



Rezoning Staff Report

Case No. PD25-0001

Planning & Zoning Commission: March 9, 2026

City Council (1st Reading): April 21, 2026

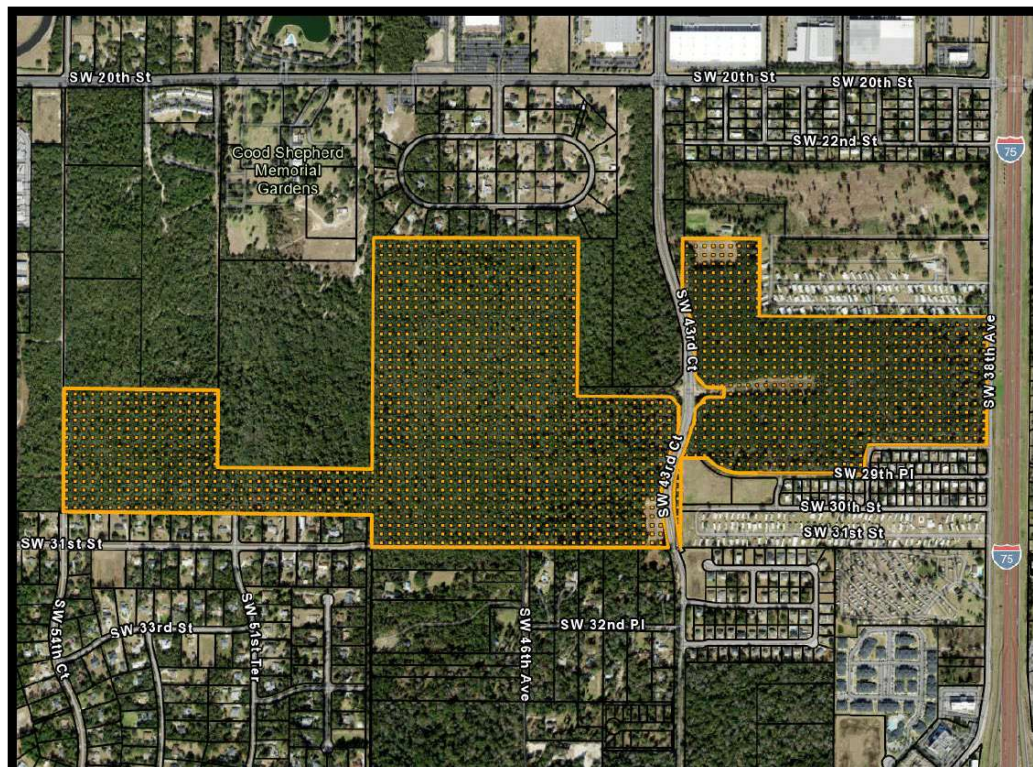
City Council (Adoption): May 5, 2026

Applicant: Jameson Frederick, P.E., Kimley-Horn & Associates
Property Owner: KAS Ocala, LLC
Project Planner: Emily W. Johnson, AICP, Senior Planner
Amendment Request: Rezone from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development

Parcel Information

Acres: ±251.09 acres
Parcel(s)#: 23812-001-00 & 2380-000-001
Location: located in the 3000 and 4000 to 4300 blocks of SW 43rd Court
Existing use: Vacant, undeveloped
Future Land Use Designation: Medium Intensity/Special District
Zoning Designation: OP, Office Park & PUD-06, Planned Unit Development
Special District(s)/Plan(s): N/A
Approved Agreement(s): Chapter 163 Development Agreement (OR Bk/Pg 7785/161)
Contribution Agreement (OR Bk/Pg 8485/1775)

Figure 1. Aerial Location Map



Section 1 - Applicant Request

This PD Staff Report and Staff's Recommendation are based upon and contingent on the adoption of the associated application (FLUP25-0001) by the City Council.

The applicant is requesting to rezone two parcels, totaling 251.09-acres, from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development. In conjunction with the rezoning request, the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a mixed-use development program with four general land uses:

- Residential Single-Family (RES SF) – Maximum density of 5 units per acre (up to 328 single-family residential units) on 65.63 acres.
- Residential (RES) – Maximum of 18 units per acre (up to 1,809 single-family or multi-family residential units) on 100.50 acres.
- Commercial/Residential (COM/RES) – Maximum of 5 units per acre (up to 140 single-family residential units); or maximum of 18 units per acre (up to 506 multi-family residential units); or maximum floor area ratio (FAR) of 0.25 (up to 306,335 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 28.13 acres.
- Commercial (COM) – Maximum FAR of 0.25 (up to 595,683 square feet of commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district) on 54.70 acres.

The agent, Fred N. Roberts Jr., Esq., Klein & Klein, PLLC, is representing the applicant in this request. The applicant has also made an associated application to remove the Future Land Use Policies (FLUP) that are associated with portions of the subject properties (FLUP25-0001). This amendment was transmitted to state agencies on November 3, 2025, and is being presented to City Council concurrently for consideration. It is important to note that this requested zoning amendment and staff report is based upon the removal of the FLUP restrictions currently in place. The amendment will need to be modified if the future land use policies remain in place. A Traffic Study (TIA25-0003) is under review and anticipated to be completed prior to City Council consideration of these request.

Section 2 - Background Information

The subject properties encompass a total of approximately 251.09 acres that are currently vacant and undeveloped. The current designations of the properties are:

Zoning:

OP, Office Park, the intent of the OP district is to promote the consolidation of land that is five acres or more for the development of offices and business services.

PUD-06, Planned Unit Development with conceptual plan approval.

Future Land Use:

Medium Intensity/Special District (Comprehensive Plan – Policy 6.2), a minimum of 5 and maximum of 30 dwelling units per acre, a minimum of 0.15 and maximum of 4.0 floor area ratio (FAR).

Parcel 23812-001-00

The larger of the two subject properties, located west of SW 43rd Court, encompasses approximately 174.23 acres and was annexed into the City through two separate applications. Approximately 8.17

acres were annexed in 2002 pursuant to Ordinance No. 5039, with the remaining acreage annexed in 2005 pursuant to Ordinance No. 5423.

On December 18, 2007, City Council adopted Future Land Use Map (FLUM) Amendment LUC07-0034 through Ordinance No. 5767, which amended the future land use designation of approximately 25.51 acres of the subject property from Low Density Residential to Medium Density Residential. Concurrently, an associated FLUP was adopted to further limit allowable density and require that future development be approved as a Planned Unit Development. A request to remove the associated FLUP (FLUP25-0001) was transmitted to state reviewing agencies on November 3, 2025, and is being presented to City Council concurrently for consideration of adoption.

On August 21, 2007, the subject property was rezoned to PUD-06 in conjunction with approval of a conceptual plan for the West Ocala PUD, which authorized development of up to 1,000 single-family or multi-family dwelling units and 130,000 square feet of professional office and neighborhood commercial uses. On January 4, 2011, City Council adopted an amendment to the PD Plan establishing the following maximum development program:

- 325 assisted living facility units
- 907 single-family and multi-family dwelling units
- 130,000 square feet of professional services uses

The amended PD Plan also revised the phasing schedule from five (5) phases to twelve (12) phases; modified the alignment of SW 44th Avenue and the location of a City DRA; relocated the proposed east-west roadway; removed contemplated access connections to the Bear Track and Timberwood subdivisions; and introduced a secondary access point to SW 44th Avenue.

A final PUD plan was never submitted nor approved for the West Ocala PUD.

Parcel 2380-000-001

The smaller of the two subject properties, located east of SW 43rd Court, encompasses approximately 77.44 acres and was annexed into the City in 1998 via Ordinance 2832.

On September 4, 2007, City Council adopted a Future Land Use Map (FLUM) Amendment LUC05-0030 through Ordinance 5466 pursuant to a Stipulated Settlement Agreement, which changed the future land use of a 50.42-acre portion of the subject property from Professional Services to Retail Services. Concurrently, an associated FLUP was adopted to further limit allowable development intensity and number of peak hour trips generated by future development. A request to remove the associated FLUP (FLUP25-0001) was transmitted to state reviewing agencies on November 3, 2025, and is being presented to City Council concurrently for consideration.

A Concurrency Development Agreement (CDA03-0001) was entered into between the City and the then-current owner Larry Wood, Trustee (“Wood”) on January 13, 2004, in association with the extension of SW 44th Avenue and to recognize capacity reservation of trips for anticipated future development of the subject property as an Office Park. The CDA was subsequently amended in 2007 for the extension of trip reservations granted to the successor-in-title, Ransome Group Investors (CDA07-0003). The CDA was again amended in 2022 (CDA22-44744) to address the conveyance of additional right-of-way to the City and extend the capacity reservation for trips to the current Owner and successor-in-title, KAS Ocala LLC.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Medium Intensity/ Special District High Residential (County) Medium Residential (County)	PD, Planned Development P-MH, Mobile Home Park (County) R-1, Single-Family Dwelling (County) R-3, Multi-Family Dwelling (County)	Mobile Home Park (Dogwood Acres) Single-Family Residential Undeveloped Residential and Mixed- Use Acreage
East (Across I- 75)	Neighborhood	R-1, Single Family Residential R-3, Multi-family Residential	Single-Family Residences
South	Pending Land Use Low Residential (County) Medium Residential (County)	Pending Zoning R-4, Residential Mixed Use (County) A-1, General Agriculture (County)	Mobile Home Park (Magnolia Garden Estates) Single-Family Residences (Timberwood & GW Brown subdivisions)
West	Medium Intensity/ Special District Employment Center	Pending Zoning M-2, Medium Industrial A-1, Agricultural	Undeveloped Residential Acreage Manufacturing (E-One, Inc.)

The subject property fronts SW 38th Avenue and SW 44th Avenue/SW 43rd Court, which are classified as urban collector roadways. Several adjacent parcels to the north and west have been rezoned to PD, Planned Development (Country Green PD, Wintergreen PD, Anna Jo Partnership/Coso Ocala PD). Other uses in the area include the Dogwood Acres Mobile Home Park, Magnolia Garden Estates Mobile Home Park, Timberwood single-family residential subdivision, and the E-One manufacturing facility.

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from PUD-06, Planned Unit Development, and OP, Office Park, to PD, Planned Development, as well as the associated PD Plan and Standards Book for consistency with the City of Ocala’s Comprehensive Plan, the Land Development Code, and the established neighborhood development pattern.

The existing PUD-06, Planned Unit Development zoning district (Land Development Regulations Section 122-948) was adopted in conjunction with the Conceptual Plan for the West Ocala PUD, however, a final PUD plan was never submitted nor approved. As a final PUD plan was not adopted for the properties, it is necessary to come into compliance with current Code requirements by rezoning

to PD.

Proposed PD Plan and Standards:

The PD Plan and Standards book proposes new general land use categories, development standards, project access, street lighting, enhancements and deviations from typical code requirements, and architectural standards. The general land uses proposed include a mix of uses and density/intensity which include Residential Single Family (RES SF), Residential (RES), Commercial (COM), and Commercial/Residential (COM/RES).

Primary access to the development is proposed at two locations. One from SW 43rd Court approximately one-half mile south of SW 20th Street and one from SW 38th Avenue also approximately one-half mile south of SW 20th Street. A potential secondary access point for the development west of SW 43rd Court is shown on the PD Plan and indicated mid-point of the subject property and south of the primary access point (roundabout). Planned internal circulation for the PD will be through a collector boulevard that runs East/West between the proposed access points and continues west from SW 43rd Court. Streetlights are proposed along this East/West boulevard, to be installed by the developer and owned and maintained by the city. The project includes proposed buffer enhancements to provide a larger than required landscape buffer along boundaries abutting existing developments.

To further address compatibility with neighboring properties, the PD Plan and Standards Book establishes a 100-foot-wide building height restriction area where the maximum building height is restricted to 35-feet. The Standards Book requests a deviation from code to raise the maximum building height to 100 feet in the COM general land use area, which will be discussed and analyzed in detail within this staff report. The proposed architectural standards provide direction on common architectural elements such as massing and articulation, doors and windows, roof forms and other details to foster creative building solutions while maintaining cohesive design quality and appearance throughout the PD.

Neighborhood Meeting:

A neighborhood meeting was held in February 2025, with the applicant and agent providing information regarding the proposed development and nearby residents asking questions pertaining to project timeline, configuration of uses, lot sizes, buffers, traffic, maximum building heights, and the nature of the retail components.

Consistency with Comprehensive Plan:

As previously mentioned FLUP25-0001 was transmitted to the state of Florida. Staff received the following feedback from the state agency:

- The Florida Department of Transportation (FDOT) determined the proposed amendment has the potential to adversely impact transportation resources or facilities of state importance including SR 200, SR 40, and I-75 (a SIS facility). FDOT requested continued intergovernmental coordination on the traffic study and as the project buildout progresses.

While this is not an objection, it is noted that transportation impacts will be monitored throughout the development process.

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. Future Land Use Element Policy 6.2: Medium Intensity/Special District. *The intent of this category is to identify neighborhood and community-serving activity centers, generally represented as "Medium Low" or "Medium High" on Ocala 2035 Vision. The Medium Intensity/Special District should facilitate developments with two (2) or more uses. Permitted uses include residential, office, commercial, public, recreation, educational facilities, and institutional. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Medium Intensity/Special District category, including form and design guidelines as applicable.*

The character, function, and form of new buildings or development on vacant land shall be regulated by a form-based code zoning district that includes design standards adopted specifically for a Medium Intensity/Special District identified in Objective 8, a Planned Development (PD) zoning district that includes specific design standards related to the surrounding uses, or a Chapter 163 Development Agreement with specific design standards. Existing developed and public properties shall be regulated by the Land Development Code.

A Medium Intensity/Special District is intended to promote a walkable urban form with buildings at moderate build-to lines from the street and public right-of-way, as depicted in Figure C. Parking may occur on-street or in the moderate build-to-line of buildings, though rear and side yard parking is encouraged, as depicted in Figure D. Shade for pedestrians should be provided through landscaping or building design. Open space in Medium Intensity/Special District areas consists of large neighborhood and community parks.

The minimum density and intensity before any incentives in this future land use category is 5 dwelling units per gross acre or 0.15 FAR. The maximum density and intensity before any incentives is 30 dwelling units per acre or 4.0 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The Medium Intensity/Special District Future Land Use category requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement, and is intended for the development of a mixed-use node containing a variety of residential, commercial, and office uses.

- The proposed PD meets the requirements of the Medium Intensity/Special District future land use, which establishes criteria for development and a mix of uses.
- The Medium Intensity/Special District category requires a minimum residential density of five (5) dwelling units per acre and allows a maximum of up to thirty (30) dwelling units per acre. The proposed PD Plan includes a maximum density of five (5) dwelling units per acre for single-family residential development and up to eighteen (18) dwelling units per acre for multi-family residential development.
- The Medium Intensity/Special District category requires a minimum non-residential intensity of 0.15 FAR, and allows a maximum non-residential intensity of 4.0 FAR. The proposed PD Plan includes a maximum FAR of 0.25 for non-residential development, including commercial, retail, office, recreational outdoor uses/sportsplex, outdoor event space/venue, and other uses allowed in the B-2 zoning district.

2. Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing

appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.

Staff Comment:

The proposed PD plan abuts Interstate 75 along its eastern boundary. The PD's proposed Commercial general land use area is located along this eastern boundary to act as a buffer between Interstate 75 and the PD plan's residential land use areas. As the project moves westward the density/intensity lessens, culminating in the RES SF land use area being located at the western end of the project area. Currently the western end of the project area is bordered by single family detached homes and undeveloped land to the south and north. The PD Standards Book proposes 30-foot landscape buffers that are in excess of the 10-foot landscape buffer or 4-foot buffer with cementitious wall that is typically required by code to ensure compatibility with the existing single-family homes. Additionally, the northern and southern boundaries of the RES general land use area, which permits multi-family development, have a 100-foot-wide height restriction area where building heights are limited to a maximum of 35-feet.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. *Section 122-941(b): A rezoning to PD with a PD plan shall meet the following minimum requirements: (1) One-acre minimum site; (2) a five-acre or more site shall include at least two uses with any one use not less than ten percent (acreage or square footage) of the total site, except in the case of residential developments, which are permitted to be single-use; (3) must be located on a public roadway with at least 100 feet of frontage.*

Staff Comment: The subject properties contain approximately 251.09 acres. The PD is proposed to be both residential and commercial where commercial will at minimum be 21.9% of the total site and have more than 100 feet of frontage on public roadways along SW 43rd Court and SW 38th Avenue.

2. *Section 122-244 - District criteria: Zoning districts allowed under each land use classification.*

Medium Intensity/Special District	R-1, R-1A, R-1AA, R-2, R-3, RZL, RO, O-1, OP, B-1 B-1A, B-2, B-2A, B-4, SC, M-1, M-2, G-U, INST, A-1***, PD , FBC
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Staff Comment: The current Medium Intensity/Special District Future Land Use category requires that new development on vacant parcels 5 acres or more shall be regulated by a Form-Based Code (FBC) Zoning District, a Planned Development (PD) district, or a Chapter 163 Development Agreement.

3. *Section 122-942(a) – Planned Development Required Standards: In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan, the planning and zoning commission and city council shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:*

- (1) *Access. Every permitted use in a PD shall have access to a public street directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.*

Staff Comment: The PD Plan depicts that the subject properties will be accessed by both SW 43rd Court and SW 38th Avenue through the construction of an East/West collector boulevard that will bisect the project area from SW 38th Avenue past SW 43rd Court to its western boundary. The city intends to provide further connectivity through additional development requirements to provide for further connectivity to the north with connection to SW 20th Street at or near SW 54th Court.

- (2) *Buffers. When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.*

Staff Comment: The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards consistent with section 122-260. The PD plan proposes 30-foot undisturbed buffers along its western, southern and northern boundaries as an enhanced feature and deviation of the 10-foot buffers required in section 122-260. Additionally, the PD plan proposes a 100-foot-wide height restriction area along a portion of its southern and northern boundaries where the project abuts existing single-family lots. Building heights will be limited to a maximum of 35 feet tall within the height restriction area.

- (3) *Underground utilities. Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must be effectively screened, and thereby may be excluded from this requirement.*

Staff Comment: New onsite utilities shall be located underground such that tree installations are possible without conflict.

- (4) *Open space. Open space requirements for a PD are as follows:*

- a. *Open space shall include active and passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, golf courses, waterways, landscaped yards and patios, lagoons, floodplains, nature trails, roof areas, and other similar open spaces. Water retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space, as long as these areas are designed to retain a minimum of three feet of water at all times.*

Staff Comment: The PD plan indicates that a minimum of 25% of the development will be preserved as open space (approximately 62.24 acres). Additionally, approximately 10% of the open space is proposed to be aggregate open space (6.2 acres). Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD

- b. *Fenced water retention areas, open water areas beyond the perimeter of the site, street right-of-way, driveways, off-street parking areas and off-street loading areas shall not be counted in determining open space. Side yards less than six feet wide shall not be counted as open space.*

Staff Comment: Aggregate open space is provided in accordance with Section 122-924(4). Gross open space provided is calculated at 62.24-acres, with proposed aggregate open space calculated at 6.2-acres.

- c. *Open space shall be clustered into larger tracts/areas. Buildings and structures should be*

clustered so that the open space is usable to the occupants/residents rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall not be counted as aggregate open space.

Staff Comment: Open space shall be clustered into usable recreation areas for residents and reviewed as part of the subdivision plan process. Compliance will be confirmed at time of future development

- d. There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.*

Staff Comment: The proposed PD is a mixed use project and therefore will be maintaining 25 percent of the total gross acreage (62.24 acres) for open space with at least 6.2 acres usable in aggregate form.

- (5) Unified control. The applicant shall furnish the city with sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, unified and otherwise-unencumbered control of the entire area of the proposed planned development, whether the applicant be an individual, partnership, corporation, other entity, group or agency. The applicant shall provide the city all necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved.*

Staff Comment: The agent submitted a Title Opinion and Statement of Unified Control to the City in April 2025.

- (6) Phasing. City council may allow or require phasing of the proposed development. All phasing must be related to previous development, surrounding properties, and available public facilities and services, where a failure to proceed with subsequent phases of development will have no adverse impact on the completed phase(s) or surrounding properties.*

Staff Comment: The PD Plan proposes for each land use area to be developed as different phases. The timing and order of phasing will be determined at a future date.

- (7) Platting. All uses/parcels meeting the definition of a subdivision shall meet chapter 114 (subdivisions) requirements.*

Staff Comment: Subsequent to PD approval by City Council, the conceptual subdivision may be submitted for review.

- (8) Site plan review. Development requiring site plan review shall comply with Chapter 122, Article IV. A final site plan shall be consistent with a final development plan.*

Staff Comment: Site plan review shall occur as required with a designated phase of the development. Portions of the development may only be subject to subdivision requirements

- (9) Development. A development meeting the criteria for a shopping center shall comply with all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7),(8) and (9) and 122-918(a)(l).*

Staff Comment: If a shopping center is proposed it shall be reviewed pursuant to the above mentioned regulations.

(10) Access to utility systems and public services. A PD shall be located in relation to sanitary sewer lines, water lines, storm/surface drainage systems, and other utility systems.

Staff Comment: Utility services are outlined in detail in the Level of Service Analysis below. All utility services are located in proximity to the development.

Variations from Code of Ordinances

The applicant is requesting variances to the following sections of the Ocala Code of Ordinances:

1. *Section 122-286 – Maximum allowable height in the non-residential districts compatible with the Medium Intensity/Special Districts Future Land Use designation is 60-feet.*

Staff Analysis: The applicant is requesting a variation to permit a maximum allowable height of 100-feet. Due to the project site's proximity to the Ocala International Airport the future development will require an aviation easement. Any structure 92-feet tall or higher, whether temporary or permanent, will require review and approval by the Federal Aviation Administration (FAA).

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PUD-06, Planned Unit Development; OP, Office Park	The PUD district was the City's older version of the PD district, intended to provide a process for the evaluation of unique, individually planned developments. The intent of the OP district is the development of land that is five acres or more for offices and business services.	100-feet	60-feet
Proposed	PD, Planned Development	Development of between 328-468 single-family residential lots, 1,809-2,315 multi-family units, and 595,683 and 902,018 square feet of commercial.	50-feet	35 to 100-feet

Staff Comment:

As previously stated, PID 23812-001-00 was zoned PUD-06 in conjunction with the Conceptual Plan for the West Ocala PUD, however, a final PUD plan was never submitted nor approved. As a final PUD plan was not adopted for the properties, it is necessary to come into compliance with current Code requirements by rezoning to PD. Parcel #2380-000-001 is zoned OP, Office Park. The rezoning of the property to PD will establish a mix of land uses and density/intensity with development standards through the adoption of the PD Plan and Standards Book.

Section 4 - Level of Service (LOS) Analysis

Typically, an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic or meaningful for the proposed potential development of property. However, staff have provided the current status for public facilities operating LOS with consideration for the development potential of the PD Plan. For this rezoning, the proposed density and intensity for the PD are consistent with the Medium Intensity/Special District Future Land Use designation and represents a reduction in potential impacts compared to the maximum buildout allowed under the existing Future Land Use designation. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

For this staff report, the following LOS analysis provides a review of the potential impact on public facilities based upon the proposed development schedule reported in the associated Traffic Study (TIA25-0003) of 400 detached single-family residential units, 444 attached single-family residential units, 650 multi-family residential units, 400 hotel rooms, and 304,300 square feet of shopping center uses.

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

Transportation: The PD Plan depicts that the subject properties will be accessed by an east-west boulevard connecting to SW 43rd Court and SW 38th Avenue. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

Table 3: Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 43 rd Court/ SW 44 th Ave	4	45 MPH	Collector	E	*	*	*
SW 38 th Ave	2	30 MPH	Collector	E	11,232	6,100	D

*SW 43rd Court is the southern extension of SW 44th Avenue; portions of this roadway have recently been completed or are under construction. AADT has not yet been counted, and the LOS has not been reported by the Ocala-Marion TPO.

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

LOS Impact: A traffic study has been prepared by Kimley-Horn and Associates (TIA25-0003) and is currently under review. The traffic study considers a development schedule of 400 detached single-family residential units, 444 attached single-family residential units, 650 multi-family residential units, 400 hotel rooms, and 304,300 square feet of shopping center uses, and identifies the following:

- *An internal capture rate of 23.2%*
- *A pass-by rate of 29% for the eastern shopping center and 40% pass-by rate for the western shopping center*
- *735 total net new trips will be generated, 213 trips are vested (pursuant to the existing Concurrency Development Agreements), and 522 net new trips will be generated for concurrency purposes*

A Concurrency Development Agreement will be required to reserve the 522 net new trips identified in the traffic study, as well as memorialize the trip equivalency matrix and any mitigation required for transportation impacts.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. City water mains run along SW 43rd Court and SW 38th Avenue.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 24.4 million gallons daily (mgd).

LOS Impact: The proposed PD Plan includes a maximum of 400 detached single-family, 444 attached single-family, and 650 multi-family dwelling units, which would generate an impact of 448,200 gpd (or 0.448 mgd) at the current LOS. A capacity analysis will be required at the time of subdivision review for any future development.

Sanitary Sewer: Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. City force mains run along SW 43rd Court north and south of the project for connection.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

LOS Impact: The proposed PD Plan includes a maximum of 400 detached single-family, 444 attached single-family, and 650 multi-family dwelling units, which would generate an impact of 373,500 gpd (or 0.373 mgd) at the current LOS (use traffic study numbers). Water Resources staff has indicated the approximate daily flows are 6.6 mgd leaving a remaining capacity of approximately 3.9 mgd; additional capacity analysis will be required at the time of subdivision and site plan review for any future development.

Solid Waste: The subject properties are located within the City's service area; refuse pickup will be determined during the subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.

LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under other jurisdiction.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 70,727 requires 325 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Spring 2025 Activity Guide released by the Recreation and Parks Department.

LOS Impact: Open space and resident amenities will be provided as part of the future development; however, the proposed rezoning may generate additional demand for park facilities within the City's southwest quadrant of the City. Additional capacity analysis will be required at the time of subdivision review for future development.

B. Other Public Facilities:

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

Stormwater: The subject properties contain isolated areas of Flood Zone A, which indicates a 1% annual chance of flooding. The subject properties were evaluated as part of the Ocala Flood Study and portions of the properties were determined to have a Base Flood Elevation (BFE) between 76 and 86 feet. Any future development must retain runoff on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event and subsequent 14-day recovery.

Electric: The subject properties are within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #4 is located approximately 0.81 miles from the subject properties. This distance meets the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is anticipated to impact College Park and Saddlewood Elementary, Liberty Middle School, and West Port High School. The maximum units shown below in blue reflect the maximum allowable under the Medium Inten/Special District Future Land Use. The proposed units shown below green match the numbers reported in the associated traffic study (TIA25-0003)

		DWELLING TYPE	Maximum Units	Proposed Units
		SFR	2277	844
SCHOOL LEVEL	SCHOOL NAME	SFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elem/College Park Elem	0.107	244	91
M	Liberty Middle	0.043	98	37
H	West Port High	0.071	162	60
		DWELLING TYPE	Maximum Units	Proposed Units
		MFR	2277	650
SCHOOL LEVEL	SCHOOL NAME	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	Saddlewood Elem/College Park Elem	0.137	312	90
M	Liberty Middle	0.055	126	36
H	West Port High	0.066	151	43

Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.

Section 5 - Staff Findings and Recommendation

- The proposed PD includes a mix of land uses at different densities. The commercial and more intense mixed-use areas are located at the east end of the project site adjacent to I-75. The detached single-family areas are located at the west of the project adjacent to existing single family and vacant land.
- The PD proposes a minimum density of 5 dwelling unit/acre and maximum of 18 dwelling units/acre, and commercial FAR of 0.25. The proposed density/intensity is less than the maximums of 4.0 FAR and 18 dwellings units per acre but is still consistent with the density/intensity established by the Medium Intensity/Special District Future Land Use.

Rezoning Staff Report

Case No. PD25-0001

- The PD Standards Book proposes 30-foot landscape buffers along the northern and southern boundaries of the project, that are in excess of the 10-foot landscape buffer typically required in Section 122-260 of the land development regulations. To further ensure appropriate transitions between the project and adjacent land uses, there is a 100-foot-wide building height restriction area along the northern and southern boundaries adjacent to existing single-family homes. The building height restriction area limits buildings to a maximum of 35-feet.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:
 - Requested variation to allow a 100-foot maximum allowed building height within the Commercial land use area.
- The proposed rezoning is compatible with the surrounding development, the Comprehensive Plan, and the City's Code of Ordinances.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: Approval of PD25-0001 with conditions
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- A final sign package, compliant with the approved PD Standards Book, shall be submitted with the first phase of construction.
- Street lighting be installed on all publicly dedicated right-of way at the time of construction.
- All sanitation services shall be provided by the City of Ocala.
- An avigation easement is required and may be completed by phase or for the entirety of the development. The avigation easement must be in place prior to the first submittal of development plans.
- Any use permitted by special exception in the B-2 zoning district which is not otherwise identified as an allowed use shall require approval of a special exception.
- Accessory dwelling units permitted within the Residential Single Family (RES SF) phase shall count toward the overall density and maximum number of dwelling units permitted within the phase.
- Any vegetative gaps in the natural, undisturbed perimeter buffer shall be supplemented with additional plantings of trees and shrubs.
- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.