

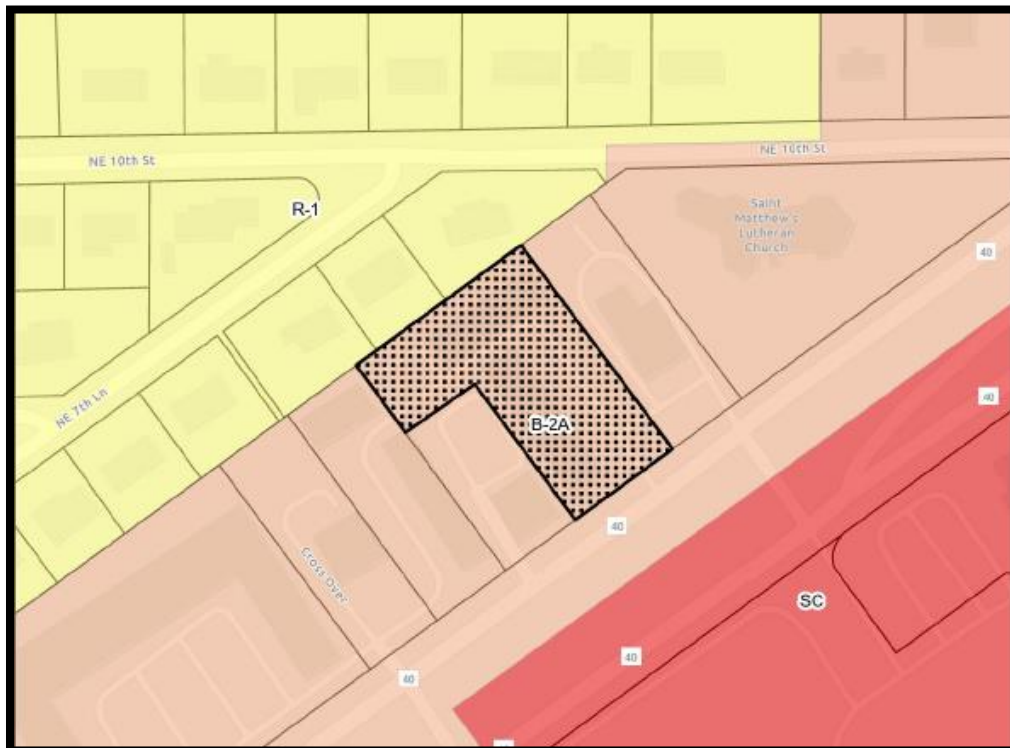


Applicant: Ocala Extras, LLC
Property Owner: Ocala Extras, LLC
Project Planner: Breah J. Miller, Planner II
Applicant Request: Special Exception to allow a six-unit multi-family building within the B-2A, Limited Community Business, district.

Parcel Information

Acres: ± 1.21 acres
Parcel(s) #: 26928-002-00
Location: 3423 E Silver Springs Boulevard
Existing use: Multi-use complex
Future Land Use: Low Intensity
Zoning Designation: B-2A, Limited Community Business, district
Special District(s)/Plans(s): East Ocala Community Redevelopment Area,
Overlay(s): N/A

Figure 1. Case Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-1, Single- Family Residential	Single Family Residences of Country Estates
East	Low Intensity	B-2A, Limited Community Business	Senior Bubbles
South	Employment Center	SC, Shopping Center	40 East Shopping Center
West	Low Intensity	B-2A, Limited Community Business	On Point Veterinary Urgent Care Multi-use Complex

Applicant Request

The Applicant is requesting a Special Exception to allow a six-unit multi-family development within the B-2A, Limited Community Business, district.

Background

The subject property, identified by Parcel Identification Number 26928-002-00, was annexed in 1964. Property Appraiser records indicate that two existing multi-use commercial buildings were constructed in 1973 (Building 1) and 1974 (Building 2).

Building 1 is located in the front portion of the property and runs perpendicular to E. Silver Springs Boulevard consisting of nine individual commercial units. The uses in Building 1 include hairstyling shop, veterinarian office, church/place of worship, professional business office and medical office.

Building 2 is located in the rear of the property and runs parallel to the rear boundary of the property. There are seven individual units within Building 2 with uses that include; hairstyling shop, medical and dental office, tattoo or body piercing establishment, bail bond agency and professional business office.

The buildings consist of a total of 13 units and generally fall within use categories that require one parking space per 300 square feet of floor area. Due to the age of the structures, no site plan is available for this property. Based on information from the Marion County Property Appraiser, Building 1 is estimated at approximately 7,400 square feet, while Building 2 is slightly smaller at approximately 5,840 square feet. This results in a total commercial floor area of approximately 13,240 square feet. Applying the parking requirement of one space per 300 square feet results in a total parking demand of 44 spaces for the existing development.

The subject property’s primary access is provided via E. Silver Springs Boulevard; however, the site has historically maintained cross-access with adjacent commercial properties to the east and west.

Staff Analysis

Denial of Special Exception SE26-0004 based on the provided site sketch.

The provided site sketch labeled “ SR 40 Special Exceptional Plan” depicts the two existing multi-use commercial buildings and the proposed 1,974-square-foot, 6-unit multi-family building. An existing single family residential neighborhood is located to the north and an existing single-family residence is located within Building 2. The existing residence is a permitted primary use by right in the B-2A zoning district . Although approved site plans for the subject property are not available, City records indicate that residential building permits were issued for the residence as far back as 2010.

The proposed multi-family is within proximity to goods, services, and employment opportunities, which supports the general intent of the surrounding area and future land use.

Although the proposed use is supportive in function, a primary concern is the overall functionality of the site as it relates to internal circulation, access, and emergency service operations. The proposed six-unit multi-family building is located in the northwestern portion of the property, with the only means of ingress and egress provided through the existing parallel cross-access drive which extends through the existing commercial parking lots connecting to SR 40. Based on the site sketch, the nine parking spaces dedicated to the six-unit building do not appear to provide adequate drive aisle width. The site sketch shows the existing parking area where the proposed multi-family residential building will be located with 90-degree parking spaces measuring 11.9 feet in depth, no wheel stops, and a 20-foot drive aisle. These parking spaces are not compliant and do not adequately address parking.

Pursuant to Section 122-1003, dimensions of parking stalls and aisles require:

Parking Angle	Stall Depth	Driveway Width/ Access Aisles	
		One- Way	Two- Way
90 Degree	19* feet	24 feet	24 feet

** Where approved wheel stops are provided at the end of a stall the paved area of the stall may be reduced by two feet. The area two feet beyond the wheel stop shall be left clear from a point six inches above the grade of the back of the stall, for vehicle overhang. Vehicles shall not be allowed to overhang property lines.*

Based on the dimensions provided, the proposed parking layout does not appear to meet the minimum dimensional standards of Section 122-1003 and raises concerns regarding safe vehicle traffic flow and emergency access.

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

The Code states that the Board of Adjustment 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, where they may be relevant and applicable, that the purposes and requirements for granting the special exception have been met by the applicant:

- 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:

The provided site sketch depicts driveway connection from SR 40 along the southern frontage of the property. Parallel cross-access connections also exist to the adjacent western and eastern parcels, which also have frontage along SR 40. Both driveways connect to the existing concrete sidewalk along SR 40. Pedestrian paths exist along the store fronts but do not interconnect between buildings, there are no sidewalks nor internal crosswalks proposed. The current building separation between Building 1 and Building 2 is not sufficient to accommodate emergency vehicles as it does not accommodate two-way traffic. Blockages or obstacles in the aisle would prevent emergency vehicles from bypassing. However, the Fire Department has stated that the access aisle to the west in the rear of the site, connected to the adjacent site, must be capable of two-way traffic and would be sufficient if the connection remains. Based on the proposed site sketch, the parking aisle adjacent to the two-way connection has deficient parking depth. The parking aisle must be reconfigured to provide the proper dimensions and account for traffic pattern changes and clearances for the two-way connection. The Fire Department also stated that no overhead obstructions associated with the project, that potentially cause issues with a ladder truck, will be permitted.

- 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:

There are currently 61 parking spaces on-site. Building 1 consists of office, church/place of worship, and retail uses and Building 2 consists of office and retail uses with one single-family residence. Pursuant to the site sketch, the proposed building and associated site improvements will cause a reduction of 11 parking spaces from the northwestern corner of the property; nine spaces will be reconfigured to service the multi-family building but do not appear to meet the minimum requirements for parking stall depth. The proposed site alterations will leave a total of 50 parking spaces for the existing multi-use commercial uses as well as the proposed multi-family building.

Section 122-1010(21) stores, shops and shopping centers: One parking space for each 300 square feet of floor area. The provided information indicates that there is currently 12,349 square feet of multi-use commercial floor area on-site. This results in 41 required parking spaces for the existing development.

Section 122-1010(1) single-family dwellings: One parking space. The information provided by the applicant indicates that one single family residence exists on the second floor of Building 2. This results in one required parking space for the existing residence.

Section 122-1010(2)- Two-family and multiple-family dwellings: 1.5 parking spaces for each dwelling unit. The information provided by the applicant indicates a proposed 6-unit multi-family development. This results in nine required parking spaces for the proposed multi-family building.

In total, the site will be required to provide 51 parking spaces. The site sketch indicates 50 proposed parking spaces, including two designated handicap parking spaces. Therefore, the site appears to be deficient by one parking space.

- 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 site sketch depicts a proposed dumpster pad located to the south of the 20-foot-wide internal drive aisle and to the east of the 9 parking spaces designated for the proposed multi-family units.

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

Staff Comments:

Electric, Potable Water, and Sanitary Sewer utility services are available on the site and will continue to be provided.

- 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 Comments:

The proposed building will be located in the northwestern corner of the property screened from SR 40 by the existing commercial buildings. The site has an existing wall along the north property line that will remain in place. In addition, the site sketch indicates the removal of existing asphalt located in the northwestern corner of the property to accommodate a 10-foot-wide landscape buffer. The typical detail provided by the applicant indicates 2 shade trees and 2 accent trees per 100 linear foot.

- 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 Comments:

There are no signs or exterior lighting shown on the site sketch or building elevation provided by the applicant. However, the applicant provided staff with a written statement that “All lighting shall be shielded to not cast glare on adjacent properties.” Therefore, issues related to glare, traffic safety, or economic effects on adjacent properties shall be met during the site plan review process.

G. Required yards and open spaces.

Staff Comments:

The provided site sketch demonstrates a front yard setback of 33.9 feet, an interior side yard setback of 14.2 feet, and an interior rear yard setback of 25 feet. Pursuant to Section 122-286, within the B-2A, Limited Community Business District, multi-family residential uses are required to maintain a minimum front yard setback of 25 feet, an interior side yard setback of 8 feet, and an interior rear yard setback of 25 feet.

Based on the setbacks shown on the site sketch, the proposed building meets the minimum setback requirements of the district.

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

Staff Comment:

Section 122-286 establishes a maximum height of 50 feet for building in the B-2A zoning district. The elevations provided by the applicant indicate a proposed roof bearing height of 17.4 feet, with a maximum building height of 26.5 feet.

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

Staff Comments:

The proposed multi-family building will not have a significant negative economic impact on adjacent or nearby properties. The addition of 6 residential units have the potential to provide a positive economic effect by increasing support for nearby businesses and commercial services within the district, provided that site access, circulation, and parking concerns are adequately addressed..

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

Staff Comment: The subject property is not individually designated historic property or located within a designated historic district.

- A multi-family development is only permitted in the B-2A zoning district through the Special Exception process.
- The property will not meet the off-street parking requirements set forth in Section 122-1010 by 1 parking space.
- The proposed drive aisle and parking dimensions do not meet the requirements set forth in Section 122-1006.

Staff Recommendation: Denial, should the board recommend approval, staff recommends the following conditions

Recommended Conditions of Approval:

Staff recommends **approval** of the special exception request. Should the Board decide to grant approval, the following conditions are recommended:

1. Provide an updated site sketch pursuant to the conditions of the special exception request prior to site plan submittal.
2. The Special Exception shall only be valid for the development of the 6-unit multi-family development as depicted on the site sketch and the elevations provided by the applicant. All building setbacks shall be met as shown on the site sketch.
3. All parking spaces and driveway/access aisles must meet the dimensional requirements of Section 122-1003.
4. The existing western rear cross access shall meet Section 122-1003 for two-way traffic. If an existing cross-access easement does not exist a cross-access easement must be obtained prior to site plan approval.
5. A total of 51 parking spaces shall be provided for the entirety of the development on-site or an approved parking study per Section 122-1016 shall be required prior to site plan approval.
6. Signage for the site will be limited to the multi-tenant sign along SR 40.
7. The site sketch shall be modified to plant ornamental and shade trees in 25-foot alternating increments along the northwestern corner of the subject property to provide a visual buffer to the residential properties to the north.
8. The site sketch shall be modified to include internal sidewalks.
9. Site plan approval meeting all conditions of the special exception shall be obtained within two years of the special exception approval or the special exception shall expire.