



Applicant: BDG Albee, LLC and Belleair Development, LLC (on behalf of Cay Ventures, LLC)
Property Owners: Cay Ventures, LLC & BDG Albee, LLC
Project Planner: Tye Chighizola
Land Use Change Request from: Low Residential (County)
to: Neighborhood (City)

Parcel Information

Acres: ± 9.10 acres
Parcel(s)#: 23867-000-00, 23866-001-00
Location: 4240 SW 43rd Ct and 4300 SW 43rd Ct
Existing use: Single-Family Residential

Adjacent Land

| <u>Direction</u> | <u>Future Land Use</u> | <u>Zone</u> | <u>Current Use</u> |
|------------------|--|--|---|
| North | Public ^(County) | R-4, Residential Mixed Use ^(County) | DRA |
| West | Neighborhood ^(City) | No zoning ^(City) | Single-family dwellings |
| South | Neighborhood ^(City) | No zoning ^(City) | Single-family dwellings |
| East | Medium Intensity/Special District ^(City) Low Intensity | B-4, General Business ^(City) | Restaurant Self-service Station Undeveloped |

Background:

- This property is contiguous to the city limits along its southern, eastern, and western boundaries. The western and southerly property lines border the Saddlewood Estates subdivision. The easterly property line fronts on SW 43rd Ct and is across from a DRA that serves a gas station and restaurant. The two parcels each contain a single-family home.
- The property owner has requested annexation into the City to receive city water and electric service and to develop the property as a gated two-story multifamily Planned Development.
- A Neighborhood future land use designation and Planned Development, PD, zoning are proposed.
- This project was heard by the Planning & Zoning Commission previously on June 14, 2021.
 1. At the June 14, 2021 meeting, the Planning & Zoning Commission voted 5 to 0 to approve the annexation and future land use designation for the property, but also voted 5 to 0 to deny the Planned Development proposal.
- After the Planning & Zoning Commission meeting on June 14, 2021, the applicant decided to revise the Planned Development instead of proceeding to City Council.
- The Planned Development proposal has now been substantially revised in response to feedback received and in coordination with City staff.
- Applications for annexation, the future land use designation, and Planned Development zoning are now being brought back to the Planning & Zoning Commission for a second consideration.
- Belleair Development LLC intends to redevelop the property into an 84-unit multifamily residential Planned Development with a proposed density of 9.23 units per acre.

- The Neighborhood future land use designation allows up to 12 units per acre for multifamily development.

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| Staff Recommendation: Approval |
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Basis for Approval:

The subject property is proposed for annexation by the City of Ocala and it is appropriate to assign a City land use designation. The proposed land use designation of Neighborhood is consistent with the surrounding area.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.
 - b. Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Level of Service Impact Analysis:**Traffic Circulation**

Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement. According to the development plan submitted by the developer, the project will generate fewer than 100 PM peak hour trips.

| Road/Street Name | # of Lanes | Functional Class | LOS Capacity | 2019 AADT | Existing LOS |
|--|------------|--------------------------|--------------|-----------|--------------|
| SR 200 I-75 to SW 66 th St | 6 | Urban Principal Arterial | 59,900 | 49,900 | C |

Potable Water: Water service is available.

Sanitary Sewer: Sewer service is available.

Stormwater: For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-storm event.¹

Solid Waste: Service is available.

Fire Service: Service is available.

Schools:

| | | | | | | | |
|---|--|---------------|-------------|-----------------------|------------------|------------------------|---------|
| CASE # >>> | LUC20-004 & PD20-0009 | | | | | | |
| PROJ NAME or Parcel #> | Belleair (23867-000-00 & 23866-001-00) | | | | | PROPOSED | ALLOWED |
| | | | | | DWELLING TYPE | PROJECT DWELLING UNITS | |
| | | DISTRICT WIDE | | SY 21-22 | MFR | 60 | 0 |
| | SCHOOL LEVEL | UTILIZATION | SCHOOL NAME | 120th Day Utilization | MFR STU GEN RATE | ESTIMATED STUDENTS | |
| | E | 89% | Saddlewood | 103.8% | 0.097 | 5 | 0 |
| | M | 90% | Liberty | 111.6% | 0.040 | 2 | 0 |
| | H | 91% | West Port | 109.8% | 0.043 | 2 | 0 |
| * District Wide Utilization - annual calculation uses most recent 120th Day membership counts for a School Year (SY). | | | | | | | |
| ^^ XXth Day Utilization - from most recent 20 day interval of membership counts for a School Year (SY). | | | | | | | |

Land Use Designation

Existing:

Low Residential (LR) (County). This land use designation is intended to recognize areas suited for primarily single-family residential units for existing and new development along the outer edges of the UGB or Urban Area. The density range shall be up to one (1) dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is allowed in the Urban Area.

Requested:

Neighborhood. The Neighborhood² category is intended to identify and preserve predominantly residential and ancillary uses. Residential is the primary use. Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreation or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the neighborhood residents.

1 Ocala Comprehensive Plan, Stormwater Sub-Element Policy 3.1.

2 Ocala Comprehensive Plan Future Land Use Element, Policy 6.4, Neighborhood