

**c. FLUP21-44568**

Petitioner: Lake Louise, LLC  
Agent: Fred Roberts  
Planner: Aubrey Hale (352-629-8550)  
[ahale@ocalafl.org](mailto:ahale@ocalafl.org)

A request to adopt a land use policy setting allowable uses and limiting development potential for property located northeast of the intersection of SW 7th Avenue and SW 32nd Street, approximately 88.73 acres.

**Background:**

- This property is contiguous to the city limits. It was platted for single-family development, but most lots and infrastructure were not developed.
- Annexation was requested to obtain city services.
- A new PD, Planned Development, will be submitted for review and approval for the entirety of the development.
- Low Intensity land use is proposed along with the associated land use policy.
- The surrounding areas are predominately single-family dwellings on large lots/estate lots of more than one acre. Development east of the project area along SW 32<sup>nd</sup> Street contains a commercial node at the intersection of US Hwy 441 and SW 32<sup>nd</sup> Street. SW 7<sup>th</sup> Avenue transitions south to north from residential to light industrial and commercial approaching SR 464.

**Policy:**

The City of Ocala is proposing a land use policy approved, as follows:

- a. The entire acreage designated shall be developed as a Planned Development and shall consist of phases for the entire project area under the City's Code of Ordinances.
- b. The maximum density for any project area including any density incentives shall be 16 dwelling units per gross acre with a maximum total of 1,146 dwelling units allowed. Total dwelling units allowed shall be reduced in proportion to the commercial acreage developed.
- c. Commercial development shall be addressed in a Planned Development and shall limit commercial development to neighborhood business uses as identified in the City of Ocala's Land Development Code. Industrial, manufacturing, distribution, and warehouse uses shall be prohibited.
- d. Ingress/egress access via a public or private right-of-way shall be provided or maintained to those parcels identified under Marion County Parcel Identification Numbers 3060-003-012, 3060-003-012 and 3060-007-006.
- e. Access points shall be centralized within the development and permit no more than two ingress/egress access connections to SW 7th Avenue and SW 32nd Street. The nature of the access shall be determined during a traffic study/analysis.
- f. Perimeter buffers will be provided and designed as part of the Planned Development.

- g. Prior to final development approval, the property owner/developer will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System that includes the entire acreage designated as PD. The applicant shall provide all necessary transportation mitigation as determined by the traffic analysis.

**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.

**Table 1: Traffic Circulation**<sup>1</sup>

Road/Street Name	# of Lanes	Functional Class	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
CR475C/SW 42nd St SR 200 to SW 7 <sup>th</sup> Ave	4	Principal Arterial	E	35,820	18,800	C
SW 7 <sup>th</sup> Ave SW 32 <sup>nd</sup> (also 42 <sup>nd</sup> ) St to SR 464	2	Local	E	29,340	4,000	B

LOS=Level of Service, AADT=Annual Average Daily Traffic

**Potable Water:** Water service is available.

**Sanitary Sewer:** Sewer service is available. A city sewer line is within 600 feet of the property. Therefore, the developer will pay to extend it to serve the development.

**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.<sup>2</sup>

**Solid Waste:** Service is available.

**Fire Service:** Service is available.

**Schools:** Precise impact on schools is unknown at this time because the PD has not been submitted. The development is anticipated to be a mix of residential product which will have an impact on local schools.

**Land Use Designation**

**Existing:**

**Medium Residential** (County). This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

**Requested:**

**Low Intensity.** The Low Intensity<sup>3</sup> land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity

<b>Staff Recommendation:</b> <i>Approval</i>
--

being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

*Discussion:*

Mr. Kesselring asked Mr. Aubrey for clarification on this matter since it is establishing policies for how this project will be developed and asked if there is any possibility for any additional restrictions or caveats being put on the development as they submit the overall PD plan. Mr. Hale confirmed that the PD will address other design requirements and City Council must approve said PD plan.

<b>RESULT:</b>	<b>APPROVED FLUP21-44568</b>
<b>MOVER:</b>	Kris Clere
<b>SECONDER:</b>	Rus Adams
<b>AYES:</b>	Clere, Adams, Lopez, Gilchrist, Kesselring
<b>ABSTAINED:</b>	Rudnianyn
<b>EXCUSED:</b>	Boone

**6. Annexation/Land Use/Zoning**

**a. ANX21-0006**

Petitioner: City of Ocala

Planner: Ian Rynex, AICP (352-629-8329)  
[irynex@ocalafl.org](mailto:irynex@ocalafl.org)

A request to annex into the City of Ocala property located in the 500 block of SW 32nd Street, approximately 9.13 acres.

**Background:**

- This property is contiguous to property owned by Lake Louise LLC, which is also being considered for annexation.
- Pending approval of the annexation of an adjacent property, Case ANX21-0005, this city-owned property will be contiguous to city limits. Therefore, it is appropriate to apply for annexation at this time.

**Basis:** The property is owned by the City, serving a public function, and shall be contiguous to the city limits and eligible for annexation upon annexation of adjacent land.

**Services Analysis:**

The property is currently owned by the City of Ocala and utilized as a drainage retention area. Development of the property is not feasible, and no services are necessary.

<b>Staff Recommendation:</b>
------------------------------

<b>Approval of ANX21-0006</b>
-------------------------------

*Discussion:*