From: Janiece Lucky
To: Endira Madraveren; Breah Miller
Subject: FW: Case No. SE26-0004 – Opposition to Special Exception for Multi-Family Use
Date: Monday, April 13, 2026 10:14:13 AM
Attachments: image001.png

Good morning,

Please see the message below.

JaNiece N. Lucky
Associate Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8344

From: Linda Feliciano <aftertherain46@gmail.com>
Sent: Sunday, April 12, 2026 7:16 PM
To: Janiece Lucky <jlucky@ocalafl.gov>
Subject: RE: Case No. SE26-0004 – Opposition to Special Exception for Multi-Family Use

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April 12, 2026

Ocala Board of Adjustment
City of Ocala
201 SE 3rd Street
Ocala, FL 34471

RE: Case No. SE26-0004 – Opposition to Special Exception for Multi-Family Use

Dear Members of the Board,

My name is Linda A. Feliciano, and I am the owner and resident of the property located at 3324 NE 7th Lane, Ocala, Florida, which is situated within 300 feet of the subject property at 3423

East Silver Springs Boulevard. I respectfully submit this letter in formal opposition to the requested Special Exception to permit multi-family residential use at the subject site.

As a threshold matter, approval of a Special Exception requires a finding that the proposed use is compatible with the surrounding area and will not adversely affect neighboring properties. Based on the existing conditions and the nature of the request, the proposed use fails to meet the required criteria for approval.

The subject property is directly adjacent to and behind my residence. Due to its elevation and existing two-story structure, it already creates a direct line of sight into my backyard. Expansion of the property's use to accommodate multiple residential units would substantially increase the number of occupants, frequency of use, and overall activity. This intensification would result in a material intrusion upon my reasonable expectation of privacy, which is a fundamental component of single-family residential living.

Furthermore, the proposed multi-family use is incompatible with the established character and development pattern of the surrounding neighborhood, which is predominantly composed of single-family residences. The introduction of increased residential density at this location represents a significant deviation in use intensity and would alter the existing residential environment in a manner that is not harmonious with adjacent properties.

The proposed use would also generate adverse impacts commonly associated with increased density, including but not limited to elevated noise levels, increased vehicular traffic, parking congestion, and a higher volume of day-to-day activity. These impacts would materially interfere with the quiet enjoyment of neighboring properties and diminish the quality of life for surrounding residents.

Additionally, the introduction of multi-family use in a primarily single-family neighborhood is likely to negatively affect surrounding property values. Increased density, reduced privacy, and the potential for congestion and noise can diminish the desirability of nearby homes, thereby adversely impacting their market value.

Moreover, the existing structure and site conditions do not appear to be designed to support the intensity of multi-family residential use. The anticipated increase in occupancy raises legitimate concerns regarding infrastructure capacity, traffic flow, and adequate parking, further evidencing that the proposed use is not appropriate for this location.

In light of the foregoing, the requested Special Exception does not satisfy the required criteria of compatibility, appropriateness of use intensity, or protection of neighboring properties, and

is therefore not in the interest of the surrounding community. Accordingly, I respectfully request that the Board deny the application for multi-family residential use at this site.

Thank you for your time and careful consideration of this matter.

Sincerely,
Linda A. Feliciano
3324 NE 7th Lane
Ocala, FL 34470
352-464-4798