffic Institute, or industry standards based on data collected from geographic areas and uses or combinations of uses which are the same or comparable to the proposed area and use.

Staff Response: The study provided the small office (land use code 712) and manufacturing facility (land use code 140). Per the ITE parking Generation a small office needs

approximately 2.56 spaces per 1,000 square feet gross floor area and approximately 0.92 spaces per 1,000 square feet gross floor area for a manufacturing facility.

The existing Goodyear retreading facility (Figure 1) located in Lakeland, Florida is approximately 25,000 square feet in size. The information provided stated that this site has a total of 17 parking spaces. Based on the number of parking spaces provided and square footage there is a requirement of one parking space per 1,470 square feet. Therefore, a comparable 35,000 square feet expansion would need a total 23 parking spaces.

Special Exception Standards for Approval (Section 122-73(5)):

The Code states that the Board of Adjustment, in reaching its conclusion and in making the required findings, shall consider and weigh the following factors and standards, among others, and shall show in its record these factors and the disposition made thereof. Further, the board shall find in the case of any of these factors and standards, that the purposes and requirements for granting the special exception have been met by the applicant. The required factors to be weighed are as follows:

- A. Ingress and egress to the property and the proposed structures thereon, if any, including such considerations as automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The property has three existing ingress/egress that they will continue to utilize: one on NW 10th Street and two on NW 22nd Court.

- B. Off-street parking and loading areas, where required, including consideration of ingress and egress to the property, and the economic, noise, glare, or odor effects of the location of such off-street parking and loading areas on adjacent and nearby properties and properties generally in the district.

The property has twelve existing off-street parking spaces. The applicant is looking to receive approval to reduce the required parking from 34 to 20. A parking study has been submitted with this request.

- C. Refuse and service areas, and how these areas correspond with both the off-street parking area, and the ingress and egress to the site.

The site is within Public Works service area. Dumpster pad location will be determined during the site plan process.

- D. Utilities, including such considerations as hook-in locations and availability and compatibility of utilities for the proposed use.

The property is currently serviced by Ocala utilities – including electric, water, and sewer.

- E. Screening and buffering, including consideration of such relevant factors as type, dimensions and character to preserve and improve compatibility and harmony of use and structure between the proposed special exception and the uses and structures of adjacent and nearby properties and properties generally in the district.

Development of the property will be required to comply with all screening and buffering requirements as part of site plan approval. During the site plan process, it may be necessary for the entire site to come into compliance with the Code of Ordinances.

- F. Signs, if any, and proposed exterior lighting, if any, with reference to glare, traffic safety and economic effects of signs and lighting on properties in the district and compatibility and harmony with other properties in the district.

All signage must comply with Chapter 110, Ocala Code of Ordinances.

- G. Required yards and open spaces.

Development of the property will be required to comply with all required yards and open spaces as part of site plan approval.

- H. Height of structure where related to uses and structures on adjacent and nearby properties and properties generally in the district.

The existing B-4 zoning would allow a maximum building height of sixty (60) feet. It is not expected that the service building will be of a height inconsistent or incompatible with the surrounding area.

- I. Economic effect on adjacent and nearby properties and properties generally in the district of the grant of the special exception.

The property has operated as a repair garage for almost 30 years, according to City records. This Special Exception is to come into compliance and expand the building footprint. The zoning surrounding this property is B-4, mostly comprised of retail and warehouse type uses. A negative economic impact is not expected with the proposed expansion of the repair garage use.

- J. Visual, physical, and economic impact of the proposed project or use on a historically designated property and district.

N/A.

Approval of the special exception with conditions is recommended; the applicant has met the standards for approval of a special exception pursuant to Ocala Code of Ordinances Section 122-73(5).

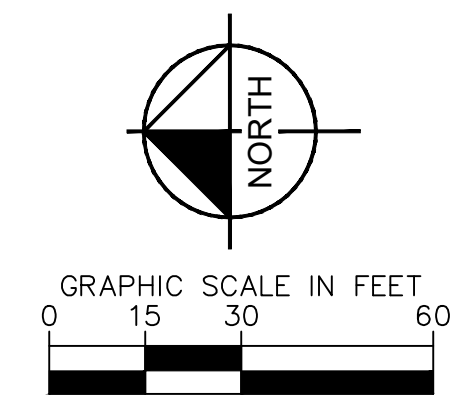
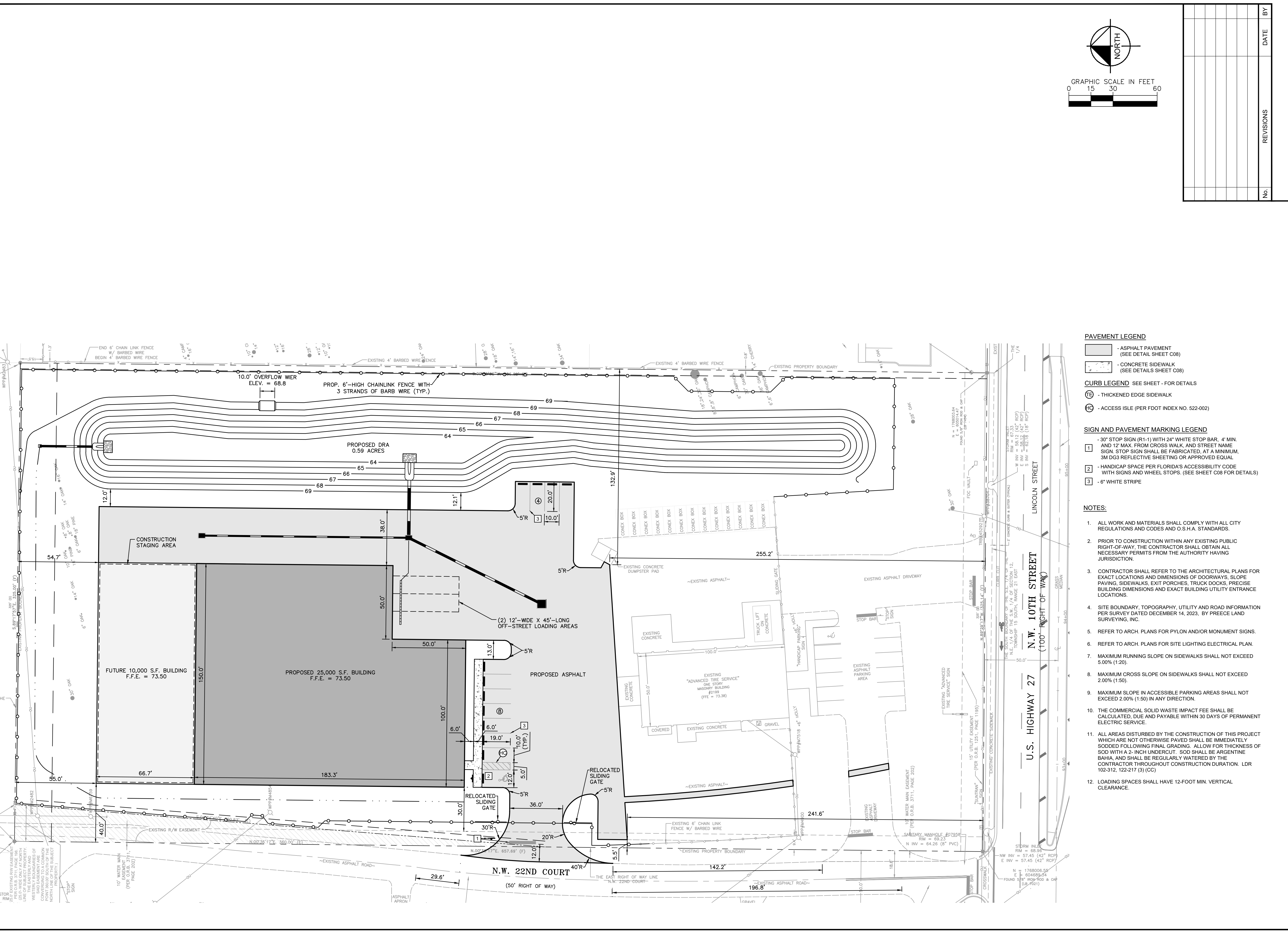
Staff Recommendation: Approval with Conditions

Recommended Conditions of Approval:

1. This Special Exception shall be granted for and run with the property located at 2199 NW 10th Street (PID #22258-000-00).
2. Approval of the site plan required within 12 months of approval of the Special Exception.

3. The Special Exception shall be granted to allow a total expansion of approximately 35,000sf including the ability to phase the project.
4. Parking for repair garage uses shall be calculated at 1.0 space per 1,470sf of building area and 2.56 spaces per 1,000sf of office space.

NO. 04/24/2024 10:00 AM... This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



No.	REVISIONS	DATE	BY

PAVEMENT LEGEND

- ASPHALT PAVEMENT (SEE DETAIL SHEET C08)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C08)

CURB LEGEND SEE SHEET - FOR DETAILS

- THICKENED EDGE SIDEWALK
- ACCESS ISLE (PER FDOT INDEX NO. 522-002)

SIGN AND PAVEMENT MARKING LEGEND

- 30" STOP SIGN (R1-1) WITH 24" WHITE STOP BAR, 4" MIN. AND 12" MAX. FROM CROSS WALK, AND STREET NAME SIGN. STOP SIGN SHALL BE FABRICATED, AT A MINIMUM, 3M D53 REFLECTIVE SHEETING OR APPROVED EQUAL.
- HANDICAP SPACE PER FLORIDA'S ACCESSIBILITY CODE WITH SIGNS AND WHEEL STOPS. (SEE SHEET C08 FOR DETAILS)
- 6" WHITE STRIPE

- NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORWAYS, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION PER SURVEY DATED DECEMBER 14, 2023, BY PRECEE LAND SURVEYING, INC.
 - REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
 - REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - MAXIMUM RUNNING SLOPE ON SIDEWALKS SHALL NOT EXCEED 5.00% (1:20).
 - MAXIMUM CROSS SLOPE ON SIDEWALKS SHALL NOT EXCEED 2.00% (1:50).
 - MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% (1:50) IN ANY DIRECTION.
 - THE COMMERCIAL SOLID WASTE IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF PERMANENT ELECTRIC SERVICE.
 - ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION. LDR 102-312, 122-217 (3) (C).
 - LOADING SPACES SHALL HAVE 12-FOOT MIN. VERTICAL CLEARANCE.

Kimley»Horn

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT: 242253001
DATE: JUNE 2024
SCALE: AS SHOWN
DESIGNED BY: JAL
DRAWN BY: RDR
CHECKED BY: JCL DATE: _____

LICENSED PROFESSIONAL
JOSEPH C. LONDON, P.E.
FLORIDA LICENSE NUMBER: 33694

HORIZONTAL GEOMETRY PLAN

ADVANCED TIRE SERVICES
PREPARED FOR
GUINN III PROPERTIES, LLC
CITY OF OCALA, FLORIDA

SHEET NUMBER
C04

DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 6888, PAGE 635, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

THE EAST 325 FEET OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING NORTH OF U.S. HIGHWAY 27, MARION COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY EASEMENT IN BOOK 3711, PAGE 198.

RIGHT OF WAY EASEMENT:

(OFFICIAL RECORDS BOOK 3711, PAGE 198)


BEGINNING AT THE NORTHWEST CORNER (POINT OF BEGINNING) OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 325 FEET OF THE S.E. 1/4 OF N.E. 1/4 OF S.W. 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 21 EAST LYING NORTH OF U.S. HIGHWAY 27, IN MARION COUNTY, FLORIDA.

PROCEED EASTERLY 25 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID PROPERTY; THENCE PROCEED SOUTHWESTERLY TO A POINT ON THE WEST PROPERTY LINE LYING 360 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTHERLY TO THE POINT OF BEGINNING.

MEMORANDUM

To: Jeff Guinn
Advanced Tire Service

From: Vincent Spahr, P.E.
Kimley-Horn and Associates, Inc. 

Date: December 12, 2023

Subject: Advanced Tire Retread Facility – Ocala, Florida – Parking Analysis

INTRODUCTION

This parking analysis is provided in support of a proposed expansion to the Advanced Tire Service at 2199 NW 10th Street in Ocala. The proposed expansion is planned to include a tire retread facility consisting of an approximately 20,000-square foot building, including a 300-square foot office. The tire retread facility is not a retail center and is expected to have minimal traffic other than employees working in the facility, delivery drop-off and pick-up, and occasional vendors.

Due to the unique nature of the proposed use, the parking requirements outlined in the City of Ocala Land Development Regulations (LDR) are not representative of the actual parking demand anticipated at the site. The City of Ocala LDR allow for deviation from the parking capacity requirement set forth in the LDR by submitting a parking study, subject to the approval of the site plan review committee or planning and zoning commission [Sec. 122-1016]. This parking analysis is provided in support of a request for deviation.

The analysis outlines the parking requirements established in the City of Ocala LDR, parking demand data from the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (5th Edition), and actual expected parking demand according to The Goodyear Tire & Rubber Company, who is partnering with Advanced Tire Service to expand services with the proposed expansion.

CITY OF OCALA PARKING REQUIREMENTS

The City of Ocala LDR Section 122-1010 governs the number of required parking spaces based on land use/zoning of a development. Per Section 122-1010(a)(17) Business, Professional, and Government Offices require one (1) parking space for each 300 square feet, so the 300-square foot office space would require one parking space.

The use most similar to the remainder of the proposed tire retread facility is 'Manufacturing Facilities.' Per Section 122-1010(a)(22), Manufacturing Facilities require one parking space for each 750 square feet for the first 20,000 square feet devoted to manufacturing and related uses. Based on this requirement, the remainder of the proposed tire retread facility would require approximately 26 parking spaces. In total, the proposed expansion would therefore require 27 parking spaces.

Section 122-1015(b) of the City of Ocala requires ADA accessible spaces based on the total number of parking spaces. **Table 1** outlines the total number of ADA accessible required according to the total

number of parking spaces. Based on this requirement, the proposed facility would require that two (2) of the 27 parking spaces be ADA accessible.

Table 1: ADA Accesible Required Spaces

Total Spaces	Required Spaces
1 to 100	1 per 25 spaces
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,000+	20 plus 1 for each 100 over 1,000

ITE PARKING GENERATION

The ITE *Parking Generation Manual* was reviewed for comparison with the parking capacity requirements outlined in the City of Ocala LDR. Per the *Parking Generation Manual*, the peak parking demand for a small office building (land use code 712) is approximately 2.56 spaces per 1,000 square feet gross floor area and the peak parking demand for a manufacturing facility (land use code 140) is approximately 0.92 spaces per 1,000 square feet gross floor area. The *Parking Generation Manual* would therefore suggest that at least 19 parking spaces be provided for the proposed facility.

ACTUAL PARKING DEMAND

The subject Advanced Tire Service partners with The Goodyear Tire & Rubber Company to run its existing business and to develop new services, including the proposed tire retread facility. The Goodyear Tire & Rubber Company provided a letter of support to Advanced Tire Service outlining the anticipated sales plan for the new facility upon buildout. Based on an estimated 10,000 units manufactured in year one of the operation increasing to 15,000 units by year five, The Goodyear Tire & Rubber Company estimates that the facility will require approximately four employees in year one and five employees by year five. The letter from The Goodyear Tire & Rubber Company is provided as an attachment.

Given that the proposed tire retread manufacturing facility is not a retail center, parking capacity is not needed to accommodate customers. Deliveries and pick-ups of inventory are expected, but these would primarily be conducted via a loading bay. The Goodyear Tire & Rubber Company did note that vendors would occasionally be expected on the site, so an additional two parking spaces could be provided to accommodate those visits.

In total, The Goodyear Tire & Rubber Company recommended 10-12 parking spaces be provided for the proposed tire retread facility expansion.

CONCLUSION

This parking analysis is provided in accordance with City of Ocala LDR Section 122-1016 to justify a deviation from City of Ocala LDR parking requirements for the proposed tire retread facility at the Advanced Tire Service property at 2199 NW 10th Street in Ocala.

The City of Ocala LDR Section 122-1010, which outlines the number of parking spaces required for specific uses, does not have a land use that accurately represents the proposed tire retread facility. The 300-square foot office would require one (1) parking space. For the remainder of the proposed tire retread facility, the most similar use in Section 122-1010 is the Manufacturing use, which would require 26 parking spaces based on the 19,700-square foot floor area. The total 27 spaces at the proposed facility would be required to include two (2) ADA accessible parking spaces.

The ITE *Parking Generation Manual* is similarly limited in land uses. The peak parking demand for the office use is approximately 2.56 parking spaces per 1,000 square feet, which suggests one (1) parking space for the 300-square foot office space. The peak parking demand for the most similar use for the remainder of the proposed tire retread facility, manufacturing facility, is approximately 0.92 spaces per 1,000 square feet gross floor area. Combined, the ITE *Parking Generation Manual* suggests approximately 19 parking spaces be provided for the proposed facility.

Due to the unique characteristics of the site, most specifically that the site would not be a retail center and therefore does not need parking capacity for customers, this parking analysis concludes that the anticipated parking demand will be much less than either the LDR or the *Parking Generation Manual* suggests. **Based on the anticipated sales at the facility and input from The Goodyear Tire & Rubber Company, it is recommended that a parking supply of 12 spaces be provided at the facility, including one (1) ADA accessible space.**

Attachments:

The Goodyear Tire & Rubber Company – Anticipated Sales and Parking Needs Letter

K:\OCA_Civil\242253001-Advanced Tire Services Site Plan\doc\Parking\OCA Advanced Tire Parking Analysis_2023-12-12.docx

The Goodyear Tire & Rubber Company

Akron, Ohio 44316 - 0001

Jeff Guinn, Owner
Advanced Tire Service
Ocala, Florida

Mr. Guinn

Thank you for your continued partnership with The Goodyear Tire & Rubber Company to further develop the business at Advanced Tire with the construction and installation of a new retread manufacturing facility in Ocala Florida.

The Goodyear Tire & Rubber Company has historically worked closely with our business partners through the construction and installation process to ensure these projects are customized to fit the business at hand and are scalable to forward growth.

Regarding the project consultancy being provided to construct and install a retread manufacturing plant at Advanced Tire in Ocala Florida, included are some excerpts from the current project plan that may help to address the associate and visitor parking needs in question.

Goodyear and Advanced Tire have worked together to create the below sales plan assumptions. Year one projects 10,000 units manufactured and growing to 15,000 units in the first 5 years of operation. Based on these sales assumptions, we project the daily production needs starting at 38 units per day and growing to 58 units per day. To achieve these production needs will require 4 employees in the retread manufacturing facility.

Retread manufacturing plants are not retail centers and have minimal traffic other than the employees working in the plant, employees moving inventory in and out of the plant, and on occasion you will have vendors. Ten to twelve parking spaces for the retread manufacturing plant should suffice for all your forward parking needs.

SALES PLAN ASSUMPTIONS					
Annual Units	10,000	11,000	12,000	13,500	15,000
Monthly Units	833	916	1,000	1,115	1,250
Weekly units	192	211	231	257	288
UNITS PER DAY	38	42	46	52	58

Minutes/Tire = Daily Production and # of Associates					Minutes/Tire = Daily Production and # of Associates				
Retreads Produced per Day	Minutes per Tire	Total Minutes Needed	Number Associates Needed	Minutes per Tire	Retreads Produced per Day	Minutes per Tire	Total Minutes Needed	Number Associates Needed	Minutes per Tire
50	40	2000	4.2	40	50	40	2000	4.2	40
75	40	3000	6.3	40	75	40	3000	6.3	40
100	40	4000	8.3	40	100	40	4000	8.3	40

200 Innovation Way, Akron OH 44316

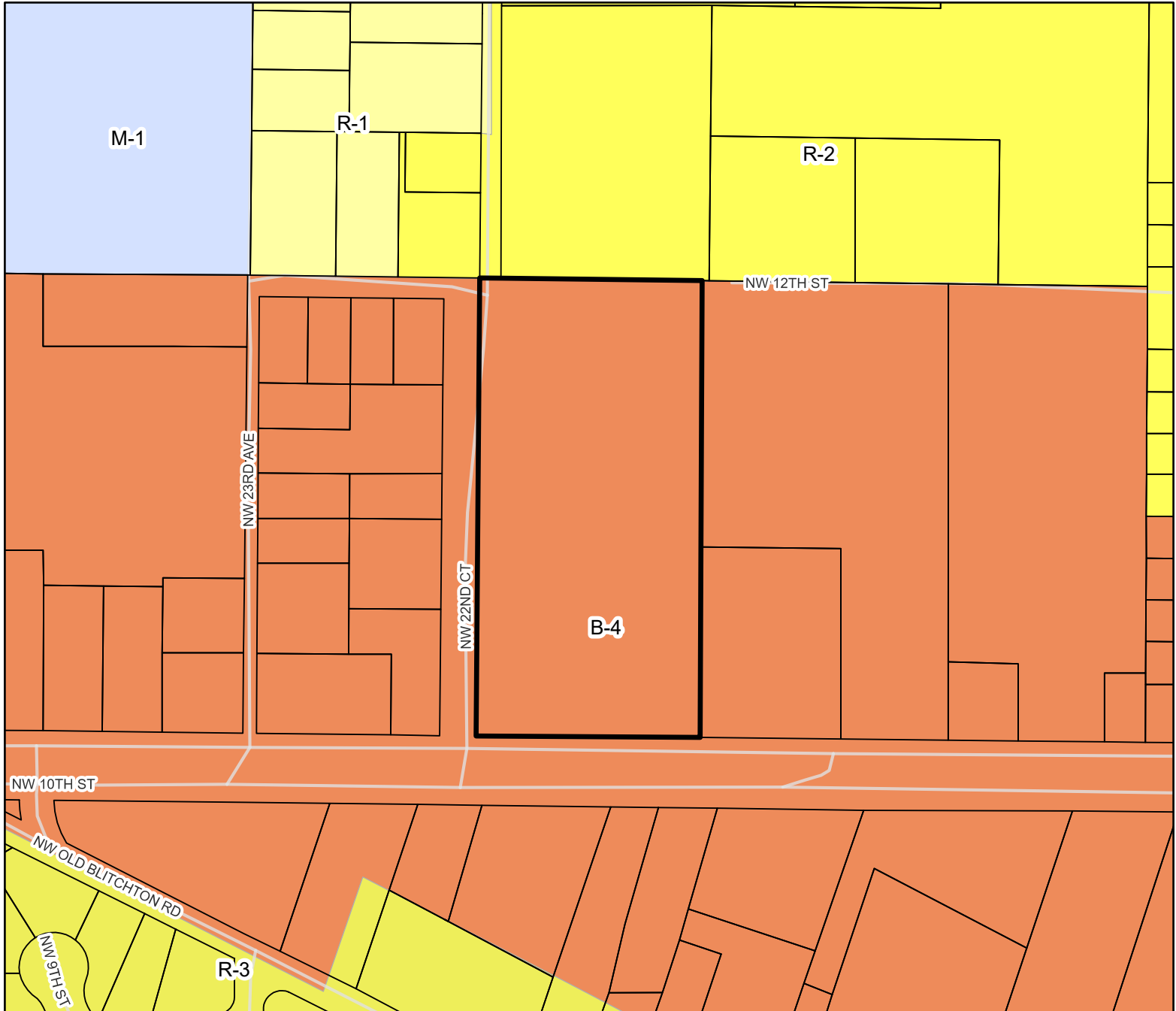
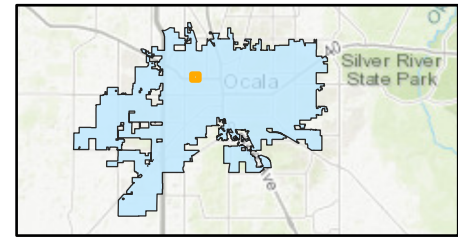
Attachment: Anticipated Sales and Parking Needs

CASE MAP

BOA: October 28, 2024

Case Number: SE24-45855
Parcel: 22258-000-00
Property Size: Approximately 4.84 acres
Land Use Designation: Neighborhood and Low Intensity
Zoning: B-4, General Business
Proposal: A request to allow a repair garage and associated parking in the B-4, General Business zoning district

Location Map



- Property
- Parcels
- B-4: General Business
- M-1: Light Industrial
- R-1: Single Family Residential
- R-2: Two-Family Residential
- R-3: Multi-Family Residential



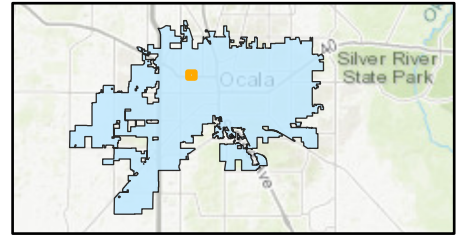
AERIAL MAP

BOA: October 28, 2024

Case Number: SE24-45855

Location Map

Parcel: 22258-000-00



Property Size: Approximately 4.84 acres
Land Use Designation: Neighborhood and Low Intensity
Zoning: B-4, General Business
Proposal: A request to allow a repair garage and associated parking in the B-4, General Business zoning district



 Property
 Parcels

0 260 Feet 

