



## Legislation Text

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**File #:** 2024-0809, **Version:** 1

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Submitted By: Karen Cupp

Presentation By: Aubrey Hale

Department: Growth Management

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**STAFF RECOMMENDATION (Motion Ready):**

Approve the Skylark Crossing Conceptual Subdivision Plan, SUB21-44574

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place, Economic Hub

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:** The plan was prepared by Kimley-Horn & Associates and the developer is Ocala Properties of Marion County LLC. The commercial subdivision contains six lots and one tract on 9.57 acres located at the southwest corner of the intersection of NE 25<sup>th</sup> Avenue and NE 14<sup>th</sup> Street.

The plan proposes that two access points on NE 25<sup>th</sup> Avenue will be established as 30-foot-wide easements that will be recorded on the final plat. One will be full access with the other being right in/right out only.

The developer will dedicate 30 feet along the western boundary to provide the additional right of way for NE 24<sup>th</sup> Avenue to allow full driveway access from NE 14<sup>th</sup> Street. A traffic impact analysis has been submitted and approved by staff.

Case No. SUB21-444574 (conceptual subdivision plan) was recommended for approval by the Planning and Zoning Commission on February 12, 2024.

**FINDINGS AND CONCLUSIONS:** Potable water and sanitary sewer are adjacent to the site for connection and are publicly maintained. Site plans are required for the development of each lot.

The proposed tract is for the drainage retention area and will be maintained by the Property Owners Association.

**FISCAL IMPACT:** N/A

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** N/A

**ALTERNATIVE:**

- Approve with changes
- Table
- Deny