
CITY OF OCALA Meeting Date: June 12, 2023
PLANNING AND ZONING COMMISSION MEMO

Subject: Zoning Change

Submitted by: Emily Johnson

City Council Date: July 18, 2023 (1st reading)

August 1, 2023 (2nd & final reading/public hearing)

STAFF RECOMMENDATION (Motion Ready): **Approval** of a zoning change from B-1A, Limited Neighborhood Business to R-3, Multi-Family Residential for property located at the SE corner of the intersection of SW 12th Street and SW 6th Avenue, parcel number 28566-000-12, approximately 0.29 acres (Case ZON23-45189).

OCALA’S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Petitioner: Equa-USA, LLC
- Property Owner: Equa-USA, LLC
- The subject property is undeveloped and is located within the West Ocala CRA. The surrounding area is a mixture of residential development in the form of single and multi-family dwellings, commercial and industrial uses.
- It is the Petitioner’s intent to develop the subject property with multi-family residences as part of workforce housing for the medical community.
- Due to the proximity to B-1A to the east, improved with single-family residential dwellings, the more intensive R-3 use will be required to have a 10-foot deep landscaped buffer area or a four-foot deep landscape area combined with a cementitious wall or fence, separating the two uses.

FINDINGS AND CONCLUSIONS: The R-3, Multi-Family Residential zoning district is consistent with the High Intensity/Central Core future land use classification. The proposed zoning is consistent and compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map

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- Aerial Map