

RESOLUTION 2025-6

A RESOLUTION APPROVING A PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (W HWY 40 MIXED USE PD PLAN) FOR PROPERTY LOCATED AT 5019 W. HIGHWAY 40 ALONG WITH THE PARCEL TO THE NORTHWEST, OCALA, MARION COUNTY, FLORIDA (CASE NO. PD24-45515).

Whereas, CHI Ocala Rancho, LLC submits a PD plan (Case PD24-45515) for property located at 5019 West Highway 40 along with the parcel to the northwest, approximately 30.49 acres to allow for the construction of 468 multi- family units, commercial and retail mixed-use development; and

Whereas, as an associated Ordinance 2025-7 amends the zoning map of the City of Ocala changing parcel 23176-003-00 & 23180-000-00 from No Zoning & B-5, Wholesale Business District, to PD, Planned Development; and

Whereas, on October 14, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a 4-0 vote.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

1. The City of Ocala does hereby approve the W Hwy 40 Mixed Use PD plan (Exhibit "A") and PD standards book (Exhibit "B").
2. The effective date for this resolution will be November 19, 2024.
3. The approved PD plan and associated PD standards book shall apply to the following described land located in Ocala, Marion County, Florida, to wit:

PARCEL # 23176-003-00:

SEC 16 TWP 15 RGE 21 N 424.02 FT OF E 1/4 OF SE 1/4 OF NE 1/4

& PARCEL # 23180-000-00:

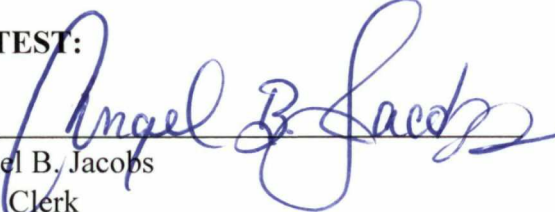
SEC 16 TWP 15 RGE 21 N 1/2 OF E 1/2 OF W 1/2 OF SE 1/4 OF NE 1/4 & THAT PT OF S 1/2 OF E 1/2 OF W 1/2 OF SE 1/4 OF NE 1/4 LYING N OF SR 40 & W 1/4 OF SE 1/4 OF NE 1/4 N OF SR 40 & E 26 FT OF E 1/4 OF SW 1/4 OF NE 1/4 N OF SR 40 & W 1/2 OF E 1/2 OF SE 1/4 OF NE 1/4 EXC PT LYING S OF SR 40 & COM AT THE NE COR OF SEC TH N 89-39-03 W 1324.35 FT TH S 00-31-19 W 1325.46 FT TH N 89-38-36 W 26.02 FT TO THE POB TH CONT WLY 26.02 FT TH S 00-31-31 W 766.93 FT TO POC OF A TANGENT CURVE CONCAVE ELY HAVING A RADIUS OF 470.87 FT A CENTRAL ANGLE OF 11-35-35 A CHORD BEARING & DISTANCE S 05-10-10 E

95.12 FT TH ALONG ARC OF CURVE 95.28 FT TH S 11-04-07 E 81.66 FT TH N 00-31-31 E 941.61 FT TO THE POB EXC ROW FOR SR 40 (1918/0500) EXC LOT 1 CR OCALA (5825/22 & 5825/ 19) MORE PARTICULARLY DESC AS: COM AT THE INTERSECTION OF THE ELY ROW OF NW 52ND AVE & NLY ROW OF SR 40 TH N 44-08-05 W 34.38 FT TO POC OF A NON TANGENT CURVE CONCAVE WLY HAVING A RADIUS OF 570.87 FT A CHORD BEARING & DISTANCE OF N 07-02-32 W 92.32 FT TH NLY ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 09-16-34 AN ARC DISTANCE OF 92.42 FT TH N 11-38-09 W 202.43 FT TO POC OF A NON TANGENT CURVE CONCAVE ELY HAVING A RADIUS OF 470.87 FT A CHORD BEARING & DISTANCE OF N 11-00-18 W 9.24 FT TH NLY ALONG ARC OF CURVE THROUGH A CENTRAL ANGLE OF 01-07-29 AN ARC DISTANCE OF 9.24 FT TH S 88-55-35 E 151.38 FT TH S 01-09-41 W 37 FT TH S 87-03-14 E 91.81 FT TH S 02-19-46 W 285.56 FT TH N 87-39-53 W 152.95 FT TO THE POB LESS.

This resolution adopted this 19th day of November 2024.

ATTEST:

CITY OF OCALA

By: 
Angel B. Jacobs
City Clerk

By: 
Barry Mansfield
President, Ocala City Council

Approved as to form and legality:

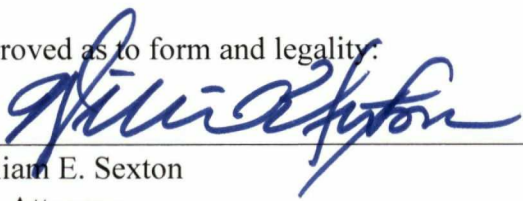
By: 
William E. Sexton
City Attorney

EXHIBIT A
CHI OCALA RANCHO
PD PLAN

