



Ocala Planning & Zoning Commission Agenda

Monday, June 9, 2025

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Jamie Boudreau
Tucker Branson
Elgin Carelock
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Buck Martin
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

WELCOME!

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P& Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

GENERAL RULES OF ORDER

The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

This meeting and past meetings may be viewed by selecting it <https://www.ocalafl.gov/meetings>.

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call for Determination of a Quorum
 - c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Star Banner on May 23rd.

 - a. [Ocala Gazette Ad](#)

Attachments: [P&Z Ad 06092025 PROOF](#)
[DMA23-45430 Ad PROOF](#)

3. Approval of Minutes
 - a. [May 12, 2025 Meeting Minutes](#)

Attachments: [May 12, 2025 Final Meeting Minutes](#)

4. Subdivisions

5. Abrogations
 - a. [Public Hearing to abrogate a 12-foot-wide alley lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida. \(Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14\), approximately 1.12 acres. \(Case ABR24-0019\) \(Quasi-Judicial\).](#)

Attachments: [ABR24-0019 Florida Hospital of Ocala Inc Staff Report](#)
[ABR24-0019 Florida Hospital of Ocala Inc Case Map](#)
[ABR24-0019 Florida Hospital of Ocala Inc Aerial Map](#)
[ABR24-0019 Florida Hospital of Ocala Inc Survey](#)
[ABR24-0019 Florida Hospital of Ocala Inc Map Exhibit Markup](#)
[ABR24- 0019 Florida Hospital of Ocala Inc Meadow View Addition \(B.233\)](#)
[ABR24- 0019 Florida Hospital of Ocala Inc Hillview Addition \(A.192\)](#)

6. Annexation/Land Use/Zoning

- a. [Public Hearing to annex approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south \(Parcels 23817-004-00 and 23311-000-00\) \(Case ANX24-45704\)](#)

Attachments: [ANX24-45704 Staff Report](#)
[ANX24-45704 Anna Jo Partnership LLC Case Map](#)
[ANX24-45704 Anna Jo Partnership LLC Aerial Map](#)

- b. [Public Hearing to change the Future Land Use designation on approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south \(Parcels 23817-004-00 and 23311-000-00\) from High Intensity \(County\) to Medium Intensity/ Special District \(City\)\(Case LUC24-45705\) \(Quasi-Judicial\)..end](#)

- [OCALA’S RELEVANT STRATEGIC GOALS:](#)
[Quality of Place, .](#)

- [PROOF OF PUBLICATION:](#)
[N/A](#)

Attachments: [LUC24-45705 Anna Jo Partnership LLC Staff Report](#)
[LUC24-45705 Anna Jo Partnership LLC Case Map](#)
[LUC24-45705 Anna Jo Partnership Aerial Map](#)

- c. [Public Hearing to rezone approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south \(Parcels 23817-004-00 and 23311-000-00\) from R-3, Multi-Family Residential \(County\), to PD, Planned Development \(Case PD24-45706\)\(Quasi-Judicial\).](#)

Attachments: [PD24-45706 Anna Jo Partnership LLC Staff Report](#)
[PD24-45706 Anna Jo Partnership LLC PD Plan](#)
[PD24-45706 Anna Jo Partnership LLC Standards Book](#)
[PD24-45706 Anna Jo Partnership LLC Case Map](#)
[PD24-45706 Anna Jo Partnership LLC Aerial Map](#)

- d. [Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at 2275 SW 53rd Avenue along with the property adjacent to the south \(Parcels 23817-004-00 and 23311-000-00\), approximately 39.33 acres \(Case No. PD24-45706\) \(Quasi-Judicial\).](#)

Attachments: [PD24-45706 Anna Jo Partnership LLC Staff Report](#)
[PD24-45706 Anna Jo Partnership LLC PD Plan](#)
[PD24-45706 Anna Jo Partnership LLC Standards Book](#)

- e. [Public hearing to amend the PD, Planned Development, Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street \(Parcel 24274-000-00\), approximately 12.61 acres \(Case No. PD24-45735\) \(Quasi-Judicial\).](#)

Attachments: [PD24-45735 Amendment Staff Report](#)
[Exhibit A - Amended PD Plan](#)
[Exhibit B - Amended PD Standards Book](#)
[RESOLUTION 2025-5](#)
[PD24-45735 Case Map](#)
[PD24-45735 Aerial Map](#)

7. Rezoning

- a. [Public Hearing to rezone approximately 18.24 acres for the property located southwest of the intersection at SW 48th Avenue and SW 49th Place \(Parcel 23832-000-00 and a portion of 23894-002-00\) from R-3, Multi-Family Residential, to B-2, Community Business \(Case ZON25-0007\) \(Quasi-Judicial\).](#)

Attachments: [ZON25-0007 Circle Fore Rezoning Staff Report](#)
[ORD 2023-14](#)
[ZON25-0007 Case Map](#)
[ZON25-0007 Aerial Map](#)

8. Development Agreement

- a. [Public Hearing to consider an amendment to a Site Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes \(New Old Town Village LLC\) for approximately 38.9 acres located in the 4300-4600 block of E Silver Springs Boulevard \(Parcels 27028-004-03, 27028-004-00, 27028-004-01, 27029-000-02, 27028-003-00, and a portion of 2735-000-002\) \(DMA23-45430\). This is the first of two public hearings; the second will be held on June 17, 2025, before the City Council.](#)

Attachments: [New Old Town Village Fifth Amendment to Development Agreement](#)
[NSC Silver Springs Collective Project Map](#)

9. Code Amendment

- a. [Public Hearing to change the code of ordinances by amending the definitions, permitted uses chart, and supplemental regulations pertaining to Congregate Living Facilities and Short Term Rental Residences \(COD25-0001\).](#)

Attachments: [COD25-0001 Ordinance - Redlined](#)
[COD25-0001 Permitted Uses Table](#)
[Existing Supplemental Regulations](#)
[Community Facility Uses Research Matrix](#)
[COD25-0001 Impacted Zoning Districts Map](#)

10. Public Comments
11. Staff Comments
12. Board Comments
13. Next meeting: July 14, 2025
14. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1389

Agenda Item #: a.

Ocala Gazette



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, June 9, 2025, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at <https://www.ocalafl.gov/meetings>.**

NORTHEAST

Petitioner: Boyd Real Estates, LLC; Case: PD24-45735; A public hearing request to amend the PD, Planned Development, plan and standards book for property located at the northeast corner of the intersection at NE 25th Avenue and NE 28th Street (Parcel 24274-000-00), approximately 12.61 acres.

SOUTHWEST

Petitioner: Florida Hospital Ocala, Inc and Marion County Hospital District; Case: ABR24-0019; A request to abrogate a portion of a 12-foot-wide alley lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida. (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14), approximately 1.12 acres.

Petitioner: Circle Fore, LLC; Case ZON25-0007; A request to rezone from R-3, Multi-Family Residential, to B-2, Community Business, for property located southwest of the intersection at SW 48th Avenue and SW 49th Place (Parcels 23832-000-00 and 23894-002-00) approximately 18.24 acres.

Petitioner: Anna Jo Parthnership, LLC; Case: LUC24-45705; A request to change the Future Land Use designation from High Residential (county), to Medium Intensity (city), for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00), approximately 39.54 acres.

Petitioner: Anna Jo Partnership, LLC; Case: PD24-45706; A request to rezone from R-3, Multi-Family Dwelling (County), to PD, Planned Development, for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00), approximately 39.54 acres.

OTHER

Petitioner: City of Ocala; Case: COD25-0001; A request to amend the definitions, permitted uses chart, and supplemental regulations pertaining to congregate living facilities and short term rental residences.

JEFF SHRUM, AICP
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at www.ocalafl.gov.

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3rd Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Planning and Zoning Commission with respect to any matter considered at this meeting **7** will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



Monday, June 9, 2025

5:30 P.M.

(or, as soon thereafter as possible)

City Hall City Council Chambers (2nd Floor)

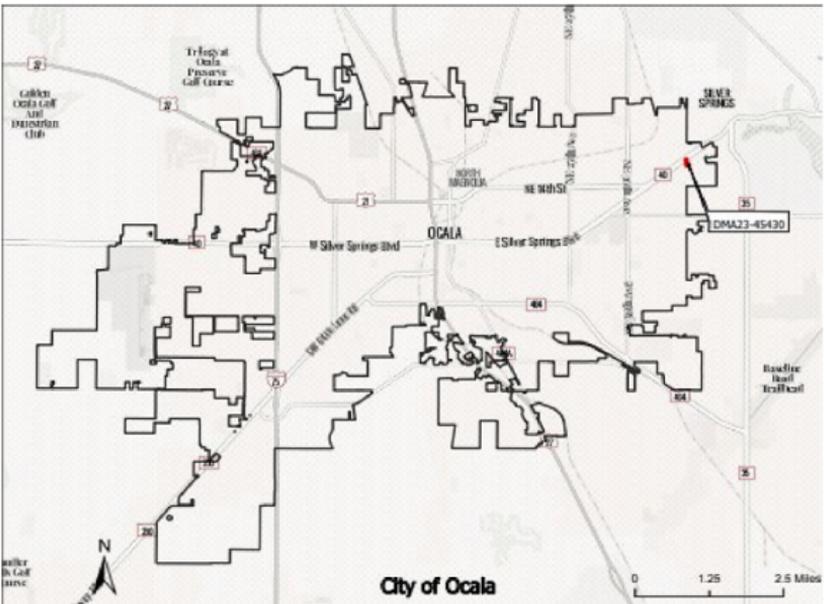
110 SE Watula Avenue

**NOTICE OF PUBLIC HEARING
OCALA PLANNING & ZONING COMMISSION
AND NOTICE OF INTENT TO CONSIDER AN
AMENDMENT TO A SITE CONCURRENCY
DEVELOPMENT AGREEMENT
[NEW OLD TOWN VILLAGE, LLC]**

(Pursuant to Sections 163.3220 - 163.3243, Florida Statutes)

The Ocala City Planning & Zoning Commission will hold a first public hearing on **Monday, June 9, 2025**, to consider an amendment to a Development Agreement to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes, between the City of Ocala (City) and New Old Town Village, LLC, project DMA23-45430. The public hearing will start at **5:30 PM** or as soon thereafter as possible and will be held at the **Ocala City Hall - City Council Chambers (2nd Floor), 110 SE Watula Avenue, Ocala, Florida**. This is the first of two public hearings regarding this Amendment to the Site and Concurrence Development Agreement. The second and final public hearing is scheduled with the **Ocala City Council for Tuesday June 17, 2025, at 4:00 pm or soon thereafter at the same location**. Interested parties may appear at the meetings and be heard regarding their opinion of the proposed Amendment.

The entire property is approximately 38.9 acres located in the 4300-4600 block of E Silver Springs Boulevard. A detailed legal description of the property is on file with the Growth Management Department of the City, which is located at 201 SE 3rd Street, 2nd Floor, Ocala, Florida. The location of the property is further shown on the following map:



The Successor Developer has made an application to the City to propose a Fifth Amendment to the Chapter 163 Development Agreement. The amendment releases a 0.64 acre portion of property (Parcel 27028-004-03) from the terms and conditions of the agreement. Additionally, the amendment would add a 0.59 acre portion of property (Parcel 2735-000-002) to the development area, subject to the terms and conditions of the original agreement.

A copy of the proposed Amendment to the Site and Concurrence Development Agreement may be obtained at the City of Ocala Growth Management Department at 201 SE 3rd Street, 2nd Floor, Ocala, Florida; telephone (352) 629-8404; between the hours of 8:00 AM and 5:00 PM, Monday through Friday. If reasonable accommodations are needed for you to participate in this meeting, please contact the City of Ocala Growth Management Department at (8) 629-8404 forty-eight (48) hours in advance of the hearing, so arrangements can be made.

Any person who decides to appeal any decision of the Ocala City Council with respect to any matter considered at this hearing will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1463

Agenda Item #: a.

May 12, 2025 Meeting Minutes



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, May 12, 2025

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

Present Jamie Boudreau, Tucker Branson, Daniel London, Allison Campbell, Elgin Carelock, and Kevin Lopez

Excused Justin MacDonald, and Buck Martin

- c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Star Banner on April 25th.

- a.

Attachments: [P&Z Ad 05122025 PROOF](#)

3. Approval of Minutes

There being no further discussion the motion carried by roll call vote.

Attachments: [April 14, 2025 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Elgin Carelock

AYE: Boudreau, Branson, London, Carelock, and Lopez

EXCUSED: MacDonald, and Martin

4. Subdivisions

- a. Approve SUB25-0008 Winding Oaks Commercial PH 3 Conceptual Subdivision Plan

Attachments: [Memo.pdf](#)
[Case Map.pdf](#)
[Conceptual Plan.pdf](#)
[Survey.pdf](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the

property and adjacent properties while providing staff comments and findings of fact for SUB25-0008.

Stuart Hill, Kimley Horn and Associates, 1700 SE 17th Street, Ocala, FL said he was available to answer any questions.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Kevin Lopez

AYE: Boudreau, Branson, London, Carelock, and Lopez

EXCUSED: MacDonald, and Martin

- b. Approve SUB23-45407 Market Street at HB Lot 1 Replat Final Plat

Attachments: [Memo.pdf](#)
[Case Map.pdf](#)
[Final Plat.pdf](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB23-45407.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, Carelock, and Lopez

EXCUSED: MacDonald, and Martin

5. Abrogations

- a. Public Hearing to abrogate a portion of NE 47th Court between Block I, Lot 2 and Block F, Lot 17 of Glynnwood Unit 1 as recorded in Plat Book G, Page 91, of the public records of Marion County, Florida (Parcels 2735-0006-017 & 2735-009-002) (Case ABR23-45418) (Quasi-Judicial).

Attachments: [ABR23-45418 NSC Silver Springs Staff Report](#)
[Utilities Responses](#)
[ABR23-45418 Case Map](#)
[ABR23-45418 Aerial Map](#)

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for ABR23-45418.

Jimmy Gooding, 1531 SE 26th Ave, Ocala, FL, asked the board if they propose a motion for approval to please consider the modified resolution to be worked out with staff and applicant.

Mr. London made a motion to approve ABR23-45418 with amendment for staff to work

though changes with the applicant.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, Carelock, and Lopez

EXCUSED: MacDonald, and Martin

6. Annexation/Land Use/Zoning

- a. Public Hearing to change the Future Land Use designation on approximately 0.78 acres for property located in the 1900 block of NE 49th Avenue (Parcels 2735-006-017 and 2735-009-002) from Neighborhood to Low Intensity (Case LUC23-45427) (Quasi-Judicial).).

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for LUC23-45427.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Elgin Carelock

AYE: Boudreau, Branson, London, Carelock, and Lopez

EXCUSED: MacDonald, and Martin

7. Rezoning

- a. Public Hearing to rezone approximately 6.83 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03) from PD, Planned Development, R-1, Single-Family Residential, & B-2, Community Business, to PD, Planned Development (Case PD23-45431) (Quasi-Judicial).

Attachments: [PD23-45431 NSC Silver Springs PD Staff Report](#)
[PD23-45431 NSC Silver Springs PD Plan](#)
[PD23-45431 NSC SILVER SPRINGS PD STANDARDS BOOK](#)
[PD23-45431 NSC Silver Springs Survey](#)
[PD23-45431 Case Map](#)
[PD23-45431 Aerial Map](#)

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for PD23-45431.

Jimmy Gooding, 1531 SE 36th Avenue, Ocala, FL, said he supports staff on the revised PD conditions.

Mr. Lopez made a motion to approve PD23-45431 to recommend with staff changes.

RESULT: APPROVED
MOVER: Kevin Lopez
SECONDER: Tucker Branson
AYE: Boudreau, Branson, London, Carelock, and Lopez
EXCUSED: MacDonald, and Martin

- b. Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03), approximately 6.83 acres (Case No. PD23-45431) (Quasi-Judicial).

Attachments: [PD23-45431 NSC Silver Springs PD Staff Report](#)
[EXHIBIT A - PD PLAN](#)
[EXHIBIT B - PD STANDARDS BOOK](#)

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for PD23-45431.

Mr. Lopez asked if the residential facility would house all residential parking onsite. Jeff responded with yes.

RESULT: APPROVED
MOVER: Tucker Branson
SECONDER: Jamie Boudreau
AYE: Boudreau, Branson, London, Carelock, and Lopez
EXCUSED: MacDonald, and Martin

- c. Public Hearing to rezone approximately 0.59 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (a portion of 2735-000-002) from PD, Planned Development, to B-2, Community Business (Case ZON23-45419) (Quasi-Judicial).

Attachments: [ZON23-45419 Staff Report](#)
[ZON23-45419 Survey](#)
[ZON23-45419 Case Map](#)
[ZON23-45419 Aerial Map](#)

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings for ZON23-45419.

Jimmy Gooding, 1531 SE 36th Avenue, Ocala, FL, said residential parking will be in residential and not commercial.

RESULT: APPROVED
MOVER: Kevin Lopez
SECONDER: Tucker Branson
AYE: Boudreau, Branson, London, Carelock, and Lopez
EXCUSED: MacDonald, and Martin

- d. Public Hearing to rezone from B-2, Community Business, to B-4, General Business for property located at 2206 SW 10th Road (Parcel 23536-000-00), approximately 0.53 acres. (Case ZON25-0005) (Quasi-Judicial).

Attachments: [ZON25-0005 Prestige Auto Sales Staff Report](#)
[ZON25-0005 Prestige Auto Sales Case Map](#)
[ZON25-0005 Prestige Auto Sales Aerial Map](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ZON25-0005.

RESULT: APPROVED
MOVER: Daniel London
SECONDER: Tucker Branson
AYE: Boudreau, Branson, London, Carelock, and Lopez
EXCUSED: MacDonald, and Martin

8. Public Comment

9. Staff Comments

Planning Director, Aubrey Hale, addressed legislative changes, noting that effective July 1, subdivisions will no longer be subject to public hearings.

10. Board Comments

Allison Campbell noted the school board meeting will be May 13th and will address cost sharing with Winding Oaks.

11. Next meeting: June 9, 2025

12. Adjournment

Meeting Adjourned at 6:12PM



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1425

Agenda Item #: a.

Submitted By: Breah Miller, Planner II

Presentation By: Breah Miller, Planner II

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to abrogate a 12-foot-wide alley lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida. (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14), approximately 1.12 acres. (Case ABR24-0019) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner: Catalyst Design Group, PC
- Property Owner: Florida Hospital Ocala, Inc. & Marion County Hospital District

Key Points:

The four properties impacted by this abrogation reflect ownership by two distinct entities (Florida Hospital Ocala, Inc., and Marion County Hospital District) that are under the same ownership. The subject alley is a 12-foot-wide alleyway and consists of parcels: 28574-007-10, 28574-007-14, 28574-007-03, and 28574-007-01. The alley contains existing underground utilities but is otherwise undeveloped.

Zoning and Land Use Details:

The property is within the B-2A and B-4 zoning district and has an underlying land use of High Intensity/Central Core. The property is located between S Pine Avenue and SW 3rd Avenue and between SW 14th Street and SW 15th Street. The applicant has expressed desire to redevelop the property for additional parking and redesign for the entrance for the hospital.

FINDINGS AND CONCLUSIONS:

The requested abrogation will not negatively impact any adjacent properties.

Staff recommends approval of the request to abrogate a 12-foot alley as recorded in Plat Book B, page 233 of the public records of Marion County, Florida, **subject to completing the following conditions prior to adoption of the abrogation resolution:**

1. **Dedication of a utility easement to the city in perpetuity sufficient to allow for continued access and maintenance of utilities to remain in place.**
2. **Executed agreement with Ocala OEU for the relocation of the existing electric utilities.**

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review/has been reviewed by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

RESOLUTION 2025-0521

A RESOLUTION APPROVING RECOMMENDATIONS OF THE OCALA PLANNING AND ZONING COMMISSION FOR THE ABROGATION AND VACATION OF AN ALLEY LOCATED BETWEEN S PINE AVENUE AND SW 3RD AVENUE AND BETWEEN SW 14TH STREET AND SW 15TH STREET.

WHEREAS, application has heretofore been made by FLORIDA HOSPITAL OCALA, INC. & MARION COUNTY HOSPITAL DISTRICT, a Florida limited liability company (“Applicant”) has heretofore made an application to the Ocala Planning and Zoning Commission for the abrogation and vacation of the portion of an alley (the “Abrogated Alley”) in Ocala, Marion County, Florida, as hereinafter more particularly described; and

WHEREAS, the City of Ocala is the owner of the right-of-way described above; and

WHEREAS, subsequent to said application a public hearing with the Ocala Planning and Zoning Commission was held on June 09, 2025, which recommended approval of the application after due notice as provided by law, and

WHEREAS, comments regarding the effects of such an abrogation on the public facilities of the City have been requested from appropriate city departments and private utilities; and

WHEREAS, all utilities were contacted and responded with no objection to the requested abrogation and vacation; and

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

- 1. That the eastern 12 feet of the alley between SW 14th street and SW 15th street described as lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, the Public Records of Marion County, Florida, being more particularly described as follows:

A 12 FEET WIDE ALLEY, LYING EAST OF AND ADJACENT TO LOTS 10 THROUGH 18 INCLUSIVE, BLOCK 7, AND WEST OF AND ADJACENT TO LOTS 1 THROUGH 9 INCLUSIVE, BLOCK 7, OF "MEADOW VIEW", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 233, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING SOUTH OF S.W. 14th STREET (40 FEET WIDE) AND LYING NORTH OF S.W. 15th STREET (50 FEET WIDE).

- 2. The City of Ocala does hereby abrogate and vacate alley located in Ocala, Marion County, Florida, as described and depicted on the attached Exhibit A.
- 3. A certified copy of the Resolution shall be recorded by the Clerk of the City of Ocala in the public records of Marion County, Florida. This Resolution dated and adopted this ___ day of ___ 2025.

CITY OF OCALA

By: _____

Kristen

M.

Dreyer

City Council President

Attest: _____

Angel B. Jacobs
City Clerk

Approved as to form and legality:

William Sexton
City Attorney

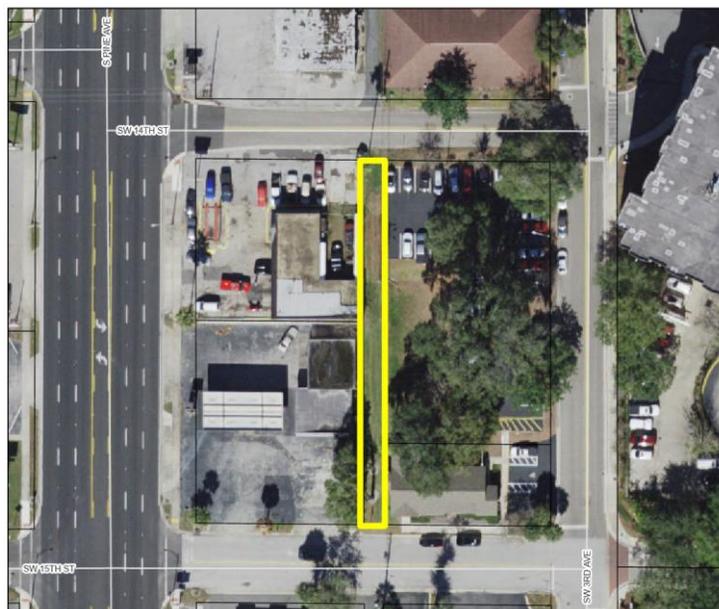


Petitioner/ Property Owner: Florida Hospital Ocala, Inc. & Marion County Hospital District
Agent: Catalyst Design Group, PC
Project Planner: Breah Miller
Applicant Request: A request to abrogate a 12-foot-wide alley, lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida.
Zoning District: B-2A and B-4
Future Land Use: High Intensity/Central Core

Parcel Information

Acres: ±1.12 acres
Parcel#: 28574-007-01, 28574-007-03, 28574-007-10, and 28574-007-14
Location: Alley located between S Pine Avenue and SW 3rd Avenue and between SW 14th Street and SW 15th Street
Existing use: Undeveloped alleyway between developed lots
Overlay(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	High Intensity/ Central Core	B-4, General Business District	Retail/Medical Offices
East	High Intensity/ Central Core	B-2A, Limited Community Business District	Medical Office/Parking
South	High Intensity/ Central Core	B-4, General Business District	Retail/Medical Offices
West	High Intensity/ Central Core	B-4, General Business District	Auto Sales and Repair

Applicant Request

The petitioners Florida Hospital Ocala, Inc. & Marion County Hospital District have submitted this petition to abrogate an alley way located between their properties to allow for further development. Specifically, the petitioners are requesting to abrogate a 12-foot wide alley, lying east of and adjacent to lots 10 through 18, inclusive of block 7, and west of and adjacent to lots 1 through 9, inclusive of block 7, of the Meadow View Plat, recorded in Plat Book B, page 233, within the public records of Marion County, Florida, which lies south of SW 14th Street (40 feet wide) and lies north of SW 15th Street (50 feet wide).

Background

The subject alley is adjacent to four parcels: 28574-007-10 and 28574-007-14 (owned by the Florida Hospital Ocala, Inc.), and parcels 28574-007-03, and 28574-007-01 (owned by the Marion County Hospital District) totaling approximately 1.12 acres in size. The subject alley contains underground utilities and is otherwise undeveloped. There is an existing gravity main sewer line within the alley that will remain in place. The electric utility facilities are subject to relocation. This request pertains to the 12-foot alley located between SW 14th Street and SW 15th Street, which is part of the Meadow View Addition Plat (Plat Book B, page 233), which abuts the Hillview Addition plat (Plat Book A, page 192). The adjacent properties include retail and medical offices to the north, medical offices and associated parking to the east, medical offices and retail to the south, and auto sales and repair to the west. Adequate access and frontage to the surrounding parcels exists and will not be impacted by the abrogation.

Staff Analysis

The potential abrogation of this 12-foot alley will not negatively impact any adjacent properties under ownership by the petitioners. If approved, ownership of half of the alley width will go to Florida Hospital Ocala, Inc, and the other half will go to the Marion County Hospital District. Upon abrogation, the petitioners will become responsible for the maintenance of this strip of land. However, the gravity sewer main to remain in place must have a dedicated utility easement in place prior to the abrogation of the alley to ensure the city has continued access and maintenance for the utilities to remain. Additionally, the applicant has also been working with Ocala Electric Utility (OEU) to develop an

agreement for the relocation of the electric utilities within the subject alley. Provided, the dedication of a utility easement and agreement is established with OEU for utility relocation, this request to abrogate the subject alley is not anticipated to create any issues.

Utility Responses

The utility responses are summarized as follows:

<i>Utility</i>	<i>Date</i>	<i>Response</i>
CenturyLink/Lumen: Owen Hurley	1/08/2025	No objection.
Cox Communications: Paul Christopher		No response.
Electric (OEU): Donnie Fales	12/20/2024	OEU has facilities in the alley and has presented the applicant with a payment plan to relocate these facilities and is awaiting a signed agreement and payment.
Fiber: Oshane Parker	1/14/2025	<ul style="list-style-type: none"> • OFN has aerial fiber on that existing outline. We are aware of the construction going on in that area. We are in the process of removing our fiber. • No anticipated future need for use of the subject area • No objections to the request
Public Works: Darren Park	12/12/2024	No objection.
TECO: Landon Meahl	12/18/2024	No facilities in the highlighted area and no objection.
SECO Idalia Butler	1/14/2025	No objection.
Transportation Engineering: Noel Cooper	12/23/2024	No objection.
Water Resources: Richard Ragosta	12/17/2024	Water resources engineering has a gravity sewer main that runs through this alley way and needs to remain active in place.
Stormwater Engineering: Payal Panda	12/18/2024	No objection.
Surveying R. Kelly Roberts	12/12/2024	No objection.
Commercial Sanitation: Cloretha McReynolds	12/18/2024	No objection.

Staff Findings and Recommendation

Staff recommends approval of the request to abrogate a 12-foot alley as recorded in Plat Book B, page 233 of the public records of Marion County, Florida, **subject to completing the following conditions prior to adoption of the abrogation resolution:**

1. **Dedication of a utility easement to the city in perpetuity sufficient to allow for continued access and maintenance of utilities to remain in place.**
2. **Executed agreement with Ocala OEU for the relocation of the existing electric utilities.**

Staff Recommendation:	<i>Approval of ABR24-0019, subject to the conditions #1 and 2 (above) be satisfied prior to adoption of the resolution to abrogate the proposed alley.</i>
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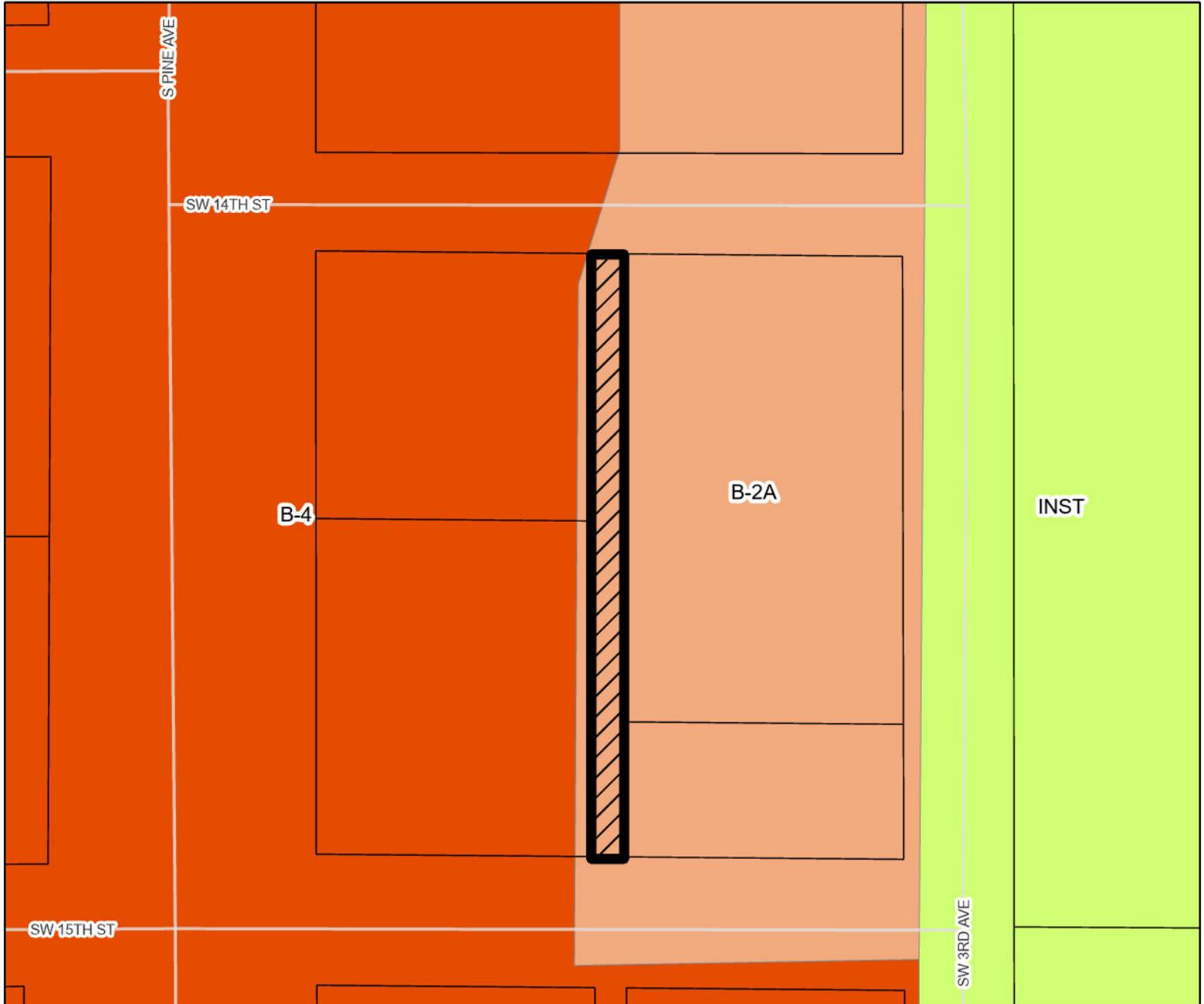
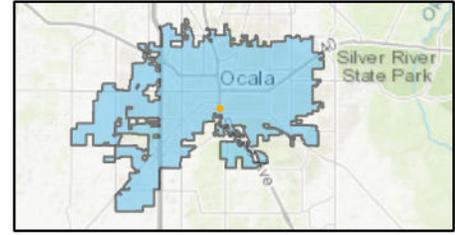
CASE MAP

P&Z Meeting: January 13, 2025

Case Number: ABR24-0019
Parcel: 28574-007-10

Property Size: Approximately 0.06 acres
Land Use Designation: High Intensity/Central Core
Zoning: B-2A, Limited Community Business
Proposal: A request to abrogate a 12-foot-wide alley located between SW 14th Street and SW 15th Street.

Location Map



-  B-2A: Limited Community Business
-  B-4: General Business
-  INST: Institutional
-  Parcels
-  Subject Property

0 75 Feet



Prepared by the City of Ocala
Growth Management Department
by ewjohnson on 12/2/2024

AERIAL MAP

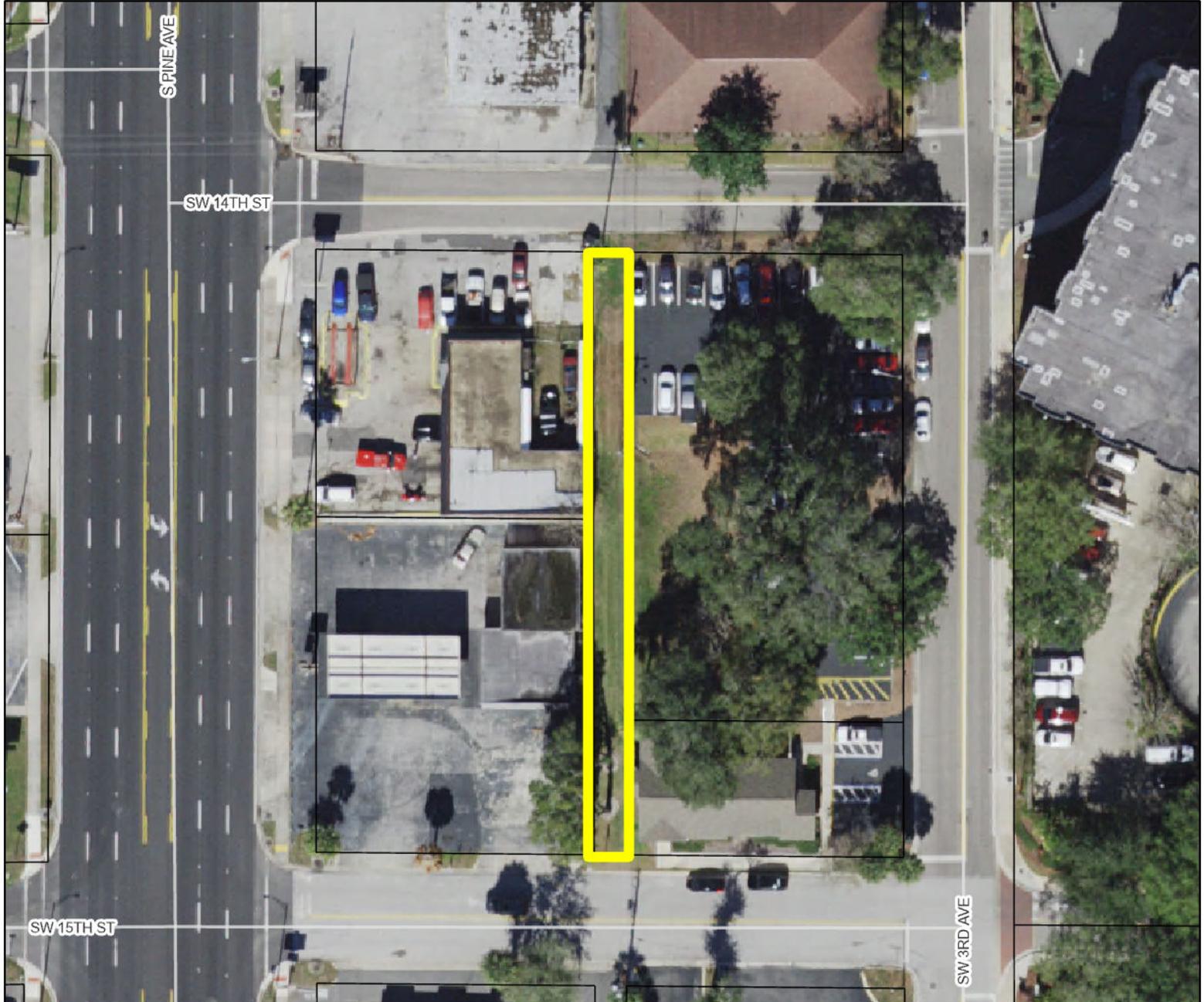
P&Z Meeting: January 13, 2025

Case Number: ABR24-0019
Parcel: 28574-007-10

Location Map

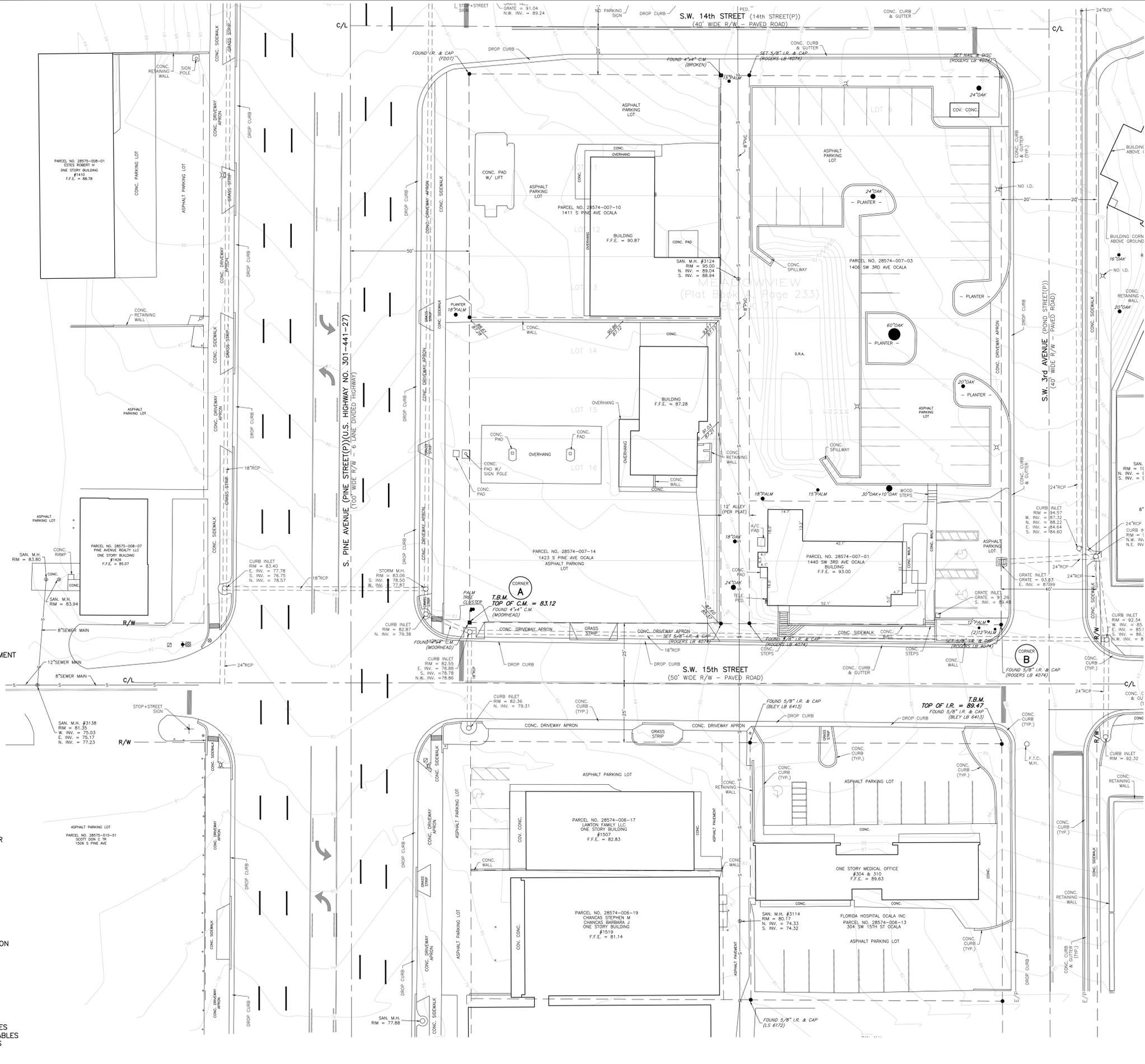
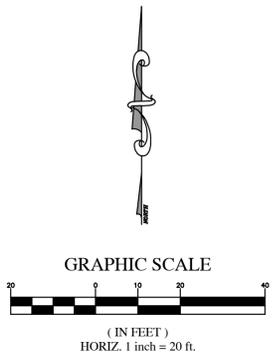


Property Size: Approximately 0.06 acres
Land Use Designation: High Intensity/Central Core
Zoning: B-2A, Limited Community Business
Proposal: A request to abrogate a 12-foot-wide alley located between SW 14th Street and SW 15th Street.



-  Parcels
-  Subject Property





- LEGEND**
- T.B.M. TEMPORARY BENCHMARK
 - F.F. FINISH FLOOR
 - ELEV. ELEVATION
 - INV. INVERT
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - R RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - CONC. CONCRETE
 - M.H. MANHOLE
 - TELE. TELEPHONE
 - ELEC. ELECTRIC
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONCRETE
 - ASPHALT
 - TRAFFIC SIGNAL BOX
 - SANITARY MANHOLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGN
 - STREET SIGN
 - GAS MARKER
 - FIBER OPTIC CABLE MARKER
 - CONCRETE MITERED END SECTION
 - LIGHT POLE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - ELECTRIC METER
 - TREE (SEE TREE SCHEDULE)
 - GROUND CONTOUR
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND UNKNOWN
 - UNDERGROUND TELEPHONE LINES
 - UNDERGROUND FIBER OPTIC CABLES
 - UNDERGROUND CABLE TV LINES
 - SANITARY SEWER MAIN
 - WATER MAIN

STATE PLANE COORDINATES

CORNER A
 FOUND 4"x4" C.M. (MOORHEAD)
 NORTHING Y = 1759714.35
 EASTING X = 611398.94

CORNER B
 FOUND 5/8" I.R. & CAP (ROGERS LB 4074)
 NORTHING Y = 1759713.43
 EASTING X = 611622.86

- VERTICAL NOTES:**
- THE STATE PLANE COORDINATES SHOWN HEREON ARE ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
 - VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "BM R 593", PUBLISHED ELEVATION = 112.66, NAVD-88.
 - FIELD SURVEY DATE: 5-22-2024.
 - THE LEGAL DESCRIPTIONS SHOWN HEREON WERE FURNISHED BY THE WARRANTY DEED RECORDED IN O.R. BOOK 6017, PAGE 909, O.R. BOOK 6962, PAGE 1752, AND O.R. BOOK 6962, PAGE 1756.
 - NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
 - THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120330, PANEL 0517, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.

RODNEY K. ROGERS DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

DATE	REVISION

Robert L. Rogers, PE
 Fl. Reg. No. 10027
 rrogers@rogerseng.com
 Rodney K. Rogers, PSM
 Fl. Reg. No. 5274
 rkrogers@rogerseng.com
 Mekelle M. Boyer, PSM
 Fl. Reg. No. 5269
 mboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A TOPOGRAPHIC SURVEY
 FOR
ADVENT HEALTH
Topographic Survey, Sheet 1

JOB No.
22-28566-00-00

DATE
5-23-2024

SCALE
1" = 20'

SHEET
1 of 4

"MAP EXHIBIT"
(MEADOWVIEW)

SCALE: 1" = 40'



NOTE: There may be additional conditions that are not recorded on this plat that may be found in the public records of this County.

PLAT OF HILLVIEW ADDITION
PB A, PAGE 192

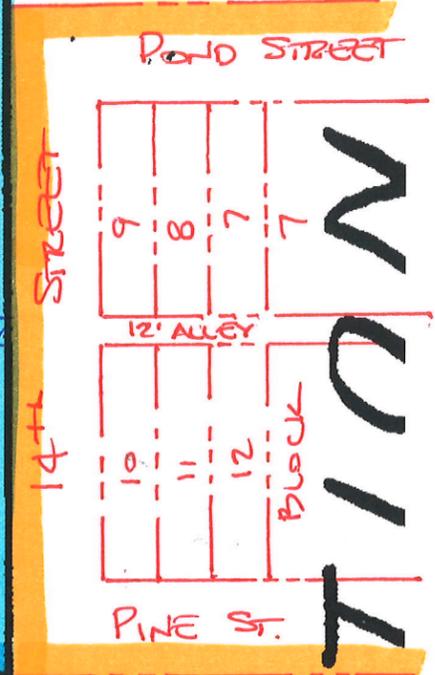
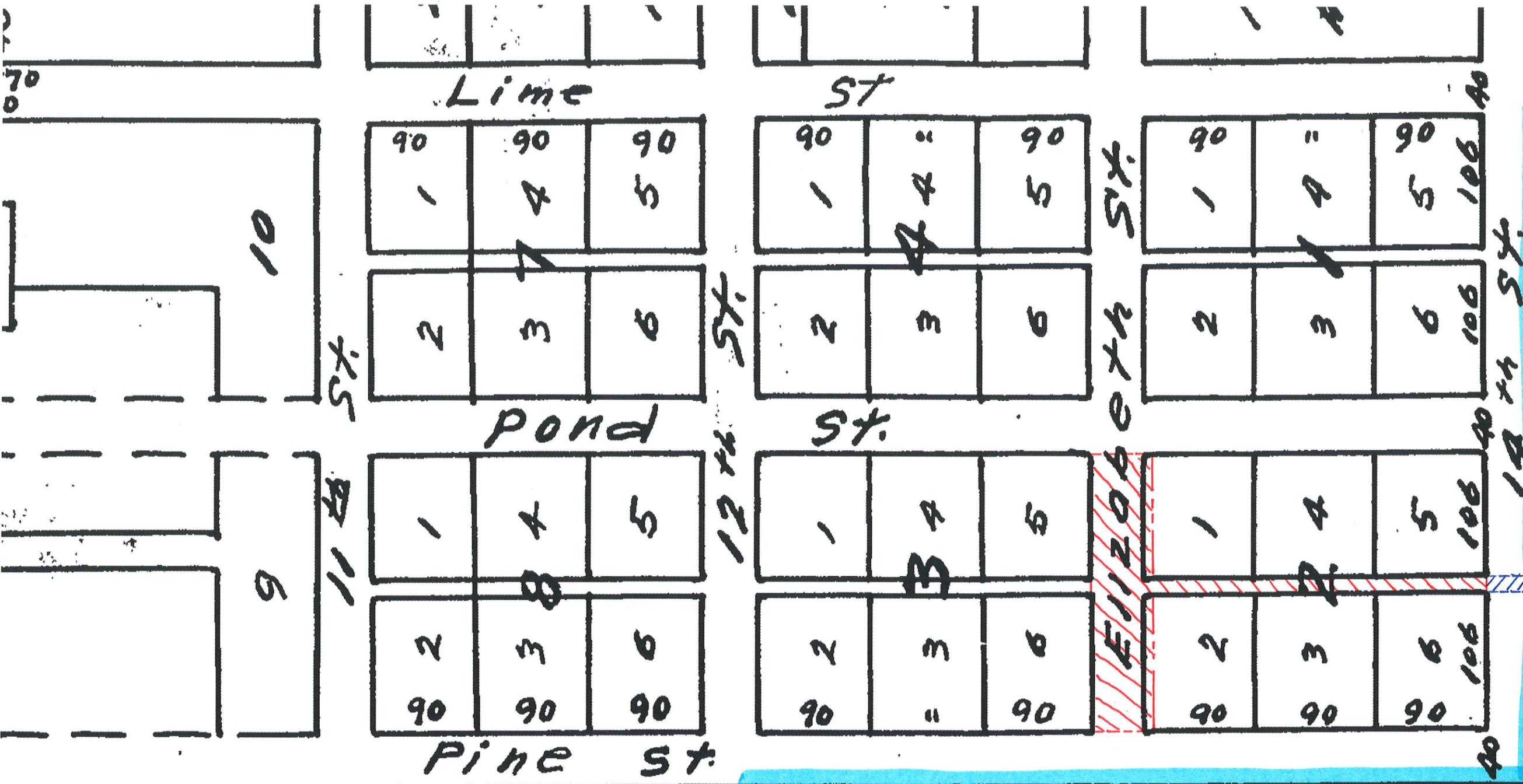
MARK-UP OF SEE SKETCH OF LEGAL DESCRIPTION BY ROGERS ENGINEERING DATED 2-1-2023

LIMITS OF ABROGATION PER RES 2023-36 OR 8140/492

SCALE: 1" = 87' +/-

"MAP EXHIBIT" (HILLVIEW ADDITION)

APR 23-45262 RKR
2-14-2024
SHEET 2 of 2

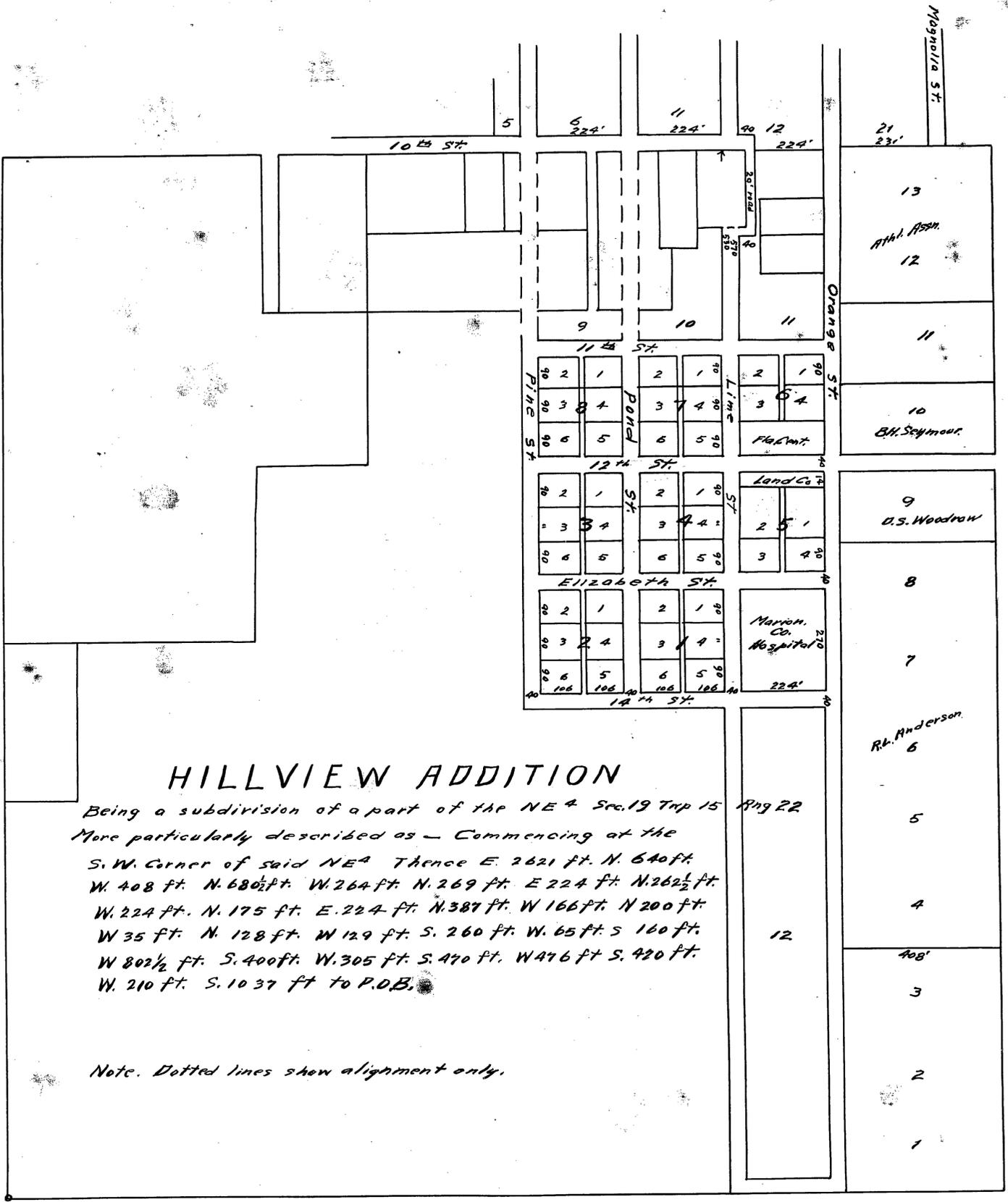


 = PLAT OF HILLVIEW ADDITION
PB A, PAGE 192

 = PLAT OF MEADOWVIEW
PB B, PAGE 233

 = LIMITS OF ABRIGATION PER RES 2023-36
OR 8140/492

 = SEE MARK-UP SKETCH OF LEGAL DESCRIPTION
BY ROGERS ENGINEERING DATED 2-1-2023



HILLVIEW ADDITION

Being a subdivision of a part of the NE 4 Sec. 19 Twp 15 Rng 22
 More particularly described as - Commencing at the
 S. W. Corner of said NE 4 Thence E. 2621 ft. N. 640 ft.
 W. 408 ft. N. 680 ft. W. 264 ft. N. 269 ft. E. 224 ft. N. 262 1/2 ft.
 W. 224 ft. N. 175 ft. E. 224 ft. N. 387 ft. W. 166 ft. N. 200 ft.
 W. 35 ft. N. 128 ft. W. 129 ft. S. 260 ft. W. 65 ft. S. 160 ft.
 W. 802 1/2 ft. S. 400 ft. W. 305 ft. S. 470 ft. W. 476 ft. S. 420 ft.
 W. 210 ft. S. 1037 ft to P.O.B.

Note. Dotted lines show alignment only.

SW cor
P.O.B. of Description

A true copy of original, filed and
 entered of record this Nov. 30, 1914.
 R.H. Nugent, Clerk.
 By M.E. Goddard, D.C.

NOTICE: There may be additional
 restrictions that are not recorded on this
 plat that may be found in the public
 records of this County.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1424

Agenda Item #: a.

Submitted By: Breah Miller, Planner II

Presentation By: Breah Miller, Planner II

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to annex approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) (Case ANX24-45704)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, .

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner/Property Owner: Dessiree Troncoso (Anna Jo Partnership, LLC)

Key Points:

The petitioner is requesting annexation of two Marion County parcels into the city.

Zoning and Land Use Details:

The subject properties, identified by Parcel Identification Numbers 23817-004-00 & 23311-000-00, comprising approximately 39.33 acres. The two parcels are designated as High Residential Future Land Use Category (FLUC) by Marion County's Comprehensive Plan with the zoning classification of R-3, Multi-Family Residential (County). Parcel Identification Number 23311-000-00 is currently developed with a 42-unit multi-family development (Timberland Apartments) that was developed in 1983. Parcel Identification Number 23817-004-00 is currently undeveloped and heavily wooded.

The petitioner has submitted concurrent applications to change the land use classification from High Residential (County) to Medium Intensity/ Special District (City) (LUC24-45705); and to rezone from R-3,

Multi- Family Residential (County), to PD, Planned Development (City) (PD24-45706). The proposed annexation would not create an enclave and the subject property is adjacent to the City limits.

FINDINGS AND CONCLUSIONS:

- The subject property is contiguous to the City limits to the north, west, south, and southeast.
- The requested annexation will improve the efficiency for city services and reduce an existing enclave.
- Public facilities exist to service the subject property.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS

- Staff Report
- Case Map
- Aerial Map

ORDINANCE 2025-XX

AN ORDINANCE ANNEXING TO THE CITY OF OCALA, FLORIDA CERTAIN PROPERTY LOCATED AT 2275 SW 53RD AVENUE (PARCEL 23311-000-00) ALONG WITH THE ADJACENT PROPERTY TO THE SOUTH (PARCEL 23817-004-00), COMPRISING APPROXIMATELY 39.33 ACRES (ANX24-45704), MARION COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES, PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION, DESCRIBING THE AREA TO BE ANNEXED; PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, owners of real property to an unincorporated area of Marion County which is contiguous to the City of Ocala, Florida, have petitioned the City Council of the City of Ocala that said property be annexed to the City of Ocala, Florida, in accordance with Section 171.044, Florida Statutes; and

WHEREAS, it has been determined by the City Council of the City of Ocala, Florida, that the petition bears the signature of all owners of property in the area proposed to be annexed.

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

Section 1. City Council of the City of Ocala, Florida in accordance with the powers given and granted to said City of Ocala in and by Chapter 171, Florida Statutes, does hereby redefine the boundary lines of the City of Ocala, so as to include therein the property contiguous thereto and described below:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33 FEET THEREOF.

ALSO, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4524, PAGE 1957, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89° 24'45" EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 00° 32'16" EAST, ALONG THE WEST BOUNDARY OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 1,265.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'16" EAST, ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 28.58 FEET TO A POINT ON THE EXISTING SOUTH RIGHT- OF-WAY LINE OF SW 20TH STREET, SAID POINT BEING 33.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21; THENCE SOUTH 89°24'45" EAST, PARALLEL WITH THE SAID NORTH BOUNDARY, AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SW 20TH STREET, FOR A DISTANCE OF 660.81 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 03°25'02", AND A CHORD DISTANCE OF 338.68 FEET BEARING SOUTH 88°47'42" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 338.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°05'11" WEST FOR A DISTANCE OF 228.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,779.58 FEET, A CENTRAL ANGLE OF 00°56'09", AND A CHORD DISTANCE OF 94.39 FEET BEARING SOUTH 87°33'15" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE,

FOR A DISTANCE OF 94.39 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the property described in Section 1 of this ordinance be annexed; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener’s error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2025-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Staff Report

Case No. ANX24-45704

Planning & Zoning Commission: June 9, 2025

City Council (1st Reading): July 1, 2025

City Council (Adoption): July 15, 2025

Applicant:	Dessiree Troncoso (Anna Jo Partnership, LLC)
Property Owner:	Anna Jo Partnership, LLC
Project Planner:	Breah Miller, Planner II
Applicant Request:	Annexation of two contiguous properties (Parcel 23311-000-00, 4.44 acres) and (Parcel 23817-004-00 34.89 acres) totaling approximately 39.33 acres from unincorporated Marion County.
Existing Future Land Use:	High Residential (County)
Existing Zoning District:	R-3, Multi-Family Residential (County)
Existing Use:	Multi-family Residential (Parcel 23311-000-00) and Vacant (Parcel 23817-004-00)
Associated Applications:	LUC24-45705, PD24-45706
Parcel Information	
Acres:	±39.33 acres
Parcel(s)#:	23817-004-00 & 23311-000-00
Location:	located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00)
Overlay(s):	N/A

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity (City)	R-3, Multi- Family (City) B-1A, Neighborhood Business (City)	Carlton Arms Single-Family Residences
East	Medium Intensity/ Special District (City)	INST, Institutional (City) No Zoning (City)	Good Shepard Memorial Gardens Undeveloped
South	Medium Intensity/ Special District (City)	PUD-08, Planned Unit Development (City)	Undeveloped
West	Medium Intensity/ Special District (City)	PD, Planned Development	Undeveloped

Applicant Request

The petitioner is requesting annexation to facilitate future Planned Development for the development of a mixed residential development.

The petitioner has submitted two concurrent petitions: 1) to change the future land use classification from High Residential (County) to Medium Intensity/ Special District (City) (LUC24-45705) and 2) to rezone from R-3, Multi-Family Residential (County), to PD, Planned Development (City) (PD24-45706).

Background

The subject properties, identified by Parcel Identification Numbers 23817-004-00 and 23311-000-00, contain approximately 39.33 cumulative acres. The two parcels are designated as High Residential Future Land Use Category (FLUC) by Marion County’s Comprehensive Plan. Parcel Identification Number 23311-000-00 is currently developed with a 42-unit multi-family development that was developed in 1983. Parcel Identification Number 23817-004-00 is currently undeveloped and heavily wooded.

The surrounding area is characterized as largely undeveloped property to the west, south, and east of the subject property boundaries. The eastern boundary of the property abuts Good Shepard Memorial Gardens. The subject property fronts along SW 20th Street which is classified as an urban collector roadway. The properties north of SW 20th Street are currently single-family uses but recently purchased by a single owner and rezoned to R-3, Multi-Family Residential. Carlton Arms Apartments is located north of SW 20th Street, approximately 700-ft northeast of the subject property.

Staff Analysis

The subject property is contiguous to the City limits to the north, west, south, and southeast. Adequate public facilities exist to service the subject properties. The subject properties requesting annexation are part of a larger enclave area of the city. The annexation of these properties will reduce the enclave. Reducing enclaves is an important goal of state law to maximize efficiency of local government services. Importantly, the annexation minimizes service gap areas for County properties included in enclaves, improving overall efficiency of services. This is beneficial for city services and County fire and law enforcement services that will no longer have to jump to provide service to enclave areas surrounded by city properties.

Factual Support

1. The requested annexation is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:
 - a. Future Land Use Element 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.
 - i. 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.
 - b. Future Land Use Element Policy 13.2: The City shall continue to enforce the provisions of the Land Development Code that requires new development to pay for its share of existing or planned capital facilities through an impact fee charge, mobility fee, or other appropriate means.
 - c. Sanitary Sewer Sub-Element Policy 5.1: The City shall require that any land or development receiving sanitary sewer services from the City of Ocala will annex into the City if or when it becomes contiguous to the City.
 - d. Potable Water Sub-Element Policy 5.1: The City shall require that any land or development receiving potable water services from the City of Ocala will annex into the City if or when it becomes contiguous to the City.

Staff Comment: The subject properties are contiguous to City limits and are adjacent to properties currently serviced by City utilities.

2. The requested annexation is consistent with the following Sections of the City of Ocala Code of Ordinances:
 - a. Section 122-246 – Annexed territory:
 - (a) All territory which may be annexed to the city after the effective date of the ordinance from which this section is derived (May 8, 1992) shall be considered to be zoned in the zoning classification given it by the county zoning code; provided that if no such classification exists in the zoning ordinance of the city then the property shall be zoned within the city under that classification most closely corresponding to the existing county classification.

Staff Comment: The associated rezoning application (PD24-45706) proposes to rezone the property to PD, Planned Development (City). The City’s PD zoning district is a classification that closely corresponds to the existing R-3, multi-family residential (County) zoning in terms of intensity and allowable uses as well as the surrounding area.

- (b) All annexed territory shall, at the earliest available date, be subject to the land use change process to bring the land use into compliance with the comprehensive plan. This process may result in a different land use designation and zoning classification.

Staff Comment: The petitioner has submitted concurrent applications to change the land use classification from High Residential (County) to Medium Intensity/Special District (City) (LUC24-45705); and to rezone from R-3, Multi- family (County) to PD, Planned Development (City) (PD24-45706).

- 3. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Level of Service (LOS)

Transportation: The subject segment of SW 20th Street is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan but identified in the City’s Comprehensive Plan as an urban collector. Automotive traffic will likely access the property via SW 51st Terrace to the east, and emergency traffic will access the property from SW 53rd Avenue to the west. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

• **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 20 th Street	4	35	Collector	E	39,800	12,500	C

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.

Potable Water: The properties are currently serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city water main runs along SW 20th Street.

- *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).

Sanitary Sewer: The properties are currently being serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city force main is available along SW 20th Street.

- *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).

Solid Waste: The subject property is not 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.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

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 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

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

Stormwater: The subject property is not located within a Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is 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 1.68 miles from the subject property at 2275 SW 53rd Avenue. This distance does not fall within the desired industry standard of 1.5 miles for fire service.

Schools: Potential school impact will be evaluated at the time of development.

Staff Findings and Recommendation

- The subject property is contiguous to the City limits to the north, west, south, and southeast.
- The requested annexation will improve the efficiency for city services and reduce an existing enclave.
- Public facilities exist to service the subject property.

Staff Recommendation: <i>Approval</i>
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CASE MAP

Case Number: ANX24-45704

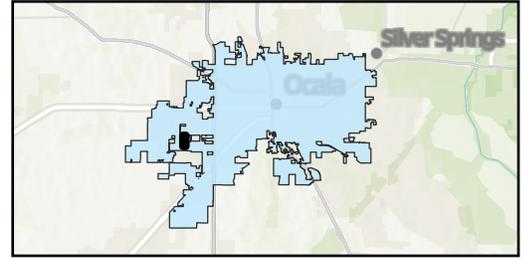
Parcel: 23817-004-00 and 23311-000-00

Property Size: Approximately 39.33 Acres

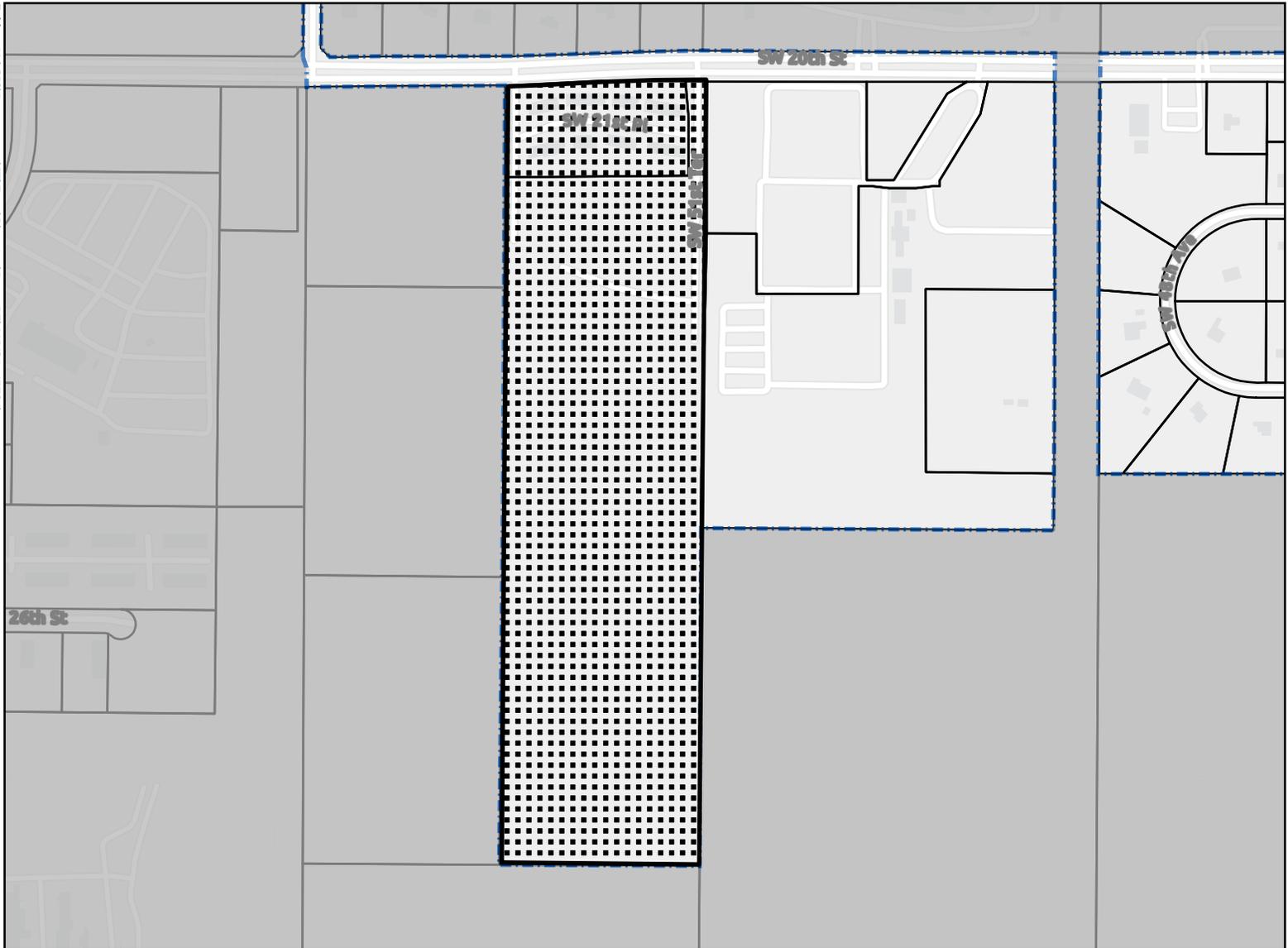
Land Use Designation: High Residential (County)

Zoning: R-3, Multi-Family Dwelling (County)

Proposal: Annex property from the county into the city



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-  SubjectParcel
-  City Limits
-  Parcels



CASE MAP

Case Number: ANX24-45704

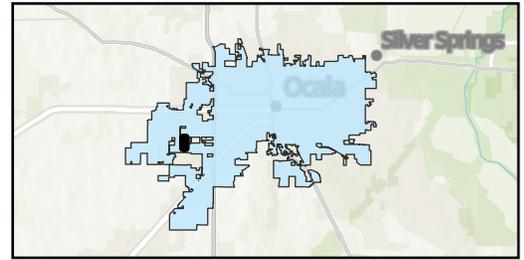
Parcel: 23817-004-00 and 23311-000-00

Property Size: Approximately 39.33 Acres

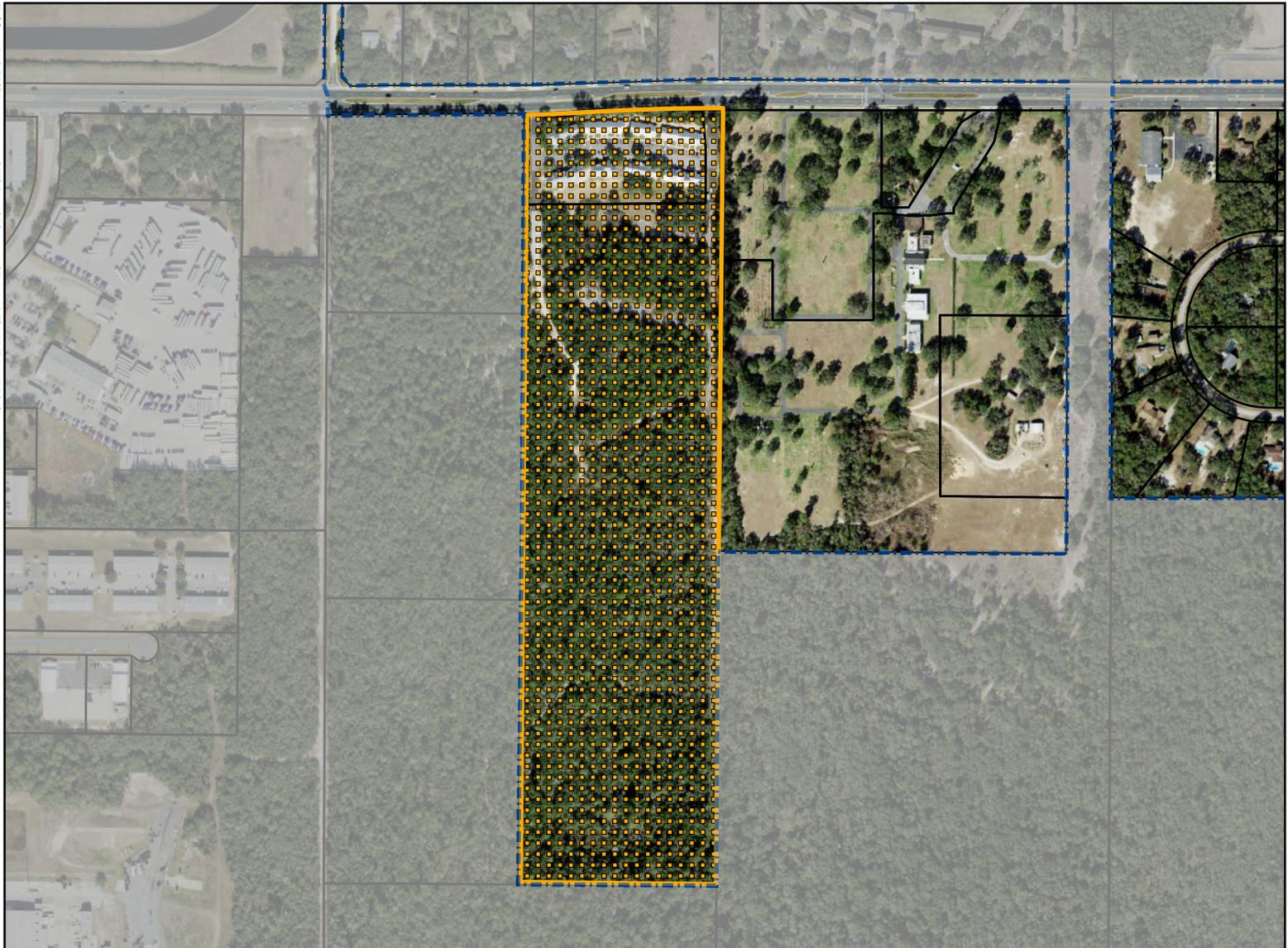
Land Use Designation: High Residential (County)

Zoning: R-3, Multi-Family Dwelling (County)

Proposal: Annex property from the county into the city



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-  SubjectParcel
-  Parcels
-  City Limits





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1423

Agenda Item #: b.

Submitted By: Breah Miller, Planner II

Presentation By: Breah Miller, Planner II

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to change the Future Land Use designation on approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from High Intensity (County) to Medium Intensity/ Special District (City)(Case LUC24-45705) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, .

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner: Dessiree Troncoso (Anna Jo Partnership, LLC)
- Property Owner: Anna Jo Partnership, LLC

Key Points:

The petitioner is requesting to change the future land use category on the subject properties from High Residential (County) to Medium Intensity/Special District (City).

Zoning and Land Use Details:

Parcel Identification Number 23311-000-00 is currently developed with a 42-unit multi-family development that was developed in 1983. Parcel Identification Number 23817-004-00 is currently undeveloped and heavily wooded.

The subject property fronts along SW 20th Street which is classified as an urban collector roadway. The surrounding area consists of a mix of land use categories including, Employment Center, Low Intensity, and Medium Intensity/Special District. Pursuant to Comprehensive Plan Policy 6.5, the Medium Intensity/Special

District Future Land Use Category (FLUC) is intended to identify neighborhood and community-serving activity centers.

FINDINGS AND CONCLUSIONS:

- The purpose of the requested future land use map amendment is to allow the development of single- family attached and detached homes as well as multi-family.
- The requested Medium Intensity/Special District future land use change is compatible with the surrounding area.
- This request brings the property into compliance with Section 122-26 of the Code of Ordinances, by assigning a land use to properties being annexed into the city.
- City utilities are available at this location, and adequate public facilities exist to service any future development.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map
- Site Sketch

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE CITY OF OCALA, FLORIDA, COMPREHENSIVE PLAN FUTURE LAND USE MAP SERIES AS REQUIRED IN SECTION 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE FUTURE LAND USE CHANGE (CASE NO. LUC25-0001); AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM HIGH RESIDENTIAL (COUNTY) TO MEDIUM INTENSITY/ SPECIAL DISTRICT (CITY) FOR PROPERTY LOCATED AT 2275 SW 53RD AVENUE ALONG WITH THE PROPERTY ADJACENT TO THE SOUTH (PARCELS 23817-004-00 AND 23311-000-00), APPROXIMATELY 39.33 ACRES;

PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Ocala, Florida, to prepare and adopt a comprehensive plan in accord with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Element consisting of a land use map series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof; and

WHEREAS, on October 19, 2010, City Council adopted the Ocala 2035 Vision; and

WHEREAS, one of the strategies of the Ocala 2035 Vision was to initiate Comprehensive Plan Amendments (adopted on January 22, 2013) to be consistent with the Ocala 2035 Vision.

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

Section 1. The City of Ocala Comprehensive Plan, Future Land Use Element and Map Series is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida. The lands described below are hereby reclassified according to the City of Ocala Comprehensive Plan, Future Land Use Element as Medium Intensity/ Special District and the attached land use map is incorporated by reference into this ordinance:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33 FEET THEREOF.

ALSO, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4524, PAGE 1957, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°24'45" EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, FOR A DISTANCE

OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 00°32'16" EAST, ALONG THE WEST BOUNDARY OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 1,265.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 32'16" EAST, ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 28.58 FEET TO A POINT ON THE EXISTING SOUTH RIGHT- OF-WAY LINE OF SW 20TH STREET, SAID POINT BEING 33.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21; THENCE SOUTH 89°24'45" EAST, PARALLEL WITH THE SAID NORTH BOUNDARY, AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SW 20TH STREET, FOR A DISTANCE OF 660.81 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 03°25'02", AND A CHORD DISTANCE OF 338.68 FEET BEARING SOUTH 88°47'42" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 338.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°05'11" WEST FOR A DISTANCE OF 228.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,779.58 FEET, A CENTRAL ANGLE OF 00°56'09", AND A CHORD DISTANCE OF 94.39 FEET BEARING SOUTH 87°33'15" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 94.39 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida

that (1) the Future Land Use Map of the City of Ocala is hereby amended to reflect the change in land use from High Residential (County) to Medium Intensity/ Special District (City) as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

Section 8. The effective date of this small-scale development amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

This resolution adopted this _____ day of _____, 2025.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen M. Dreyer
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney



Land Use Change Staff Report
Case No. LUC24-45705
Planning & Zoning Commission: June 9, 2025
City Council (1st Reading): July 1, 2025
City Council (Adoption): July 15, 2025

Applicant: Dessiree Troncoso (Anna Jo Partnership, LLC)
Property Owner: Anna Jo Partnership, LLC
Project Planner: Breah Miller, Planner II
Associated Applications: ANX24-45704 & PD24-45706
Parcel Information
Acres: ±39.33 acres
Parcel(s)#: 23817-004-00 & 23311-000-00
Location: located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00)
Existing use: Multi- family/Undeveloped
Future Land Use Designation: High Residential (County)
Zoning Designation: R-3, Multi-Family Residential
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity (City)	R-3, Multi- Family (City) B-1A, Neighborhood Business (City)	Carlton Arms Single-Family Residences
East	Medium Intensity/ Special District (City)	INST, Institutional (City) No Zoning (City)	Good Shepard Memorial Gardens Undeveloped
South	Medium Intensity/ Special District (City)	PUD-08, Planned Unit Development (City)	Undeveloped
West	Medium Intensity/ Special District (City)	PD, Planned Development	Undeveloped

Applicant Request

The applicant is requesting to change the future land use from High Residential (County) to Medium Intensity/ Special District (City). This request accompanies concurrent applications to annex the subject properties into the City limits (ANX24-45704) and to rezone the subject properties to Planned Development (PD24-45706). The land use change is intended to allow for the development of single-family attached and detached homes as well as multi-family.

Background

The subject properties, identified by Parcel Identification Numbers 23817-004-00 & 23311-000-00, contain approximately 39.33 acres. The Marion County Comprehensive Plan indicates that the two parcels are designated as High Residential Future Land Use Category (FLUC). Parcel Identification Number 23311-000-00 is currently developed with a 42-unit multi-family development that was developed in 1983. Parcel Identification Number 23817-004-00 is currently undeveloped and heavily wooded.

The surrounding area is characterized as largely undeveloped property to the west, south, and east of the subject property boundaries. The eastern boundary of the property abuts Good Shepard Memorial Gardens. The subject property fronts along SW 20th Street which is classified as an urban collector roadway. The properties north of SW 20th Street are currently developed with single-family uses but recently have been purchased by a single owner and rezoned to R-3, Multi-Family Residential. Additionally, the Carlton Arms Apartments development is located north of SW 20th Street, approximately 700-ft northeast of the subject property.

Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	High Residential (County)	Primary Use: Residential, Public, Recreation, Conservation, and commercial, educational facilities	4- 8 du/ acre	None
Proposed	Medium Intensity/ Special District	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	5 to 30 units/acre	0.15 to 4.0 FAR

Staff Analysis

The applicants request through concurrent applications for annexation, land use, and zoning to develop a mixed family residential project is consistent with the surrounding area and the City’s Comprehensive Plan. The surrounding area consists of a mix of land use categories including, Employment Center, Low Intensity, and Medium Intensity/Special District. SW 20th Street acts as an urban collector roadway within the city and transitions from high density residential and light manufacturing north of the roadway, while south of the roadway is predominantly undeveloped medium intensity land and sing-family residential.

Properties directly abutting the subject property are currently designated Medium Intensity/Special District. The addition of the proposed properties will aid to square up the Medium Intensity land use and create a more consistent land use along the urban collector SW 20th Street. Pursuant to Comprehensive Plan Policy 6.5, the Medium Intensity/Special District Future Land Use Category (FLUC) is intended to identify neighborhood and community-serving activity centers. The below factual support supports the staff analysis for appropriateness.

Factual Support

1. The requested future land use change is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:
 1. Future Land Use Element Policy 6.5: Medium Intensity/ Special. The intent of this category is to identify neighborhood and community-serving activity centers, generally represented as “Medium Low” or “Medium High” on the Ocala 2035 Vision. The Medium Intensity/Special District category facilitates 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. This mix is intended to promote a walkable urban form.

The character and function of individual Medium Intensity/Special Districts is described in greater detail in Objective 8.

The form of buildings and development shall be regulated by the Form Based Code. Buildings shall have 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.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the city as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Report: The proposed Medium Intensity/ Special District Future Land Use classification identifies a mix of residential types as a permitted use. The PD plan depicts three uses consisting of three residential types at a density of 11.67 dwelling units to the acre. Rear parking and street parking is proposed for the development as well as landscaped sidewalks for pedestrian traffic. This design choice reflects development regulations set forth in the Form Based Code. The proposed land use is also compatible with the land use of the surrounding area.

- a. Future Land Use Element 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.

As identified in the Level of Service Analysis below, there appears to be adequate public facilities to service the subject properties.

Level of Service (LOS)

Transportation: The subject segment of SW 20th Street is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan but identified in the City’s Comprehensive Plan as an urban collector. Automotive traffic will likely access the property via SW 51st Terrace to the east, and emergency traffic will access the property from SW 53rd Avenue to the west. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

• **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 20 th Street	4	35	Collector	E	39,800	12,500	C

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.

Potable Water: The properties are currently serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review

process. A city water main runs along SW 20th Street.

- *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).

Sanitary Sewer: The properties are currently being serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city force main is available along SW 20th Street.

- *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).

Solid Waste: The subject property is not 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.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

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 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

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

Stormwater: The subject property is not located within a Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is 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 1.68 miles from the subject property at 2275 SW 53rd Avenue. This distance does not fall within the desired industry standard of 1.5 miles for fire service.

Schools: The subject property is serviced by College Park Elementary (operating at 110.08% capacity), Liberty Middle (93.34%) and West Port High School (117.22%). The proposed rezoning of the property may generate between 22- 145 additional Elementary School-aged students, 11-66 additional Middle School-aged students, and 11-98 additional High School-aged students.

Project Dwelling Units (SFR)			
School Level	SFR Student Generation Rate	174 SFR (min. 5 d.u./acre permitted by FLU)	1046 SFR (max. 30 d.u./acre permitted by FLU)
E	0.13	22	135
M	0.064	11	66
H	0.094	16	98
Project Dwelling Units (MFR)			
School Level	MFR Student Generation Rate	174 MFR (min. 5 d.u./acre permitted by FLU)	1046 MFR (max. 30 d.u./acre permitted by FLU)
E	0.139	24	145
M	0.056	9	58
H	0.067	11	70

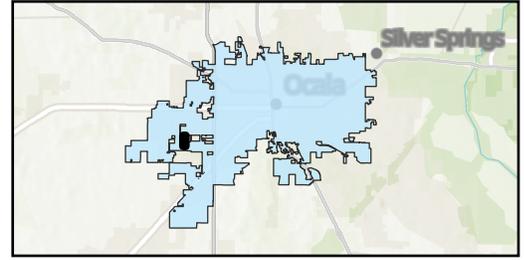
Staff Findings and Recommendation

- The purpose of the requested future land use map amendment is to allow the development of single-family attached and detached homes as well as multi-family.
- The requested Medium Intensity/Special District future land use change is compatible with the surrounding area.
- This request brings the property into compliance with Section 122-26 of the Code of Ordinances, by assigning a land use to properties being annexed into the city.
- City utilities are available at this location, and adequate public facilities exist to service any future development.

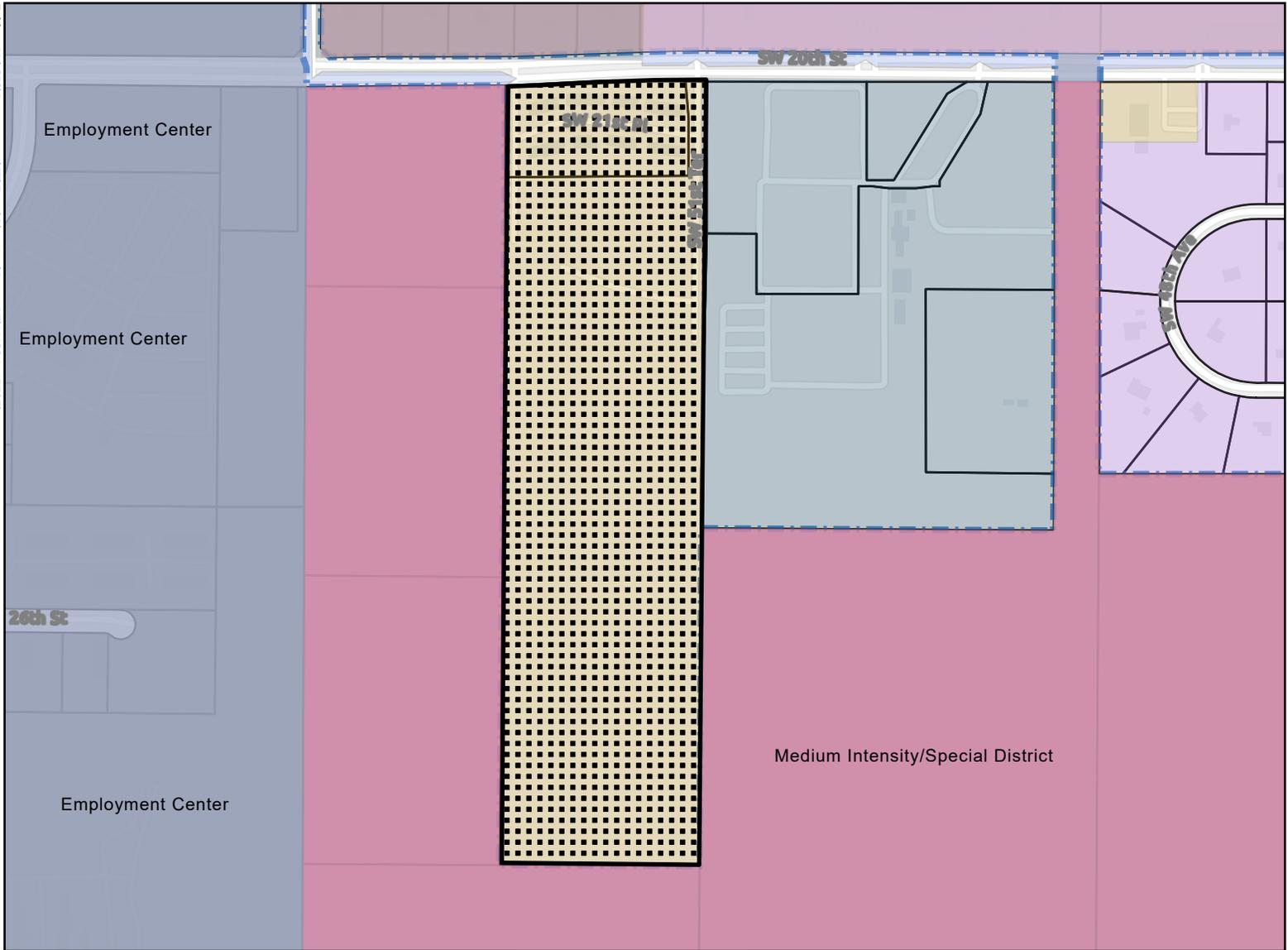
Staff Recommendation: *Approval*

CASE MAP

Case Number: LUC24-45705
Parcel: 23817-004-00 and 23311-000-00
Property Size: Approximately 39.33 Acres
Land Use Designation: High Residential (County)
Zoning: R-3, Multi-Family Dwelling (County)
Proposal: Land use change to Medium Intensity / Special District



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- | | |
|----------------------------|-----------------------------------|
| SubjectParcel | Medium Intensity/Special District |
| High Density Residential | Low Intensity |
| Low Density Residential | Employment Center |
| Medium Density Residential | City Limits |
| Municipality | Parcels |



CASE MAP

Case Number: LUC24-45705

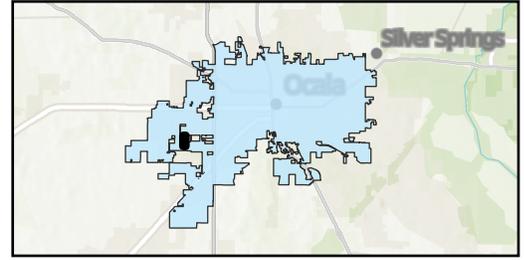
Parcel: 23817-004-00 and 23311-000-00

Property Size: Approximately 39.33 Acres

Land Use Designation: High Residential (County)

Zoning: R-3, Multi-Family Dwelling (County)

Proposal: Land use change to Medium Intensity / Special District



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-  SubjectParcel
-  Parcels
-  City Limits





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1420

Agenda Item #: c.

Submitted By: Breah Miller, Planner II

Presentation By: Breah Miller, Planner II

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to rezone approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from R-3, Multi-Family Residential (County), to PD, Planned Development (Case PD24-45706)(Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Applicant: Dessiree Troncoso (Anna Jo Partnership, LLC)
- Property Owner: Anna Jo Partnership, LLC

Key Points & Concurrent Applications:

PD24-45706 has been submitted along with a PD Standards Book to allow for development consisting of multi-family, single-family, and townhomes which also includes the existing Timberland Apartments.

PD Plan and Standards Book Details:

The associated PD Plan depicts development in three phases. The development proposes 459 units which includes the existing 42 multi-family units within the Timberland Apartments. Proposed amenities include a 3,600 square foot club house and pool and 2,400 square foot community building. The proposed permitted residential uses include single-family detached (Courtyard Home), single family detached (Cottage Home), single-family attached (townhomes), and multi-family dwellings. The PD plan indicates that thirty-seven-point nine percent (37.9%) of the gross acreage will be preserved as open space, and at least ten percent (10%) will be preserved as aggregate open space. Additionally, a reserved 40-foot-wide buffer is depicted along the southern property line for the future east/west connection.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the proposed Medium Intensity/ Special District Future Land Use classification pursuant to Code of Ordinances Section 122-244.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:
 - Requested variation to the required alternate fencing material. The PD Standards Book proposes a 6-foot vinyl fencing with 10' landscaping buffer.
 - Requested variation to the 30- foot alley right-of- way width. The PD Plan and Standards Book proposes 20-foot alleys, some with street parking.
 - Requested variation to the parking requirements of 1½ spaces per unit for single family attached homes. The PD Plan and Standards Book identifies that there will be 1 off street parking per unit with on street parking options.
- The proposed rezoning is compatible with the surrounding development, the Comprehensive Plan, and the City's Code of Ordinances.
- Adequate public facilities exist to service the proposed development.

Staff Recommends: Approval

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM R-3, MULTI- FAMILY RESIDENTIAL (COUNTY), TO PD, PLANNED DEVELOPMENT (CITY), FOR THE PROPERTY LOCATED AT 2275 SW 53RD AVENUE (PARCEL 23311-000-00) ALONG WITH THE ADJACENT PROPERTY TO THE SOUTH (PARCEL 23817-004-00), APPROXIMATELY 39.33 ACRES (CASE NO. PD24-45706); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT

AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as PD, Planned Development:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33 FEET THEREOF.

ALSO, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4524, PAGE 1957, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°24'45" EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 00°32'16" EAST, ALONG THE WEST BOUNDARY OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 1,265.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 32'16" EAST, ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 28.58 FEET TO A POINT ON THE EXISTING SOUTH RIGHT- OF-WAY LINE OF SW 20TH STREET, SAID POINT BEING 33.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21; THENCE SOUTH 89°24'45" EAST, PARALLEL WITH THE SAID NORTH BOUNDARY, AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SW 20TH STREET, FOR A DISTANCE OF 660.81 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 03°25'02", AND A CHORD DISTANCE OF 338.68 FEET BEARING SOUTH 88°47'42" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 338.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°05'11" WEST FOR A DISTANCE OF 228.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,779.58 FEET, A CENTRAL ANGLE OF 00°56'09", AND A CHORD DISTANCE OF 94.39 FEET BEARING SOUTH 87°33'15" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 94.39 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and

all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from R-3, Multi-Family Residential (County), to PD, Planned Development (City), as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener’s error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon later of:

1. Approval by the mayor, or upon becoming law without such approval;
- or
2. The effective date of Ordinance No. 2025-_____ (Ref: Land Use Case LUC24-45705).

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2025-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Staff Report: Rezoning

Case No. PD24-45706

Planning & Zoning Commission: June 9, 2025

City Council (1st Reading): July 1, 2025

City Council (Adoption): July 15, 2025

Applicant: Dessiree Troncoso (Anna Jo Partnership, LLC)
Property Owner: Anna Jo Partnership, LLC
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone the subject property from R-3, Multi-Family Residential (County), to PD, Planned Development with associated PD Plan and Standards Book.

Parcel Information

Acres: ±39.33 acres
Parcel(s)#: 23817-004-00 & 23311-000-00
Location: located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00)
Existing use: Multi-family/Undeveloped
Future Land Use Designation: High Residential (County)
Zoning Designation: R-3, Multi-Family Residential
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity (City)	R-3, Multi- Family (City) B-1A, Neighborhood Business (City)	Carlton Arms Single-Family Residences
East	Medium Intensity/ Special District (City)	INST, Institutional (City) No Zoning (City)	Good Shepard Memorial Gardens Undeveloped
South	Medium Intensity/ Special District (City)	PUD-08, Planned Unit Development (City)	Undeveloped
West	Medium Intensity/ Special District (City)	PD, Planned Development	Undeveloped

Applicant Request

The petitioner is requesting to rezone from Multi-Family (R-3) (County) to Planned Development (PD)(City) with an associate PD Plan and Standards Book. The petitioner has submitted the request to allow for a mix-use residential development consisting of multi-family, single-family, and townhomes, which also includes the existing Timberland Apartments.

There are concurrent requests for Annexation and Land Use Change to Medium Intensity/Special District (City) associated with this rezoning request.

Background:

Parcel Identification Number 23311-000-00 and Parcel Identification Number 23817-004-00 are currently located within the Marion County limits. The subject properties are currently zoned R-3, Multi-family (County) with High Residential land use (County). The applicant purchased the properties in June of 2020. In 1983, Parcel Identification Number 23311-000-00 was developed with 8 multi-family buildings (Timberland Apartments). Parcel Identification 23817-004-00 remains undeveloped lying south of the Timberland Apartments with access from SW 53rd Avenue located to the west of both properties.

The subject properties are within an existing enclave that is located approximately 1.62 miles from the most western boundary line of the City limits. The surrounding area is a heavily wooded area, and primarily reserved for the pending Mixed- Used Planned Developments to the east, west, and south.

The surrounding area is characterized as largely undeveloped property to the west, south, and east of

the subject property boundaries. The eastern boundary of the property abuts Good Shepard Memorial Gardens. The subject property fronts along SW 20th Street which is classified as an urban collector roadway. The properties north of SW 20th Street are currently single-family uses but recently purchased by a single owner and rezoned to R-3, Multi-Family Residential. Carlton Arms Apartments is also located north of SW 20th Street, approximately 700-ft east of the subject property.

Neighborhood Meeting

A neighborhood meeting was held on December 12, 2023, at Central Florida College, with the agent providing information regarding the proposed development. One nearby resident was in attendance and did not have any concerns about the development but instead expressed his support.

Staff Analysis

Proposed PD Plan and Standards

The associated PD Plan depicts a mixed residential development that will be developed in three phases on approximately 39.33 acres. The development proposes 459 units which includes the existing 42 multi-family units within the Timberland Apartments. Proposed amenities include a 3,600 square foot clubhouse and pool and a 2,400 square foot community building. The proposed permitted residential uses include single-family detached (Courtyard Home), single family detached (Cottage Home), single-family attached (townhomes), and multi-family dwellings. The proposed maximum height of the development is 50-feet or 4 stories for multi-family buildings and a maximum height of 35-feet for the single-family attached homes and single-family detached homes.

The PD plan indicates that thirty-seven-point nine percent (37.9%) of the gross acreage will be preserved as open space with the potential of increasing to forty- two point forty- six percent (42.46%) by converting 1.80 acres from dry to wet retention. Aggregate open space will feature a clubhouse with a pool, community building, walking path, linear parks, and centralized lake areas. Additionally, a 10-foot-wide landscape buffer with a 6-foot-high vinyl fence is depicted along the southern, eastern, and western property lines. The PD Standards Book indicates that parking, landscaping, signage, and required buffers will be consistent with the Land Development Regulations. However, variations are proposed in the PD Plan and Standards Book and listed below as part of the staff analysis and will be more specifically addressed at the time of site plan review. The associated PD Plan depicts a maximum of 459 dwelling units; this constitutes an overall density of 11.67 dwelling units per acre with the following lot requirements.

	Single-family Detached (Courtyard Home)	Single- Family Detached (Cottage Home)	Single- Family Attached (Townhome)	Multi- Family
Front Yard Setback (Minimum Feet)	5'	5'	5'	5'
Interior Side Yard Setback (Minimum Feet)	3'	3'	0'	15'

Street/Alley Side Yard Setback (Minimum Feet)	8'	8'	5'	10'
Interior Rear Yard Setback (Minimum Feet)	25'	10'	25'	10'
Alley Rear Yard Setback (Minimum Feet)	25'	10'	25'	10'
Lot Width (Minimum Feet)	32'	28'	16'	200'
Lot Area (Minimum Square Feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)	45%	50%	45%	65%
Building Height (Maximum Feet)	35'	34'	35'	4 stories or 50'

Factual Support

Consistency with Comprehensive Plan

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

1. Future Land Use Element Policy 6.5: Medium Intensity/ Special. The intent of this category is to identify neighborhood and community-serving activity centers, generally represented as “Medium Low” or “Medium High” on the Ocala 2035 Vision. The Medium Intensity/Special District category facilitates 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. This mix is intended to promote a walkable urban form.

The character and function of individual Medium Intensity/Special Districts is described in greater detail in Objective 8.

The form of buildings and development shall be regulated by the Form Based Code. Buildings shall have 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.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Report: The proposed Medium Intensity/ Special District Future Land Use classification identifies a mix of residential as a permitted use. The PD plan depicts three uses consisting of three residential types at a density of 11.22 dwelling units to the acre. Rear parking and street parking is proposed for the development as well as landscaped sidewalks for pedestrian traffic. This design choice reflects development regulations set forth in the Form Based Code. The proposed land use is also compatible with the land use of the surrounding area.

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 zoning district is compatible with the existing neighborhood development pattern and is proposing a density that is contextually appropriate for the area.

3. Future Land Use Element 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.

Staff Comment: As identified in the Level of Service Analysis below, there appears to be adequate public facilities exist to service the subject property.

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 property contains approximately 34.54 acres. The development is for a single- family and multi-family development that has approximately 565 feet of frontage along SW 20th Street. The subject property meets the requirements for consideration of rezoning to the PD zoning district set forth by the Code of Ordinances.

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

Medium Intensity/ Special District	R-1**, R-1A**, R-1AA**, R-2**, R-3**, RZL**, O-1**, OP**, RO**, 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 PD zoning district is a permitted district within the subject property’s proposed Medium Intensity/ Special District future land use.

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 proposed development has two access points on SW 20th Street. The primary access point is SW 51st Terrace (east) and a secondary access is for emergency use only onto SW 53rd Avenue. In addition, the PD plan shows interconnectivity consisting of a mixture of internal roadways and alleys. The PD plan also depicts a reservation of 40-feet to the south of the property for the potential development of an east/west connection.

- (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 proposed development is surrounded by similar future mixed use developments except for the northeast corner. The adjacent property to the northeast is known as the Good Shepherd Memorial Gardens. Although a buffer is not required on all sides of the property, the developer is proposing a 6-foot-tall vinyl privacy fence with a 10’ landscape buffer along the western, southern, and eastern boundaries to ensure adequate screening.

- (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 and shall be installed in accordance with current city policies and standards.

- (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: There is a proposed minimum 37.9% gross open space with the potential of increasing to 42.46% by converting 1.80 acres from dry to wet retention. Aggregate open space will feature a clubhouse with a pool, community building, walking path, linear parks, and centralized lake area.

- (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: Open space is provided in accordance with Section 122-924(4). Gross open space provided is calculated at 14.91-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 within the PD plan is cluster in between buildings as linear parks as well as along trails and water retention areas. All open space is located in areas that are accessible to the future residents.

- (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 PD proposes a mixed residential use that includes single- family attached, single family detached, and multi- family because this development is more than a single- use residential project it is required to have a minimum open space of 25%. The PD plan depicts a proposed minimum of 37.9% gross open space. More than 10% of the open space consist of a clubhouse with a pool, Community Building, walking path, linear parks, and centralized lake area.

- (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 June 2024.

- (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 proposed subdivision will constitute three phases of an ongoing development.

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

Staff Comment: After 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: A site plan will be required for the proposed development.

- (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: N/A.

- (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 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 122-260. – Buffers. (b) General requirements. Wherever a higher intensity property adjoins or abuts a lower intensity land use or zoning district, a landscaped buffer area will be required along the total length of that adjoining or abutting property boundary to provide an attractive land use transition and reduce sight, glare, light and noise intrusion. This landscaped buffer area as set out in this section will be reviewed and approved during the site plan process. The landscaped buffer area can be decreased in depth with a continuous brick, stone or concrete block wall which is located along the full length of the adjoining or abutting property boundary being buffered. A landscaped berm of the same height can be substituted for a wall. The building official and planning director may also approve a solid wood fence and increased landscaping as an alternative to a masonry wall in instances where a parcel was reduced in size by a condemnation of right-of-way. Buffer areas will be continually maintained in good condition by the property owner. These buffer areas can be included in the open space requirements and standards. In no case shall the landscaped buffers be less than the standards and specifications set out in this section.

The applicant is proposing a 6-foot vinyl fence instead of the required wall.

2. Section 114-93.- Alleys. (b) The right-of-way width of an alley shall not be less than 30 feet.

The applicant is proposing 20-foot-right-of way for all alleys, which will all be privately maintained.

3. Section 122-631. Single- family dwellings (attached) criteria. (18) Parking requirements: 1½ spaces per unit. Additional spaces may be required for amenities.

The applicant is proposing one off street parking per unit with on street parking options.

Level of Service (LOS)

Transportation: The subject segment of SW 20th Street is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan but the City’s Comprehensive Plan identifies the roadway as an urban collector. Automotive traffic will likely access the property via SW 51st Terrace to the east, and emergency traffic will access the property from SW 53rd Avenue to the west. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

- **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 20 th Street	4	35	Collector	E	39,800	12,500	C

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.

Potable Water: The properties are currently serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city water main runs along SW 20th Street.

- *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).

Sanitary Sewer: The properties are currently being serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city force main is available along SW 20th Street.

- *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).

Solid Waste: The subject property is not 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.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

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 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

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

Stormwater: The subject property is not located within a Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is 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 1.68 miles from the subject property at 2275 SW 53rd Avenue. This distance does not fall within the desired industry standard of 1.5 miles for fire service.

Schools: The subject property is serviced by College Park Elementary (operating at 110.08% capacity), Liberty Middle (93.34%) and West Port High School (117.22%). The proposed rezoning of the property may generate between 22- 145 additional Elementary School-aged students, 11-66 additional Middle School-aged students, and 11-98 additional High School-aged students.

Project Dwelling Units (SFR)			
School Level	SFR Student Generation Rate	174 SFR (min. 5 d.u./acre permitted by FLU)	1046 SFR (max. 30 d.u./acre permitted by FLU)
E	0.13	22	135
M	0.064	11	66
H	0.094	16	98
Project Dwelling Units (MFR)			
School Level	MFR Student Generation Rate	174 MFR (min. 5 d.u./acre permitted by FLU)	1046 MFR (max. 30 d.u./acre permitted by FLU)
E	0.139	24	145
M	0.056	9	58
H	0.067	11	70

Staff Findings and Recommendation

- The proposed rezoning is consistent with the proposed Medium Intensity/ Special District Future Land Use classification pursuant to Code of Ordinances Section 122-244.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:

- Requested variation to the required alternate fencing material. The PD Standards Book proposes a 6-foot vinyl fencing with 10' landscaping buffer.
- Requested variation to the 30- foot alley right-of- way width. The PD Plan and Standards Book proposes 20-foot alleys, some with street parking.
- Requested variation to the parking requirements of one- and one-half spaces per unit for single family attached homes. The PD Plan and Standards Book identifies that there will be one off street parking per unit with on street parking options.
- The proposed rezoning is compatible with the surrounding development, the Comprehensive Plan, and the City's Code of Ordinances.
- Adequate public facilities exist to service the proposed development.

Staff Recommendation: Approval of PD24-45706
--



Site Plan

The proposed program per the enclosed Concept Plan is 459 units, including the 42 multi-family units from the existing Timberland Apartments. The proposed new community features single-family detached, single-family attached (townhomes), and multi-family units. The plan provides a system of alleyways, which will allow for all the unit's parking to be in the rear of the units, allowing the front to be for pedestrians. The proposed development will include a central amenity with a clubhouse & pool as well as a community building to server the entire development, a series of pocket/small parks, and the stormwater areas will have a walking pathway. The approximately 3,600 SF clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, and a multi-purpose room. The approximately 2,000 SF community building will offer co-working and multi-purpose spaces. The multi-family development will be for rent and the single-family attached and detached, may be for sale or rent to be determined at a later date. All single-family units will be on individual platted lots. All buildings will abide by the Florida Building Code.

Typical Townhome Block Configuration Sample

The Figure below is a graphic representation of a section through a townhome block. The lengths of all the blocks in the proposed development are less than 750 feet.



DEVELOPMENT SUMMARY (Existing and Proposed Development)		
	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	39.33 Ac	100%

DEVELOPMENT PROGRAM (Existing and Proposed Development) 459 Units 11.67 Du/Acre			
	Units	Development Mix %	Parking Spaces / Ratio
Multi-Family (Existing Timberland Apartments)	42	51%	84 spaces (2 spaces per unit)
Multi-Family (3-Story)	192		248 spaces (1.3 spaces per unit)
SF-Attached Townhomes (16' x 20' Lots)	150	33%	1-per unit
SF-Detached Courtyard Homes (32' x 90' Lots)	16	16%	2-per unit
SF-Detached Cottage Homes (32' x 50' Lots)	59		1-per unit
TOTAL	459	100%	

NOTE:

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

** Approximately additional 150 parking spaces will be provided on-street and 30 spaces on the alleys.

*** The dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

002 - SITE PLAN Coso-Ocala PD

PD24-45706-ANNA JO PARTNERSHIP LLC

Applicant:
Anna Jo Partnership LLC, dba Coso Capital Group

Submitted to:
City of Ocala, Growth Management Department
201 SE 3rd St. Ocala, FL 34471

Submission Date: 05/23/2025

Prepared By:



gai consultants



Coso-Ocala PD Book

Applicant:

Anna Jo Partnership LLC, dba Coso Capital Group

Submitted to:

City of Ocala, Growth Management Department
201 SE 3rd St. Ocala, FL 34471

Submission #4 : 5/23/2025



Rezoning Form



City of Ocala
 Growth Management Department
 201 S.E. 3rd Street, 2nd Floor
 352-629-8404 | www.ocalafl.gov | gmd@ocalafl.gov

PLANNED DEVELOPMENT (PD) REZONING REQUEST (\$3,000)

PD rezoning requests will be scheduled for consideration by the Planning and Zoning Commission and approval by City Council once the PD Plan and Design Standards have been reviewed by staff.

Name of Petitioner(s):		Dessiree Troncoso (Anna Jo Partnership LLC)			
Mailing address:		11100 SW 93rd Court Road #103	City:	Ocala	State: FL
Phone:		407-655-9117	Email:	info@cosorealty.com	
Parcel Number(s):		23817-004-00, 23311-000-00			
Section:	28	Township:	15	Range:	21 East
		Size of Property:	34.89		
Attach Legal Description: It shall be the applicant's responsibility to provide the correct legal description for the subject property. The application will not be processed until a correct legal description is provided. An electronic file of the legal description in Word format must be submitted with the application.					
Street address of the property:		2275 SW 53RD AVE OCAL			
Present Land Use designation:		High Residential (Marion County)			
Present Zoning District:		R-3 (Marion County)			
Requested Zoning District:		Planned Unit Development (PUD)			
Description of request:					
<p>We are proposing a residential community of up to 459 units comprised of single-family detached, townhomes and multi-family units. The community features several pocket parks, and a central amenity. As part of this project we will be requesting Annexation, Comp Plan Amendment and PD Rezone.</p>					

PD Application Requirements

The following items are required (The application will not be processed if these items do not accompany the application.):

- Deed or other proof of ownership [Section 2.6 and 2.7](#)
- Notarized signature of the current property owner(s) & the agent's signature, if applicable [Page 5](#)
- The appropriate fee in cash or check (Payable to the City of Ocala) [Completed](#)
- Site Plan (1 copy and electronic file in .pdf format) [Provided separately on the Drawings Folder](#)
- Statement of Unified Control [Section 2.9](#)
- Statement of Variations from the Ocala Zoning Code [Section 1.8](#)
- Maintenance agreement [Not provided](#)
- Pre-hearing Conference with City Staff [Section 2.1](#)
- Electronic file of legal description in Word format [Provided separately](#)

Sec. 122-943. PD plan application/materials.

- (a) A PD plan shall meet the intent of the planned development (PD) zoning district as defined in section 122-940, and shall include the following information:
- (1) A title opinion; [Section 2.8](#)
 - (2) A statement as to the intensity/density of the proposed uses and such supporting evidence or documentation as the applicant deems relevant; [Section 1.4 to 1.6](#)
 - (3) A statement of variations from Code of Ordinances shall be included; [Section 1.8](#)
 - (4) The title of the project and the names of the design professionals/developer, legal description, boundary survey, scale, date, north arrow and general location map; [Section 1.1 & 1.3](#)
 - (5) Boundaries of the property involved, all existing streets, buildings, watercourses, easements, section lines, and other existing important features in and contiguous to the project; [Section 1.3](#)
 - (6) A plan showing general locations of the permitted uses and examples of proposed building elevations/roadway types; [Section 3.4](#)
 - (7) A chart or table identifying (acres or square footage) the proposed uses, open space, recreational facilities, and off-street parking/loading; [Section 3.4](#)
 - (8) Circulation plan showing access from existing streets and the proposed ingress and egress for the development. The plan shall show the general pattern of internal vehicular and pedestrian flow, the interrelationship of vehicular flow between the land uses and between different phases, and how vehicular traffic will be separated from pedestrian and other types of traffic through sidewalks and jogging or walking paths; [Section 3.9](#)
 - (9) General information shall be included describing or outlining existing conditions of the site, including information on drainage and topography; [Section 1.3](#)
 - (10) General information on any architectural features, building orientation, covenants, land characteristics and available utilities; [Section 3.7](#)
 - (11) Proposed phases; [Section 3.5](#)
 - (12) Master landscape and tree preservation, signage, and streetscape plans; and [Section 3.8 & 3.9](#)
 - (13) Landscape, streetscape, signage, architectural standards, and use restrictions specific to the proposed development shall be required and included in a separate set of documents (a "PD standards book") to be reviewed for conformance with this division. [Section 3.8 & 3.9](#)
 - (14) Evidence that a required neighborhood meeting, as described in section 122-949, was conducted prior to submitting the PD plan for review. Evidence shall include a copy of the advertisement published in the newspaper, a copy of the mailed notice, a copy of the address labels used, and a written summary of the issues related to the development proposal discussed. [Section 2.2 & 2.3](#)

Sec. 122-949. Neighborhood meetings. Section 2.2 & 2.3

- (a) Prior to filing an application with the city for a PD zoning designation, the applicant shall be required to hold a neighborhood meeting. The purpose of the neighborhood meeting is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible. If the planning director determines a follow-up meeting is necessary to resolve conflicts and outstanding issues that arose in the first neighborhood meeting, the planning director may require a second neighborhood meeting. In cases where there is no residential development on nearby lands, the planning director may waive the neighborhood meeting requirement.
- (1) *Time and place.* The neighborhood meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application. It shall be scheduled after 5:00 p.m. on a weekday. The planning director may grant a waiver from the requirement to hold the neighborhood meeting after 5:00 p.m. on a weekday if the applicant demonstrates, in writing, that a particular hardship or undue burden exists that prevents them from holding the neighborhood meeting after 5:00 p.m. on a weekday.
 - (2) *Notification.* The applicant shall provide notification of the neighborhood meeting a minimum of ten business days in advance of the meeting by placing notice in a newspaper of general circulation and by mailing notice to all owners and occupants within 300 feet of the land subject to the application. The list of owners within 300 feet of the affected property shall be obtained by the applicant from the most recent version of the property owners of record provided by the Marion County Property Appraiser. The city planning department shall be notified of all neighborhood meetings a minimum of ten business days in advance of the meeting. The notification shall state the time and place of the meeting. The city may invite additional people who may have an interest in the development.
 - (3) *Conduct of meetings.* At the neighborhood meeting, the applicant shall explain the development proposal and application, inform attendees of the character and nature of the process for review, and respond to comments and questions neighbors may have about the application and propose ways to resolve conflicts. The applicant shall display materials that they intend to submit for its PD plan to the meeting, including the PD plan and architectural elevations or other design elements to be included in the PD standards book.
 - (4) *Staff attendance.* City staff may attend the neighborhood meeting for the purpose of advising the attendees regarding applicable provisions of these LDRs, but shall not serve as facilitators or become involved in negotiations at the neighborhood meeting.
 - (5) *Written summary of neighborhood meeting.* The applicant shall provide the city a written summary of the neighborhood meeting. The written summary shall include a list of those in attendance, a summary of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information the applicant deems appropriate. The written summary of the neighborhood meeting shall be included with the application materials, and be made available to the public for inspection.
 - (6) *Response to summary.* Any party in attendance at the neighborhood meeting may submit an additional written summary indicating their understanding of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information they deem appropriate. This written summary may include a response to the applicant's written summary of the neighborhood meeting. The written summary shall be included with the application materials, and be made available for public inspection.



Property Owner Form

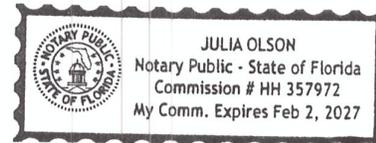
City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8404 | www.ocalafl.gov | gmd@ocalafl.gov

I, Dessiree Troncoso, as Chief Operations Officer of Anna Jo Partnership LLC, a
(Name) (Title) (Entity Name)
Florida Limited Liability Company, being first duly sworn, affirm and say that I am the owner of t
(State Registry & Type)
property described above.

Owner's Signature: Dessiree Troncoso Address 2275 Sw 53rd Ave Ocala FL 34476

STATE OF Florida COUNTY OF Marion Before me, this 2nd day of February, 2024, persona
appeared Dessiree Troncoso who executed the foregoing instrument and acknowledged bef
me that same was executed for the purposes therein expressed.

Personally known or Produced Identification



Type of ID produced: FL DL

Signature of Notary: Julia Olson

Print Name: Julia Olson My commission expires: 02/02/2027

I, _____, am the legal representative of the applicant and am authorize
speak on his behalf for the subject matter.

Agent's Mailing address:			
City:		State:	
Agent's Phone:		Agent's Email:	
Agent's Signature:			

STAFF USE ONLY:

- a. Date received: _____
- b. Contains all required information: Yes No
- c. Consistent with the zoning code: Yes No
- d. Consistent with the comprehensive plan: Yes No
- e. Site lies within an historic district: Yes No
- f. Petition rejected: Yes No
- g. Petition accepted: Yes No
- h. Land use: _____

District: _____
(see attached reason)
Case #: _____
Case #: _____

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01

Project Introduction

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1.1 Project Team

The initial Coso-Ocala PD Project Team is listed below:



ROLE: Landowner and Master Developer | LOCATION: Ocala, FL

Coso Capital Group is a real estate investment company based in Ocala, FL and currently the owner of the project site. They are experienced in single-family residential and multifamily property investments within Central Florida. The founders live in Marion County and have been doing business here for 8 years. The company’s mission is to create lifestyle projects that foster community connections and lasting memories. Transforming the way people live and interact with their communities and revolutionizing how residents experience and engage with their neighborhoods. Their vision is to offer accessible housing options for diverse family structures, including single parents, childless couples, empty nesters, and individuals of all life stages.

Coso Capital Group is the owner and operator of the Timberland Apartments since 2020. This existing development occupies the northern 4.4 acres of the project site.



ROLE: Master Planners | LOCATION: Orlando, FL

GAI Consultants, Inc. (GAI) is an engineering, design, planning and economics consulting firm headquartered in Orlando and Pittsburgh. Their specialized Community Solutions Group (CSG) is their idea-driven, specially positioned team for landscape architecture, urban planning, redevelopment economics, and wayfinding/environmental graphics.



ROLE: Traffic Engineers | LOCATION: Debary, FL

Walsh Traffic Engineering, located in Debary, Florida, specializes in Traffic Impact Analyses, Traffic Operations, and Safety. With over 30 years of experience, the firm collaborates with private developers and government agencies across Florida.



ROLE: Landscape Architects | LOCATION: Wesley Chapel, FL

Andreasen Design, a Tampa area-based design collaborative, specializes in residential communities and creating spaces that unleash the full potential of communities. With an extensive background in cross-disciplinary innovation and decades of experience in planning and landscape architecture, we offer a comprehensive design approach.



ROLE: Architects | LOCATION: Atlanta, GA

Preston and Reed Sustainability Solutions is nationally recognized for home and community planning. From their groundbreaking work with municipalities to award winning home design to advocacy for sustainability, Preston and Reed is leading the way.



ROLE: Civil Engineers | LOCATION: Ocala, FL

Radcliffe Engineering provides professional services covering a wide range of civil engineering needs; including subdivisions, roads, drainage, water, sewer, site development, water treatment and wastewater treatment facilities. Their Staff has the proper blend of expertise and experience required to successfully complete a variety of civil design projects.



ROLE: Surveyor | LOCATION: Ocala, FL

JCH Consulting Group Inc. is a company specializing in land surveying, engineering, construction surveying, and geographic information systems.

1. 2 Introduction

Anna Jo Partnership LLC is submitting a request for the approval of a Planned Development (PD) on two properties currently in unincorporated Marion County, situated along SW 20th Street (refer to the location map on the subsequent page)

Concurrent with the Rezone application, the applicant is also seeking Annexation and Comprehensive Plan Amendment for the aforementioned properties. The objective is to secure a City of Ocala Medium Intensity / Special District Future Land Use designation.

This combined PD Application and Book Document aims to fulfill all the specified requirements outlined in the application form. Additionally, it provides an overview of the purpose, objectives, and development standards associated with the proposed development.

1.3 Properties Location

The Coso-Ocala Planned Development (PD) encompasses properties situated along SW 20th Street. The first property, Timberland Apartments (Property #1), is a 4.4-acre parcel featuring an existing 42-unit multi-family development. Located at 2275 SW 53rd Ave, Ocala, FL 34474, the existing use of this property is slated to remain unchanged post the rezoning process.

The second property (Property #2) is a 34.89-acre vacant parcel situated behind Timberland Apartments. The proposed plan involves the redevelopment of this vacant property into a well-designed compact residential community. The envisioned development will feature a network of pocket parks and interconnected streets, enhancing the overall livability of the area. (Refer to Figure 1: Coso-Ocala PD Location Map)

Both properties combined comprise the Coso-Ocala PD totaling 39.33 Ac

Property 1: Timberland Apartments

The Applicant holds ownership and control over both properties; see required evidence in the following sections. The acquisition of Timberland Apartments occurred in June 2020, at which time the property presented various code enforcement violations and had several pending permits. After the acquisition, significant efforts were undertaken to address these issues, resulting in comprehensive improvements to both the buildings and the overall site.

In the context of the rezoning processes, the Applicant is seeking approval to maintain this portion of the project as a 42-unit multi-family site. The demonstrated improvements showcase the commitment to enhancing the property's condition and aligning it with the proposed rezoning plans. (See Figure 2: Timberland Apartments Before and After Photos)

Property 2: Proposed Development

For Property #2 the applicant envisions a dynamic residential community where you can live a big life without needing a big house. The project features a variety of dwelling units, including single-family detached and attached (townhomes) and multi-family housing types and price for residents with different economic and social needs. This variety caters to different preferences and contributes to affordability for skilled blue-collar workers and retirees.

Comprising a total of 417 new units the community will offer a diverse range of rear-loaded residential dwelling types. These include single-family detached homes in the form of cottage and courtyard homes, single-family attached townhomes, and multi-family residences. Emphasizing connectivity, the community will feature a thoughtfully designed system of streets and alleys, creating a cohesive environment.

Key to this vision is the integration of numerous amenities spaces and pocket/courtyard parks, providing residents with opportunities to gather, recreate, and build a sense of community. See Section 1.6: Concept Plan.

FIGURE 1. COSO-OCALA PD LOCATION MAP



COSO-OCALA PD SITES

- 1** **Property 1: Timberland Apartments**
 Municipality: Marion County
 Parcel ID 23311-000-00
 Acreage: 4.44
 Year Built: 1983 - Year Remodeled: 2022

- 2** **Property 2: Vacant Land**
 Municipality: Marion County
 Parcel ID 23817-004-00
 Acreage: 34.89

PREVIOUS APPROVED PD'S

- A** **Country Green PD: 40 Ac**
 The Country Green PD was approved in 2017. This will be a mixed-use development proposing 900 residential units, and 75,000 SF of commercial space with a total density of 28 du/ac.

- B** **Wintergreen PD: 40 Ac**
 The Wintergreen PD was approved in May 2022. This will be a mixed-use development proposing 685 residential units, 50,000 SF of office space and 87,000 SF of commercial space with a density of 26 du/ac.

FIGURE 2. TIMBERLAND APARTMENTS BEFORE AND AFTER PHOTOS

BEFORE PHOTOS



AFTER PHOTOS



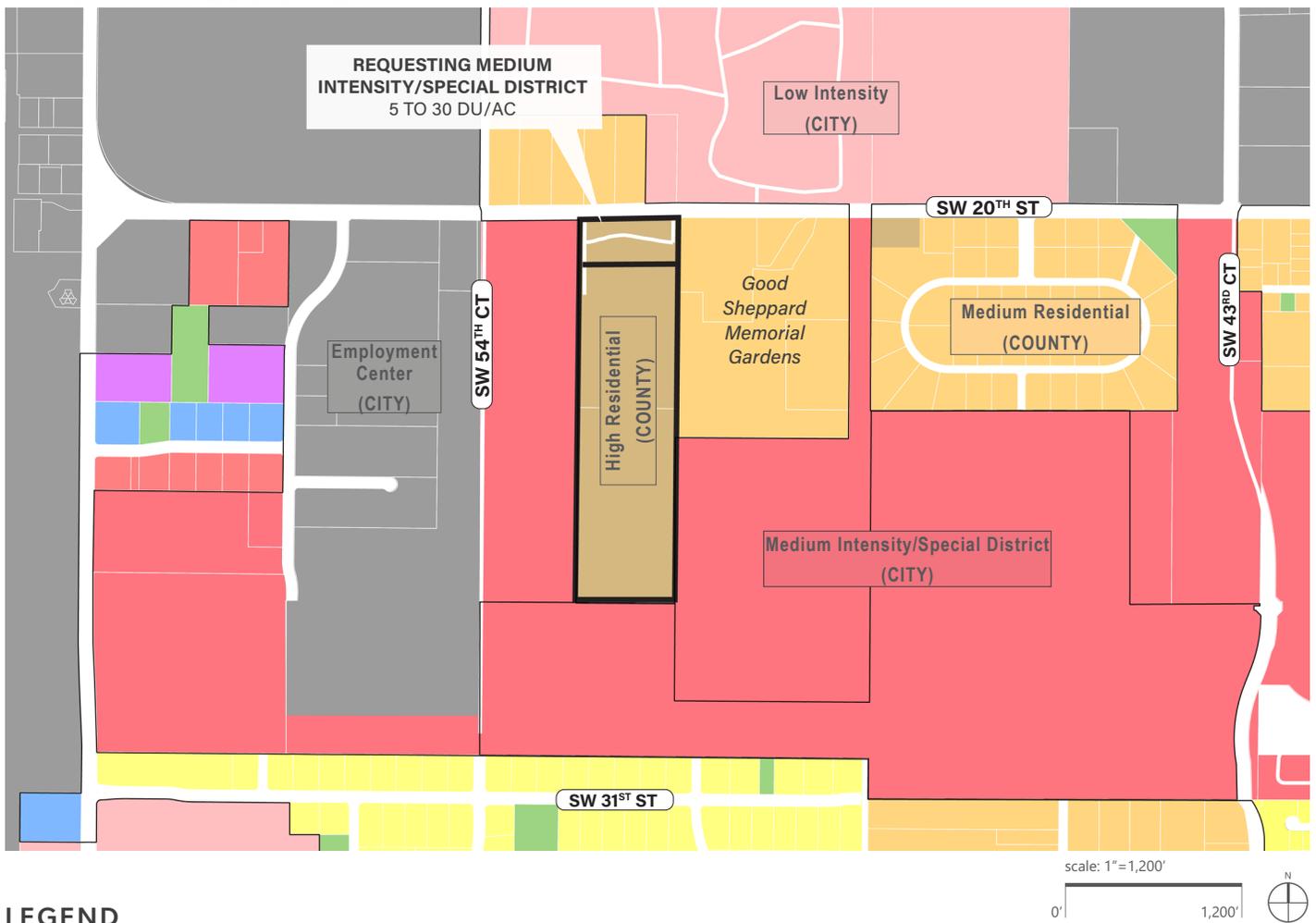
1.4 Land Use

The Coso-Ocala Planned Development (PD) properties are strategically positioned, adjacent to properties within the City of Ocala Jurisdictions with Medium Intensity/Special District Future Land Use designation. The properties are bordered to the north by expansive single-family lots, to the east by the Good Shepherd Memorial Gardens, and to the south and west by vacant properties.

As indicated by the current Future Land Use Map, both Coso-Ocala PD properties currently carry a High Residential designation according to Marion County’s land use plan. This designation is tailored to accommodate a blend of single-family and multi-family residential units in both existing and new developments. The permitted density ranges from 4 to 8 dwelling units per gross acre.

In alignment with the adjacent properties falling under the City of Ocala Jurisdiction, characterized by a Medium Intensity Special District Future Land Use Category, the applicant intends to request this designation in the Comprehensive Plan Amendment Application. This adjustment seeks consistency with the anticipated future development of the area. The Medium Intensity, Special District category is designed to delineate neighborhood and community-centric activity centers, fostering a walkable urban community. The permissible density within this category ranges from a minimum of five dwelling units per gross acre to a maximum of 30 dwelling units per gross acre. Additionally, the allowed uses encompass residential, office, commercial, public, recreation, educational facilities, and institutional. For a visual representation and further details, please refer to Figure 3: Future Land Use Map

FIGURE 3. FUTURE LAND USE MAP



LEGEND

- Coso-Ocala PD Boundary
- High Residential (County)
- Medium Residential (County)
- Low Residential (County)
- Low Intensity (City)
- Medium Intensity / Special District (City)
- Employment Center (City)

1.5 Zoning

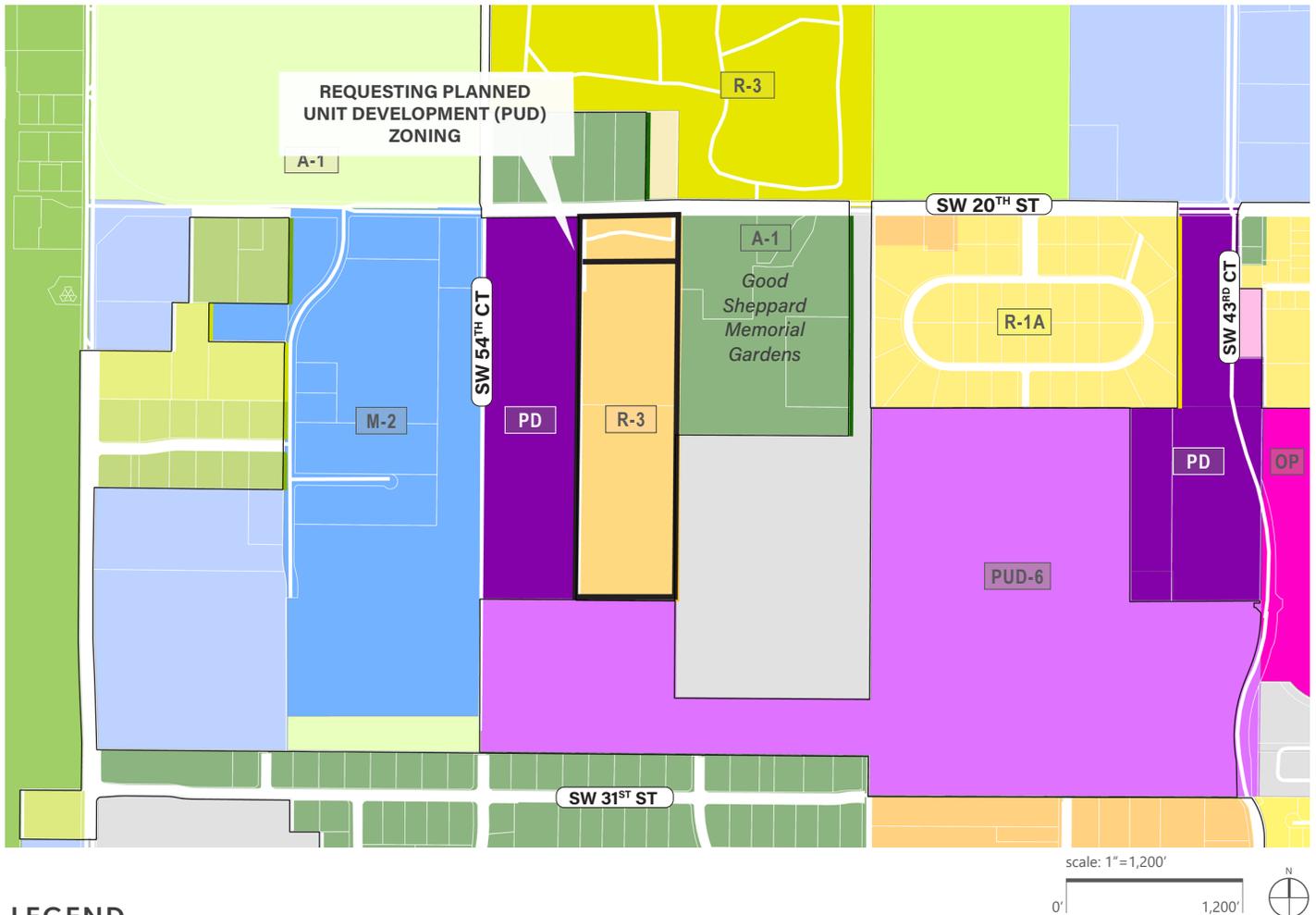
The existing zoning for both Coso-Ocala Planned Development (PD) properties is designated as R-3 in accordance with Marion County regulations. This zoning classification is designed to facilitate high-density and urban residential development, encompassing multi-family dwelling units. The allowable density within this classification ranges from 4 to 16 dwelling units per one (1) gross acre.

Adjacent to the west lies a property under the City of Ocala’s Jurisdiction, zoned PD and known as Country Green PD. This PD was granted approval in 2017 as a mixed-use development, proposing a density of 28 dwelling units per acre, comprised of 900 residential units and 75,000 square feet of commercial space. Subsequent to the PD approval, there has been no new development on this property.

In a bid to align with the latest zoning trends in the area, the applicant is seeking a Planned Development (PD) Zoning classification. This classification allows for a unique, individually planned development process that may not be permitted under standardized zoning districts. The PD zoning also promotes flexible design, ensuring adaptability to the specific needs and characteristics of the development.

For a visual representation and additional details, please refer to Figure 4: Zoning Map

FIGURE 4. ZONING MAP



LEGEND

- Coso-Ocala PD Boundary
- R-3 (County)
- A-1 (County)
- R-3 (City)
- PD (City)
- PUD-6 (City)
- No Zoning (City)
- M-2 (City)

1.6 Concept Plan

FIGURE 5. COSO-OCALA PD CONCEPT PLAN



The proposed program per the enclosed Concept Plan is 459 units, including the 42 multi-family units from the existing Timberland Apartments. For more details see table below.

The proposed new community features single-family detached, single-family attached (townhomes), and multi-family units. The plan provides a system of alleyways, which will allow for all the unit's parking to be in the rear of the units, allowing the front to be for pedestrians. The proposed development will include a central amenity with a clubhouse for the entire development, a series of pocket/small parks, and the stormwater areas will have a walking pathway. The Multi-Family will be for rent, and the single-family attached and detached will be platted at one unit per lot to provide flexibility in the ownership structure. Portions of the site may be fee-simple, while others may be for rent. All buildings will abide by the Florida Building Code. Additional information about the Concept Plan is provided in Section 3.4

DEVELOPMENT SUMMARY (Existing and Proposed Development)		
	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	39.33 Ac	100%

DEVELOPMENT PROGRAM (Existing and Proposed Development) 459 Units 11.67 Du/Acre			
	Units	Development Mix %	Parking Spaces / Ratio **
Multi-Family (Existing Timberland Apartments)	42	51%	84 spaces (2 spaces per unit)
Multi-Family (3-Story)	192		248 spaces (1.3 spaces per unit)
SF-Attached Townhomes (16' x 20' Lots)	150	33%	1-per unit
SF-Detached Courtyard Homes (32' x 90' Lots)	16	16%	2-per unit
SF-Detached Cottage Homes (32' x 50' Lots)	59		1-per unit
TOTAL	459	100%	

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

** Approximately additional 150 parking spaces will be provided on-street and 30 spaces on the alleys.

*** The dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

1.7 LDC & Comprehensive Plan Consistency

Approval of this request will accommodate a variety of housing types to support Ocala's growing population while providing an appropriate transition to more commercial/warehouse areas to the west. The proposed zoning is in character with the surrounding land use pattern based upon recent PD approvals on abutting properties, and is also directly in compliance with the policies guiding development in the City of Ocala set forth in the Comprehensive Plan.

The proposed plan provides a flexible design to meet the demographic's changing needs, market trends, and consumer preferences as intended by the PD zoning district. The proposed project uses a combination of architectural styles, building forms, and building relationships that can only be achieved through a PD rezone. In addition to compliance with the Land Development Code, the rezoning amendment is also supported by the following goals, objectives, and policies contained in Ocala's adopted Comprehensive Plan.

FUTURE LAND USE ELEMENT POLICY 4.3: The City shall amend the Land Development Code to encourage pedestrian activity and safety and to enhance the beautification of the built environment throughout the City.

The proposed development provides ample open space that meets all City requirements, as well as public and private park areas, and pedestrian connectivity. The configuration of the development is intended to provide a multi-generational community that promotes a sense of safety and features a cohesive development pattern that upholds a high aesthetic value. See Section 3.8: Parks and Open Space

HOUSING ELEMENT POLICY 1.5: To meet the objective of providing dwelling units of varying types, sizes and costs throughout the city, the City shall permit, where appropriate, infill development of various housing types such as but not limited to apartments over garages, mother-in-law apartments, multi-generational housing, live-work units, and residential units above commercial activity.

The proposed Planned Development intends to provide housing opportunities to accommodate Ocala's growing population and create a community that is multigenerational. As noted throughout the application packet, the project features a variety of dwelling units, including single-family detached and attached (townhomes) and multi-family housing types, with varying types, size, and price for residents with different economic and social needs. A goal of the development is to provide an inclusive, diverse, and vibrant community directly in compliance with the above policy. See Section: 3.7: Architecture

TRANSPORTATION ELEMENT POLICY 4.1: All new development projects located on a functionally classified roadway (Arterial or Collector) shall be required to undergo an access management review that includes, but not limited to, median openings, frontage, reverse frontage, and cross access easements.

As shown on the provided conceptual plan, the proposed development features two access points that are to be used as primary access and secondary access. These points of access will be facilitated by collector roadways. The proposed development provides a network of alley roads and grid street system, that will contribute to the better internal vehicular, pedestrian and bicycle connectivity. See Section 3.9: Circulation and Signage

The Applicant respectfully requests approval of this petition and reserves the right to supplement this application with additional information, as required or requested by Staff.

1.8 Proposed Variations from the Code

Sec. 122-260. - Buffers.

... The building official and planning director may also approve a solid wood fence and increased landscaping as an alternative to a masonry wall in instances where a parcel was reduced in size by a condemnation of right-of-way. ...

We are proposing 6' Solid Vinyl Fence instead of solid wood fence. See Section 3.8

Sec. 114-93. - Alleys.

... (b) The right-of-way width of an alley shall not be less than 30 feet...

We are proposing a 20-foot right-of-way for all the alleys, which will be private. See Section 3.9

Sec. 114-93. -Lot Requirements.

The table below provides the Coso-Ocala PD Lot requirements of the four (4) proposed residential typologies. For additional details see Section 3.6

	Single-family Detached (Courtyard Home)	Single-family Detached (Cottage Home)	Single-family Attached (Townhome)	Multi-Family
Front Yard (Minimum feet)	5'	5'	5'	15'
Interior Side Yard (Minimum feet)	3'	3'	0'	15'
Street/Alley Side Yard (Minimum feet)	8'	8'	5'	10'
Interior Rear Yard (Minimum feet)	25'	10'	25'	10'
Alley Rear Yard (Minimum feet)	25'	10'	25'	10'
Lot Width (Minimum feet)	32'	28'	16'	200'
Lot Area (Minimum square feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)*	45%	50%	45%	65%
Building Coverage (Maximum fee)	35'	35'	35'	4 stories or 50'

Sec. 122-631. Single-family dwellings (attached) criteria.

(18) Parking requirements: 1½ spaces per unit. Additional spaces may be required for amenities.

We are proposing 1 off-street parking space per unit. Additional parking will be provided on-street, per our concept plan and proposed street sections. See Section 3.9

02

Documents and Backup Information

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2.3	Neighborhood Meeting Backup.....	21
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2.1 Pre-Hearing Application

A Pre-Hearing and/or Pre-Application Meeting with the Applicant, Project Team and City took place on September 14, 2023. Below is the copy of the form and in the following page a copy of the email with Teams Meeting invitation from the City of Ocala.



GROWTH MANAGEMENT DEPARTMENT
 201 SE 3rd STREET (Second Floor), OCALA, FL 34471
 Phone: (352) 629-8404 Fax: (352) 629-8308
 Email: gmd@ocalafl.org Website: www.ocalafl.org

REQUEST FOR PREAPPLICATION MEETING

**PROJECT INFORMATION:

Project Name: <u>Coso-Ocala</u>	Location of Site: <u>Vacant Parcel behind - 2275 SW 53RD AVE</u>
Parcel Number: <u>23817-004-00</u>	Site Area: <u>34.89 Ac</u> Proposed Building SF: _____
Description of project: We are proposing a residential community of up to 450+ units comprised of single-family detached, townhomes and multi-family units. The community features several pocket parks, and central amenity. (See Concept Plan). As part of this project we will be requesting Annexation, Comp Plan Amendment and Rezone	

** CONTACT INFORMATION:

Business Name: <u>GAI Consultants, Inc</u>
Business Address: <u>618 E South Street, Suite 700</u>
City/State/Zip Code: <u>Orlando, FL 32801</u>
Business Telephone Number: <u>407-423-8398</u> <u>407.619.0205</u>
Contact Person: <u>Andrew McCown & Claudia Ray</u> Direct Telephone Number: <u>321-319-3069</u>
Email address: <u>a.mccown@gaiconsultants.com</u> <u>c.ray@gaiconsultants.com</u>

** AVAILABILITY (DATES AND TIMES):

Preapplication/conceptual plan discussions are typically scheduled on Wednesday between 9:00 AM and 11:00 AM on the site plan review agenda. A conceptual plan should be provided prior to the meeting but is not mandatory. Discussions are limited to 30 minutes. Only one preapplication meeting per consultant per parcel. Additional review will be provided only upon submission of an application to begin formal review.

If you are unable to attend during the Wednesday meeting timeframe, please provide several dates and times you are available and we will try to accommodate your request for an alternate meeting date and time.

Day: <u>Wednesday 9/6</u>	Time: <u>9am - 9:30 am</u>
Day: <u>Wednesday 9/13</u>	Time: <u>9 am - 9:30 am - 10 am - 10:30 am</u>
Day: <u>Wednesday 9/20</u>	Time: <u>10 am - 10:30 am</u>
Day: _____	Time: _____

Claudia Ray

Subject: FW: Preapplication Coso-Ocala
Location: Microsoft Teams

Start: Wed 9/20/2023 10:10 AM
End: Wed 9/20/2023 10:40 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Karen Cupp

-----Original Appointment-----

From: Karen Cupp <KCupp@Ocalafl.gov>
Sent: Wednesday, September 13, 2023 4:07 PM
To: Karen Cupp; Claudia Ray; Eric Smith; Endira Madraveren; Emily W. Johnson; Divya Govindaraju; Breah Miller
Cc: Jeff Shrum; Patricia Hitchcock
Subject: Preapplication Coso-Ocala
When: Wednesday, September 20, 2023 10:10 AM-10:40 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams

EXERCISE CAUTION: This is an External Email Message!

Think before clicking on links, opening attachments, or responding

Applicant:	GAI Consultants, Claudia Ray
Parcel #:	23817-004-00
Project Description:	Proposed residential community of up to 450+ units comprised of single-family, central amenity townhomes and multi-family units. As part of this project, we will be requesting annexation, comp plan amendment and rezoning.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 272 281 660 813

Passcode: oCKdXh

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 352-448-0342,,792219975#](#) United States, Gainesville

Phone Conference ID: 792 219 975#

2.2 Neighborhood Meeting Summary

The City of Ocala, FL, requires that all applicants hold a neighborhood meeting before filing a PD application for zoning designation. The meeting's purpose is to present the proposed development to residents, landowners, and other stakeholders and receive comments and concerns about it.

On December 12, 2023, the applicant conducted a Neighborhood Meeting at the Central Florida College, 3001 SW College Rd, Ocala, FL 34474. The meeting was conducted in accordance with the City of Ocala, FL Ordinance Section 122-949. See all the supporting materials at the end of this section.

On November 06, 2023, a Public Notice of the meeting was mailed to all property owners who live within 500 feet of the proposed development. Additionally, an advertisement for the meeting was published in the Ocala Gazette on November 17, 2023.

The applicant provided a digital presentation and printed visioning boards. The meeting began promptly at 5:30 PM. Tracy Rains, representing the owner of the vacant parcel east of the proposed development, was the only member of the public in attendance. The second name on the sign-in sheet, shown on the following pages, belongs to a former project team member, Vincent Spahr, from Kimley-Horn. With no other participants present, the applicant and project team had an informal discussion with Mr. Rains. The project team walked him through the concept plan, development proposal, and the proposed entryway street design and buffer. By the end of the meeting, Mr. Rains expressed his support for the development proposal.

The following pages have all the requirements for meeting and backup information.



2.3 Neighborhood Meeting Backup Materials

Public Notice Invitation



Planning | Urban Design
Landscape Architecture
Economics | Real Estate

A GAI Consultants Inc. Service Group

PUBLIC NOTICE: NEIGHBORHOOD MEETING

You are invited to attend a Neighborhood Meeting to present the new residential development plan for a nearby property.

This Neighborhood Meeting is being conducted in accordance with the City of Ocala Ordinance Section 122-949. This neighborhood meeting aims to inform occupants and owners about the proposed annexation, Future Land Use Map Amendment, and Planned Development (PD) zoning application of nearby lands, receive comments, and address concerns about the development proposal. We look forward to your input!

The Neighborhood Meeting will include a presentation by the Applicant to provide an overview of the proposed development, with representatives of the owner, applicant, and land planner available to answer questions from attendees following the presentation.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

MEETING DETAILS:

Date & Time: Tuesday, December 12, 2023 @ 5:30 pm

Location: Central Florida College
3001 SW College Rd, Ocala, FL 34474
Ewers Century / Building 40
Room 203 (2nd Floor)

PROPERTIES INFORMATION:

Properties Location

Property 1:
Timberland Apartments (Approx. 5 Ac.)
2275 SW 53rd Avenue, Ocala, FL
Parcel ID: 23311-000-00

Property 2:
Vacant Parcel located behind Timberland
Apartments (Approx. 35 Ac.)
Parcel ID: 23817-004-00

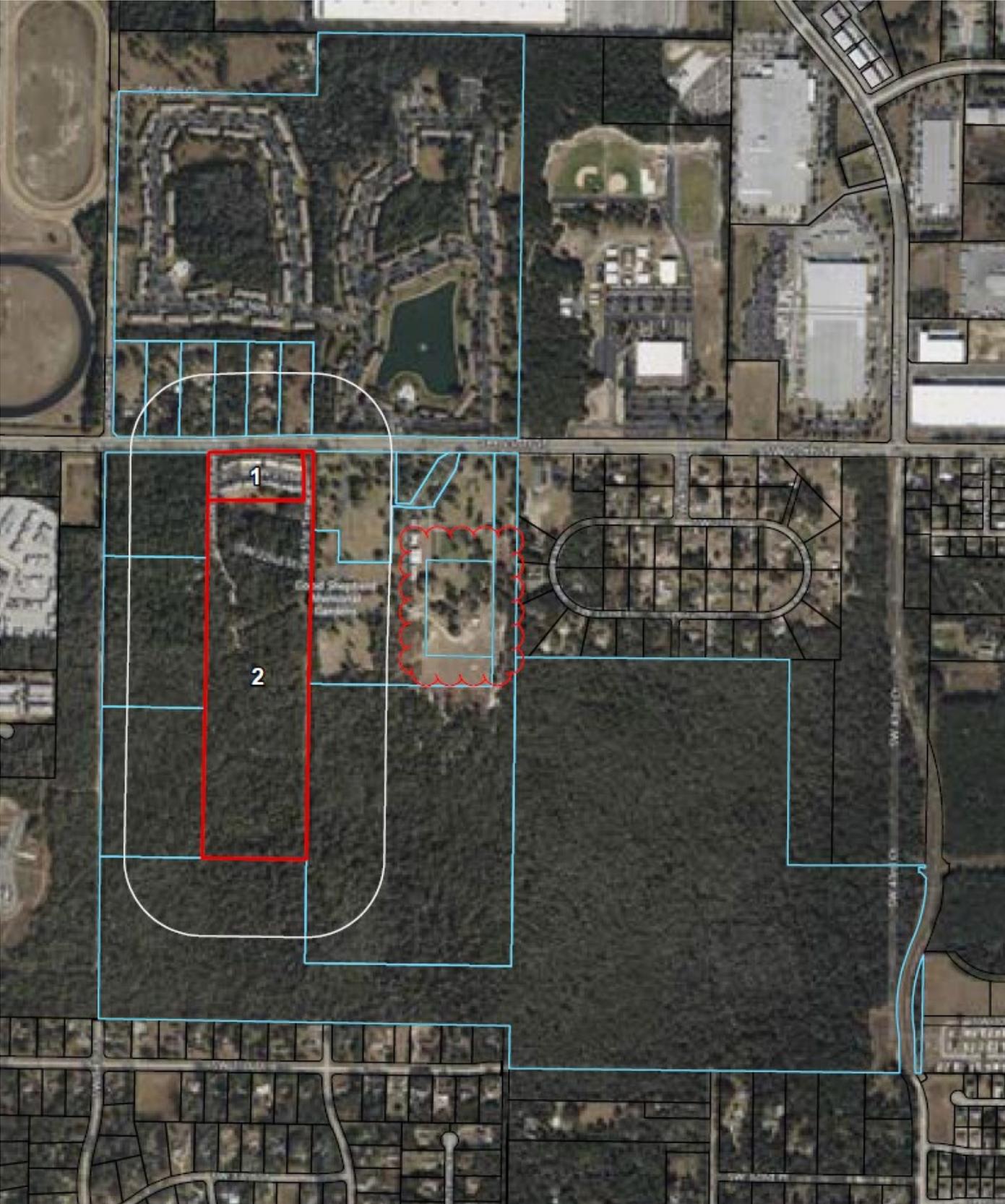
Owner:
Anna Jo Partnership LLC

Applicant:
GAI Consultants
618 E South Street, Suite 700
Orlando, FL 32801
(407) 423-8398



Property Location Map

Property 500' Buffer Map



Ocala Gazette Affidavit of Publication

OCALA
gazette

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Ocala Gazette
PO Box 188
(352) 732-0073

I, Jesse Sassaman, of lawful age, being duly sworn upon oath deposes and says that I am the Authorized Agent of Affidavits of Column Software, PBC, duly appointed and authorized agent of the Publisher of Ocala Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Ocala, for the County of Marion County, in the state of Florida, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Nov. 17, 2023

Notice ID: 7zdlhXeuMBGoBrLqllB4

Notice Name: Neighborhood Meeting GAI Consultants

PUBLICATION FEE: \$163.70

Jesse Sassaman

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 11/17/2023

Notary Public
Notarized online using audio-video communication



PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

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Sent To: *Car the Arts of Ocala Co Market Mall Inc*
Street and Apt. No., or PO Box No. *147 6th Ave South Ste 300*
City, State, ZIP+4® *SANF Petersburg FL 33701-4393*

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Street and Apt. No., or PO Box No. *5500 Military Trail Ste 22 10/03*
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Postage \$0.66

Total Postage and Fees \$5.01

Sent To: *Sw 16th Street Apartments LLC*
Street and Apt. No., or PO Box No. *1900 SW 16th St*
City, State, ZIP+4® *The Villages FL 32163*

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

Sent To: *Bergel Properties LLC*
Street and Apt. No., or PO Box No. *19020 US 90*
City, State, ZIP+4® *OCALA FL 34761*

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for Instructions

2.5 Legal Description

Parcel ID 23817-004-00

Parcel ID 23817-004-00

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33 FEET THEREOF.

ALSO, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4524, PAGE 1957, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°24'45" EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 00°32'16" EAST, ALONG THE WEST BOUNDARY OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 1,265.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'16" EAST, ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 28.58 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SW 20TH STREET, SAID POINT BEING 33.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21; THENCE SOUTH 89°24'45" EAST, PARALLEL WITH THE SAID NORTH BOUNDARY, AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SW 20TH STREET, FOR A DISTANCE OF 660.81 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 03°25'02", AND A CHORD DISTANCE OF 338.68 FEET BEARING SOUTH 88°47'42" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 338.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°05'11" WEST FOR A DISTANCE OF 228.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,779.58 FEET, A CENTRAL ANGLE OF 00°56'09", AND A CHORD DISTANCE OF 94.39 FEET BEARING SOUTH 87°33'15" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 94.39 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

2.6 Property 1 Record Card

PROPERTY 1: Timberland Apartments | Parcel ID 23817-004-00 | Acreage: 4.44 | Page 1 of 17

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

23311-000-00

[GOOGLE Street View](#)

Prime Key: 1813042

[Beta MAP IT+](#)

Current as of 2/19/2024

Property Information

ANNA JO PARTNERSHIP LLC
11100 SW 93RD CT RD STE 10-103
OCALA FL 34481-5187

Taxes / Assessments:

Map ID: 146
Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 03

Acre: 4.44

More Situs

Situs: 2275 SW 53RD AVE OCALA

2023 Certified Property Value by Income

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$2,362,469	<u>Ex Codes:</u>
Total Assessed Value	\$2,362,469	
Exemptions	\$0	
Total Taxable	\$2,362,469	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$224,810	\$3,097,509	\$40,204	\$2,362,469	\$2,362,469	\$0	\$2,362,469
2022	\$469,114	\$1,718,883	\$40,181	\$1,621,458	\$1,388,172	\$0	\$1,388,172
2021	\$469,114	\$1,358,115	\$39,521	\$1,260,794	\$1,260,794	\$0	\$1,260,794

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7207/1627	06/2020	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$2,300,000
7207/1621	04/2020	05 QUIT CLAIM	0	U	I	\$100
5077/1923	07/2008	08 CORRECTIVE	7 PORTIONUND INT	U	I	\$100
4524/1957	06/2006	43 R-O-W	0	U	I	\$100
1486/1697	02/1988	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$811,250
1482/1231	01/1988	83 EX-CONDO	9 UNVERIFIED	U	I	\$100
1156/1966	05/1983	82 CONDO	0	U	V	\$100
1153/1722	04/1983	82 CONDO	0	U	V	\$100
1147/1407	02/1983	82 CONDO	0	U	V	\$100

Property Description

SEC 21 TWP 15 RGE 21
COM AT THE SW COR OF SE 1/4 OF SEC 21 TH S 89-24-08 E 659.83 FT TH
N 00-32-31 E 960.29 FT TO THE POB TH CONT N 00-32-31 E 305.11 FT TH

TO A PT BEING ON A CURVE CONCAVE NLY HAVING A RADIUS OF 5779.58 FT A CENTRAL ANGLE OF 00-56-09 A CHORD BEARING & DISTANCE OF N 87-33-53 E 94.39 FT TH ELY ALONG ARC OF CURVE 94.39 FT TH N 87-05-48 E 228.44 FT TO THE POC OF A CURVE CONCAVE SLY HAVING A RADIUS OF 5679.58 FT A CENTRAL ANGLE OF 02-48-49 A CHORD BEARING & DISTANCE OF N 88-30-13 E 278.87 FT TH ELY ALONG ARC OF CURVE 278.90 FT TH S 04-43-04 E 132.99 FT TH S 00-00-00 E 190.36 FT TH S 89-31-42 W 615.06 FT TO THE POB

Parent Parcel: 23320-005-15

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCMF	0320	565.0	290.0	R3	42.00	UT							
GCSF	0320	.0	.0	R3	29,621.00	SF							

Neighborhood 9925 - COMMERCIAL PC 08 AND 03
Mkt: 2 70

Traverse

Building 1 of 8

MFB01=U35L11D2L4D5L7U7L13D9L12U22L12D16A245[6,7L2U15L8D9L13D6L2A295[6,7U16,9L12D14L5D7L7U5L4U2L11D35R21U7R6D10R8U2R13U6R12D3R7D3R13D3R20D3R8U14R6D7R21.L21
FOP02=U7L6D7R6.L6D7
FOP03=D3L8U3R8.L8U3L20
FOP04=D4R8U4L8.U3L13
FOP05=U3L7U3L12D6R19.L32D2
FOP06=L8D4R8U4.L8U10
FOP07=L6D7R6U7.D7L27U35R11
FOP08=D2R4D5R7U7L11.R16D0,1U14R12D13,9R8
FOP09=D6L2A295[6,7U3R8.
DCK10=U14L8D14R8.
FOP11=U9R13D9L13.U9R29D9
FOP12=D3A245[6,7L2U6R8.R12D0,1
FOP13=D9R12U9L12.R25D7

Section: 1

Roof Style: 10 GABLE

Roof Cover: 16 GALVANIZED MTL

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2: 00

Foundation: 7 BLK PERIMETER

A/C: Y

Floor Finish: 24 CARPET

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 6

Bedrooms: 12

4 Fixture Baths: 0

3 Fixture Baths: 10

2 Fixture Baths: 2

Extra Fixtures: 12

Blt-In Kitchen: Y

Dishwasher: Y

Garbage Disposal: Y

Garbage Compactor: N

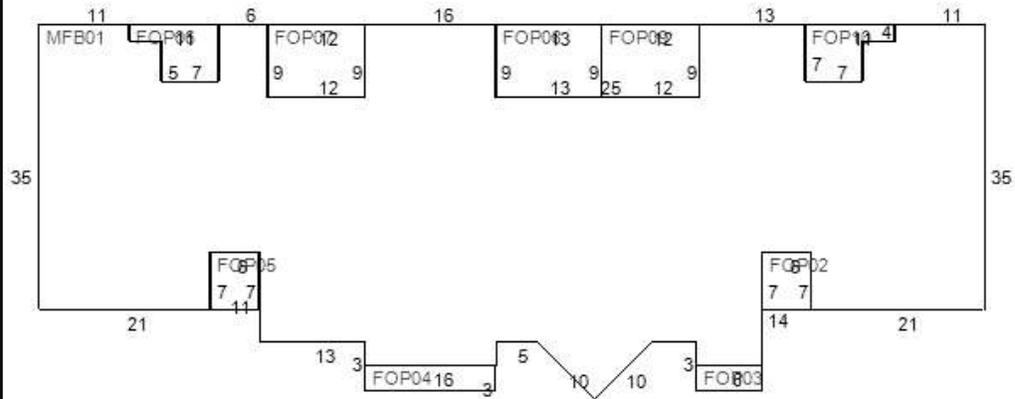
Intercom: N

Vacuum: N

Traverse

Building 2 of 8

MFB01=L21U7L6D14L8U3L5,5A225[10A315]10L5D3L16U3L13U11L6D7L21U35R11D2R4D5R7U7R6D9R12U9R16D9R25U9R13D7R7U5R4U2R11D35.L21,3
 FOP02=U7L6D7R6.L14D7L0,1
 FOP03=R8D3L8U3.L24,7
 FOP04=L16D3R16U3.L29U7
 FOP05=U7L6D7R6.L27U35R11
 FOP06=R11D7L7U5L4U2.R17
 FOP07=R12D9L12U9.R28
 FOP08=R13D9L13U9.R13
 FOP09=R12D9L12U9.R25
 FOP10=R11D2L4D5L7U7.



Building Characteristics

Improvement	MF - MULTI FM - MULTI FAMILY RESID	Year Built	1983
Effective Age	5 - 20-24 YRS	Physical Deterioration	0%
Condition	1	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	12/7/2022 by 117	Architecture	0 - STANDARD SFR
		Base Perimeter	420

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01 29 - VINYL SIDING	1.48	1983	N	0 %	0 %	3,891	5,759
FOP	02 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	48	48
FOP	05 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	06 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	57	57
FOP	07 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	08 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	09 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	10 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	57	57

Section: 1

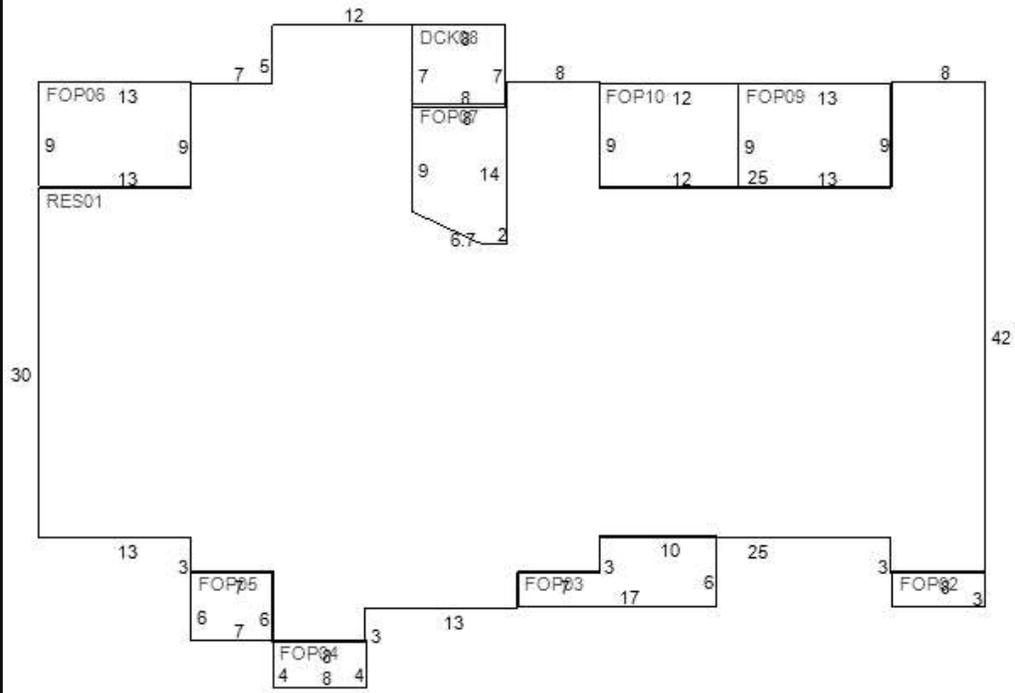
Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 8	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 8	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 3	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 5	Extra Fixtures: 10	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 3 of 8

RES01=L8U3L25D3L7D3L13D3L8U6L7U3L13U30R13U9R7U5R12D16A115|6,7R2U14R8D9R25U9R8D42.
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 FOP03=R7U3R10D6L17U3.D6L13
 FOP04=L8D4R8U4.L8U6
 FOP05=L7D6R7U6.L20U33
 FOP06=R13U9L13D9.U9R20U5R12D7
 FOP07=R8D12L2A295|6,7U9.
 DCK08=U7R8D7L8.U2R28
 FOP09=R13D9L13U9.

FOP10=L12D9R12U9.



Building Characteristics

Improvement	4F - QUADPLEX- 04 FAMILY RESID	Year Built	1983
Effective Age	5 - 20-24 YRS	Physical Deterioration	0%
Condition	1	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	12/7/2022 by 117	Architecture	Q - QUADRUPLEX
		Base Perimeter	318

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 29	- VINYL SIDING	1.89	1983	N	0 %	0 %	2,998	5,666
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	81	81
FOP	04 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	88	88
DCK	08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	56	56
FOP	09 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 9	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 8	Garbage Disposal: Y

Heat Meth 2: 00
 Foundation: 7 BLK PERIMETER
 A/C: Y

Heat Fuel 2: 00
 Fireplaces: 4

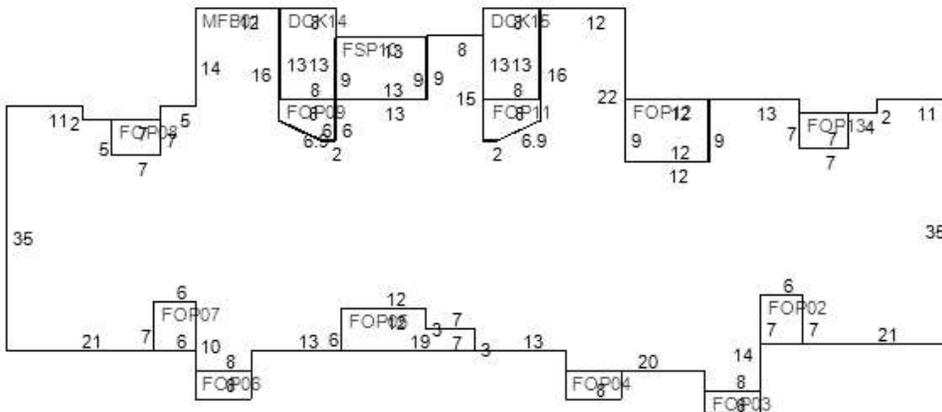
2 Fixture Baths: 3
 Extra Fixtures: 8

Garbage Compactor: N
 Intercom: N
 Vacuum: N

Traverse

Building 4 of 8

MFB01=U35L11D2L4D5L7U7L13D9L12U22L12D16A245[6,9L2U15L8D9L13D6L2A295[6,9U16L12D14L5D7L7U5L4U2L11D35R2
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 FOP03=L8D3R8U3.U3L28
 FOP04=D4R8U4L8.U3L13
 FOP05=L19U6R12D3R7D3.L32D3
 FOP06=L8D4R8U4.L8U3
 FOP07=L6U7R6D7.L27U35R11D2R4
 FOP08=R7D5L7U5.R7U2R5U14R12D16
 FOP09=U3R8D6L2A295[6,9.R8U3R0,3
 FSP10=U9R13D9L13.R21,4
 FOP11=R8D3A245[6,9L2U6.R20,4
 FOP12=D9R12U9L12.R25D2
 FOP13=D5R7U5L7.L74,4U2
 DCK14=U13R8D13L8.R29
 DCK15=U13R8D13L8.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 536

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01 29	- VINYL SIDING	1.43	1983	N	0 %	0 %	4,863	6,954
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	93	93
FOP	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	35	35
FOP	09 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
FSP	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
FOP	12 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	13 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	35	35
DCK	14 01	- NO EXTERIOR	1.00	2020	N	0 %	0 %	104	104
DCK	15 01	- NO EXTERIOR	1.00	2020	N	0 %	0 %	104	104

Section: 1

Roof Style: 10 GABLE

Roof Cover: 16 GALVANIZED MTL

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2: 00

Foundation: 3 PIER

A/C: Y

Floor Finish: 24 CARPET

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 6

Bedrooms: 12

4 Fixture Baths: 0

3 Fixture Baths: 10

2 Fixture Baths: 2

Extra Fixtures: 12

Blt-In Kitchen: Y

Dishwasher: Y

Garbage Disposal: Y

Garbage Compactor: N

Intercom: N

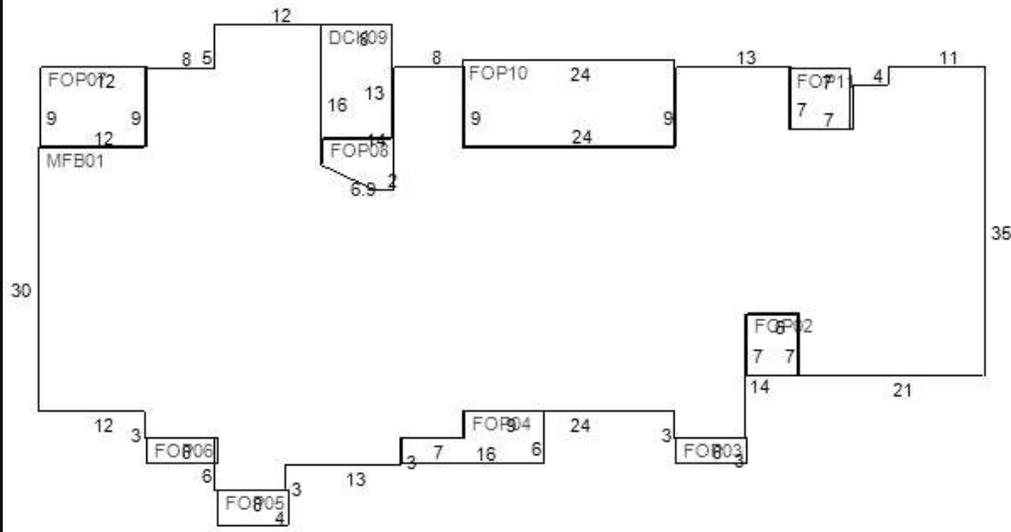
Vacuum: N

Traverse

Building 5 of 8

MFB01=L21U7L6D14L8U3L24D3L7D3L13D3L8U6L8U3L12U30R12U9R8U5R12D16A115[6,9R2U14R8D9R24U9R13D7R7U5R4U2R1D35.L21
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 FOP03=L8D3R8U3.L32
 FOP04=U3R9D6L16U3R7.L20D6
 FOP05=L8D4R8U4.L8U6
 FOP06=L8D3R8U3.L20U33
 FOP07=R12U9L12D9.R12U9R8U5R12D16
 FOP08=U3R8D6L2A295[6,9.U3
 DCK09=U13R8D13L8.R8U8R8D9
 FOP10=R24U10L24D10.R24U9R13D7

FOP11=R7U7L7D7.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 398

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01 29	- VINYL SIDING	1.48	1983	N	0 %	0 %	3,825	5,661
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	75	75
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
DCK	09 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	104	104
FOP	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	240	240
FOP	11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	49	49

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Bedrooms: 10
4 Fixture Baths: 0
Blt-In Kitchen: Y
Dishwasher: Y

Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 5

3 Fixture Baths: 9
2 Fixture Baths: 3
Extra Fixtures: 10

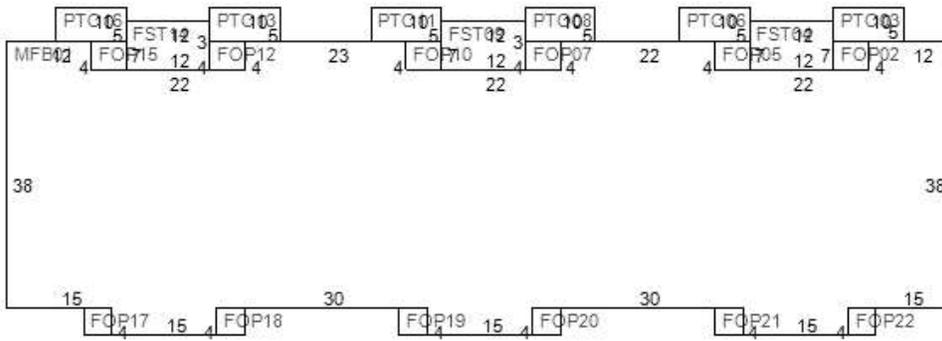
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 6 of 8

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PTO03=R5U5L10D5R5.L5D4
FST04=L12U7R12D7.L17U4
FOP05=R5D4L5U4.
PTO06=L5U5R10D5L5.L27
FOP07=D4R5U4L5.
PTO08=U5R10D5L10.
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FOP10=D4L5U4R5.
PTO11=U5L10D5R10.L33
FOP12=D4R5U4L5.
PTO13=U5R10D5L10.
FST14=D4L12U7R12D3.L12
FOP15=D4L5U4R5.
PTO16=U5L10D5R10.L17D38R15
FOP17=D4L4U4R4.R15
FOP18=D4R4U4L4.R30
FOP19=D4L4U4R4.R15
FOP20=D4R4U4L4.R30
FOP21=D4L4U4R4.R15

FOP22=D4R4U4L4.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 394

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	5,046	5,046
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	04 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	09 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	12 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	13 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	14 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84

FOP 1501 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 1601 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP 1701 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 1801 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 1901 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2001 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2101 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2201 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16

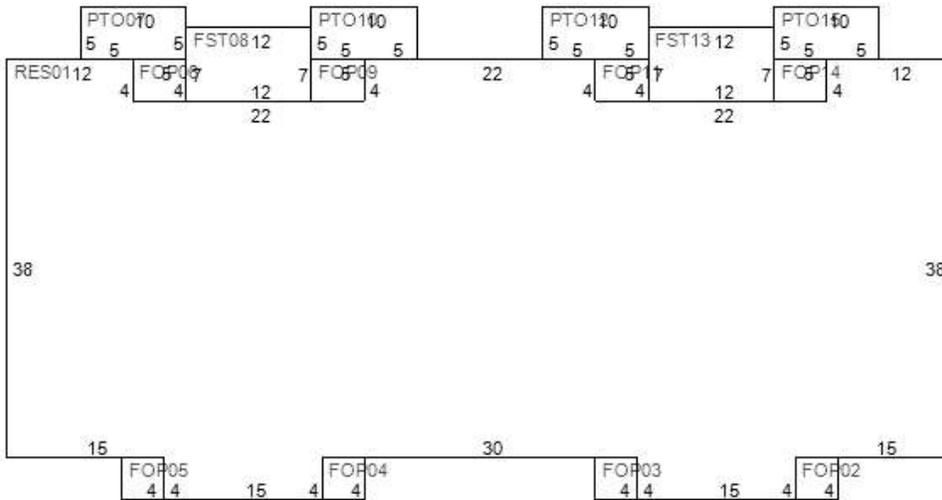
Section: 1

Roof Style: 10 GABLE	Floor Finish: 37 LAMINATE	Bedrooms: 12	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 6	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 12	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 7 of 8

RES01=L15D4L15U4L30D4L15U4L15U38R12D4R22U4R22D4R22U4R12D38.L15
 FOP02=R4D4L4U4.L15
 FOP03=L4D4R4U4.L30
 FOP04=R4D4L4U4.L15
 FOP05=L4D4R4U4.L3U38
 FOP06=R5D4L5U4.
 PTO07=L5U5R10D5L5.D4R5
 FST08=U7R12D7L12.R17U4
 FOP09=L5D4R5U4.
 PTO10=R5U5L10D5R5.R22
 FOP11=R5D4L5U4.
 PTO12=R5U5L10D5R5.D4R5
 FST13=R12U7L12D7.R17U4
 FOP14=L5D4R5U4.
 PTO15=R5U5L10D5R5.



Building Characteristics

Improvement 4F - QUADPLEX- 04 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture Q - QUADRUPLEX
Base Perimeter 288

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	3,364	3,364
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	04 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	08 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	09 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	12 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	13 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	14 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20

PTO 1501 - NO EXTERIOR 1.00 1983 N 0 % 0 % 50 50

Section: 1

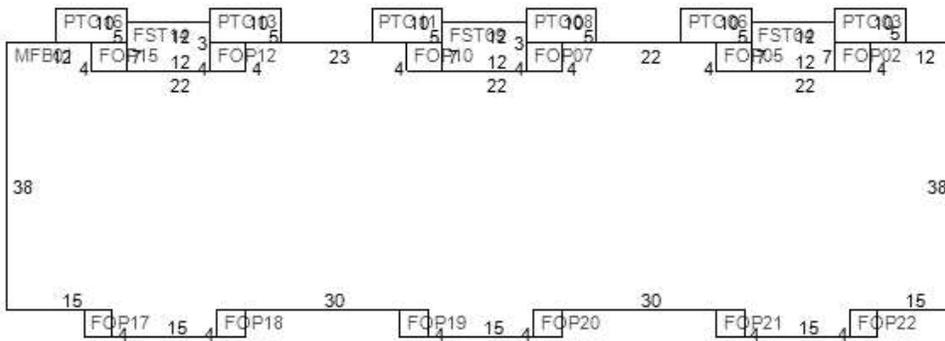
Roof Style: 10 GABLE	Floor Finish: 37 LAMINATE	Bedrooms: 8	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 4	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 8	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 8 of 8

MFB01=L15D4L15U4L30D4L15U4L30D4L15U4L15U38R12D4R22U4R23D4R22U4R22D4R22U4R12D38.U38L12
 FOP02=L5D4R5U4.
 PTO03=R5U5L10D5R5.L5D4
 FST04=L12U7R12D7.L17U4
 FOP05=R5D4L5U4.
 PTO06=L5U5R10D5L5.L27
 FOP07=D4R5U4L5.
 PTO08=U5R10D5L10.
 FST09=D4L12U7R12D3.L12
 FOP10=D4L5U4R5.
 PTO11=U5L10D5R10.L33
 FOP12=D4R5U4L5.
 PTO13=U5R10D5L10.
 FST14=D4L12U7R12D3.L12
 FOP15=D4L5U4R5.
 PTO16=U5L10D5R10.L17D38R15
 FOP17=D4L4U4R4.R15
 FOP18=D4R4U4L4.R30
 FOP19=D4L4U4R4.R15
 FOP20=D4R4U4L4.R30
 FOP21=D4L4U4R4.R15

FOP22=D4R4U4L4.



Building Characteristics

Improvement	MF - MULTI FM - MULTI FAMILY RESID	Year Built	1983
Effective Age	5 - 20-24 YRS	Physical Deterioration	0%
Condition	1	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	12/7/2022 by 117	Architecture	0 - STANDARD SFR
		Base Perimeter	394

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB 01 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	5,046	5,046
FOP 02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST 04 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP 05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP 07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST 09 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP 10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP 12 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 13 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST 14 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84

FOP 1501 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 1601 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP 1701 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 1801 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 1901 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2001 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2101 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2201 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16

Section: 1

Roof Style: 10 GABLE	Floor Finish: 37 LAMINATE	Bedrooms: 12	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 6	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 12	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	2,874.00	SF	20	1983	3	0.0	0.0
144 PAVING ASPHALT	25,200.00	SF	5	1983	3	0.0	0.0
159 PAV CONCRETE	204.00	SF	20	2021	3	0.0	0.0
159 PAV CONCRETE	200.00	SF	20	2021	5	20.0	10.0
105 FENCE CHAIN LK	40.00	LF	20	2021	3	0.0	0.0
159 PAV CONCRETE	1,838.00	SF	20	2022	3	0.0	0.0
144 PAVING ASPHALT	10,763.00	SF	5	2022	3	0.0	0.0

Appraiser Notes

5200 - 5292 SW 20TH ST
 TIMBERLAND APARTMENTS
 (FKA INTERNATIONAL VILLAS)

42 UNITS

- BLDG01 - 6 UNITS (5200-5220)
- BLDG02 - 5 UNITS (5228-5244)
- BLDG03 - 4 UNITS (5252-5264)
- BLDG04 - 6 UNITS (5272-5292)
- BLDG05 - 5 UNITS (5279-5295)
- BLDG06 - 6 UNITS 2/1'S (5203-5223) (2023)
- BLDG07 - 4 UNITS 2/1'S (5231-5243) (2023)
- BLDG08 - 6 UNITS 2/1'S (5255-5271) (2023)

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2023052654	5/19/2023	6/23/2023	C/O 2.5 TON TRANE SEER2 14.30
2020111019	1/20/2021	1/1/1900	INSTALLING A NFPA 13D WET FIRE SPRINKLER SYSTEM IN EXISITNG
2020112060	1/20/2021	1/1/1900	INSTALLING A NFPA 13D WET FIRE SPRINKLER SYSTEM IN EXISTING
2020112295	1/20/2021	1/1/1900	INSTALLING A NFPA 13D WET FIRE SPRINKLER SYSTEM IN EXISTING
2020092896	10/14/2020	1/19/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 6 STEPS AND H
2020092897	10/14/2020	1/19/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 4 STEPS AND H
2020092898	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 3 STEPS --NO
2020092899	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP -REPLACE EX 3 STEPS(NO HAN
2020092900	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP -REPLACE EX 3 STEPS(NO HAN
2020092901	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP -REPLACE EX 3 STEPS(NO HAN
2020092904	10/14/2020	1/15/2021	POUR 4; THICK 4; CONCRETE STOOPS AND REPLACING EXISTING 2
2020092907	10/14/2020	1/14/2021	POUR 4; THICK 4; BY 3; CONCRETE STOOPS AND REPLACIN EXISTIN
2020092909	10/14/2020	1/15/2021	POUR 4; THICK 4; BY 3; CONCRETE STOOPS AND REPLACING EXISTI
2020092881	10/14/2020	1/25/2021	4; THICK; 4 X 3 CONCRETE STOOP USING EXISTING STEPS

PROPERTY 1: Timberland Apartments | Parcel ID 23817-004-00 | Acreage: 4.44 | Page 17 of 17

2020092888	10/14/2020	1/22/2021	4; THICK 4X3 CONCRETE STOOP --USING EX STEPS
2020092889	10/14/2020	1/25/2021	4; THICK 4X3 CONCRETE STOOP -REPLACE EX STEPS(NO HANDRAILS
2020092890	10/14/2020	1/25/2021	POUR (2) 4; THICK 4X3 CONCRETE STOOPS - BUILDING 1 STEP@1ST
2020092893	10/14/2020	1/25/2021	STRUCTURAL REVIEW: DAVID PITTMAN 10/12/20 APPROVEDSCOPE:
2020092894	10/14/2020	1/22/2021	POUR4; THICK 4X3 CONCRETE STOOP --REPLACE EX 1 STEP(NO HAND
2020092895	10/14/2020	1/25/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 6 STEPS AND H
2020081386	9/15/2020	12/18/2020	REMOVE EXISTING & REPLACE WITH NEW SIGN
2020081349	9/11/2020	1/1/1900	RENOVATE EXISTING 6 UNIT; REMOVE/REPLACE EXISTING WINDOWS;
2020081354	9/11/2020	1/1/1900	RENOVATE EXISTING 4 UNIT; REMOVE/REPLACE EXISTING WINDOWS;
2020081342	9/11/2020	1/1/1900	RENOVATE EXISTING 6 UNIT; REMOVE/REPLACE EXISTING WINDOWS;
2020071238	7/11/2020	5/26/2021	C/O RUNTRU 2 TON 14 SEER
2020071241	7/11/2020	5/26/2021	C/O RUNTRU 2.5 TON 14.5 SEER
2020051463	5/18/2020	6/18/2020	C/O SIZE FOR SIZE PAYNE 14.5 SEER 2 TON AHRI201853307
2020010405	1/8/2020	3/4/2020	REPLACEMENT OF SHEATHING & SIDING FOR 400 SQ FT ON EXTERIOR
2019111820	11/26/2019	3/6/2020	CHANGE OUT 2.5TON 14 SEER BRYANT HEAT PUMP
2019100169	10/2/2019	1/27/2020	PORCH ROOF REPAIR (200 SQ FT)/RMV & RPLC SHINGLES W/SHINGLE
2019050657	5/9/2019	6/3/2020	C/O SIZE FOR SIZE - PAYNE 15 SEER STRAIGHT COOL SPLIT SYSTE
MA21512	3/1/2000	3/1/2000	TERMITE DAMAGE

2.7 Property 2 Record Card

PROPERTY 2: Vacant Land | Parcel ID 23817-004-00 | Acreage: 34.59 | Page 1 of 2

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

23817-004-00

Prime Key: 1685486

Beta MAP IT+

Current as of 2/19/2024

Property Information

ANNA JO PARTNERSHIP LLC
 11100 SW 93RD CT RD STE 10/103
 OCALA FL 34481-5188

Taxes / Assessments:

Map ID: 147

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 99

Acres: 34.89

2023 Certified Value

Land Just Value	\$328,164		
Buildings	\$0		
Miscellaneous	\$10,329		
Total Just Value	\$338,493		
Total Assessed Value	\$325,219	Impact	(\$13,274)
Exemptions	\$0	<u>Ex Codes:</u>	
Total Taxable	\$325,219		
School Taxable	\$338,493		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$328,164	\$0	\$10,329	\$338,493	\$325,219	\$0	\$325,219
2022	\$161,280	\$0	\$0	\$161,280	\$161,280	\$0	\$161,280
2021	\$161,280	\$0	\$0	\$161,280	\$161,280	\$0	\$161,280

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>7207/1627</u>	06/2020	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$2,300,000
<u>7207/1621</u>	04/2020	05 QUIT CLAIM	0	U	I	\$100
<u>5077/1923</u>	07/2008	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
<u>1486/1697</u>	02/1988	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$563,750
<u>1482/1231</u>	01/1988	83 EX-CONDO	9 UNVERIFIED	U	V	\$100
<u>1301/0730</u>	08/1985	31 CERT TL	0	U	V	\$100
<u>1260/1591</u>	01/1984	31 CERT TL	0	U	V	\$100
<u>1101/1664</u>	02/1982	07 WARRANTY	0	U	V	\$80,135

Property Description

SEC 28 TWP 15 RGE 21
 E 1/2 OF NW 1/4 OF NE 1/4 &

SEC 21 TWP 15 RGE 21
 E 1/2 OF SW 1/4 OF SE 1/4
 EXC N 33 FT
 EXC SW 20TH ST ROW TAKING BEING MORE PARTICULARLY DESC:
 COM AT THE SW COR OF SE 1/4 OF SEC 21 TH S 89-24-45 E
 659.98 FT TH N 00-32-16 E 1265.35 FT TO THE POB TH
 N 00-32-16 E 28.58 FT TH S 89-29-45 E 660.81 FT TO THE POC
 OF A NON-TANGENT CURVE CONCAVE SLY HAVING A RADIUS OF
 5679.58 FT A CENTRAL ANGLE OF 03-25-02 A CHORD BEARING &
 DISTANCE OF S 88-47-42 W 338.68 FT TH SWLY ALONG ARC OF
 CURVE 338.73 FT TH S 87-05-11 W 228.44 FT TO THE POC OF A
 CURVE CONCAVE NLY HAVING A RADIUS OF 5779.58 FT A CENTRAL
 ANGLE OF 00-56-09 A CHORD BEARING & DISTANCE OF
 S 87-33-15 W 94.39 FT TH SWLY ALONG ARC OF CURVE 94.39 FT
 TO THE POB
 EXC COM AT THE SW COR OF SE 1/4 OF SEC 21 TH S 89-24-08 E 659.83 FT
 TH N 00-32-31 E 960.29 FT TO THE POB TH CONT N 00-32-31 E 305.11 FT TH
 TO A PT BEING ON A CURVE CONCAVE NLY HAVING A RADIUS OF 5779.58
 FT A CENTRAL ANGLE OF 00-56-09 A CHORD BEARING & DISTANCE OF
 N 87-33-53 E 94.39 FT TH ELY ALONG ARC OF CURVE 94.39 FT TH
 N 87-05-48 E 228.44 FT TO THE POC OF A CURVE CONCAVE SLY HAVING
 A RADIUS OF 5679.58 FT A CENTRAL ANGLE OF 02-48-49 A CHORD
 BEARING & DISTANCE OF N 88-30-13 E 278.87 FT TH ELY ALONG ARC OF
 CURVE 278.90 FT TH S 04-43-04 E 132.99 FT TH S 00-00-00 E 190.36 FT
 TH S 89-31-42 W 615.06 FT TO THE POB
Parent Parcel: 23817-001-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		660.0	1,320.0	R3	20.00	AC							
9902		.0	.0	R3	14.46	AC							
9430		60.0	315.0	R3	.43	AC							

Neighborhood 8362 - TR 15/21 ACREAGE MARKET 9
 Mkt: 9 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	2,884.00		SF	5	1983	3	0.0	0.0
144 PAVING ASPHALT	5,280.00		SF	5	2022	3	0.0	0.0
259 WELL 04-12IN	1.00		UT	99	1983	1	0.0	0.0
UDU UTILITY-UNFINS	64.00		SF	40	1983	1	8.0	8.0

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description

2.8 Title Opinion



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Miller Johnson Law, P.L.
Issuing Office: 247 Maitland Ave., Suite 1000,
Altamonte Springs, FL 32701
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 11582133
Issuing Office File Number: Anna Jo Partnership, LLC
Property Address: 2275 SW 53rd Ave., et al.
Ocala, FL FL
Revision Number:

SCHEDULE A

1. Commitment Date: 01/30/2024 at: 5:00 PM
2. Policy to be issued:
 - A. 2021 ALTA Owner's Policy with Florida Modifications
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured:
 - B. 2021 ALTA Loan Policy with Florida Modifications
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*

Fee Simple
4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)*

Anna Jo Partnership, LLC, a Florida limited liability company aka Anna Jo Partnership LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded in Official Records Book 7207, Page 1627, Public Records of Marion County, Florida. .
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

By: 
Authorized Officer or Agent

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Duly executed Warranty Deed from Anna Jo Partnership, LLC, a Florida limited liability company aka Anna Jo Partnership LLC, a Florida limited liability company, Grantor, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein, Grantee, conveying the land described on Exhibit A hereof.

The Company will require the following as to Anna Jo Partnership, LLC, a Florida limited liability company aka Anna Jo Partnership LLC, a Florida limited liability company: ("LLC"):

- i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.
- ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.
- iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.
- iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

5. Satisfaction of the following financial encumbrances:
 - a. Mortgage and Security Agreement by and between Anna Jo Partnership, LLC, a Florida limited liability company, Mortgagor, and Fair winds Credit Union, Mortgagee, in the principal amount of \$3,750,000.00, dated February 13, 2023, and recorded February 14, 2023, in Official Records Book 7981, Page 1645, Public Records of Marion County, Florida.
 - b. Collateral Assignment of Leases and Rents by and between Anna Jo Partnership, LLC, a Florida limited liability company, Assignor, and Fairwinds Credit Union, Assignee, recorded February 14, 2023, in Official Records Book 7981, Page 1660, Public Records of Marion County, Florida





SCHEDULE B, PART I Requirements

c. UCC Financing Statement by and between Anna Jo Partnership LLC, a Florida limited liability company, Debtor, and Fairwinds Credit Union, Secured Party, recorded February 14, 2023, in Official Records Book 7981, Page 1671, Public Records of Marion County, Florida.

- 6. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this Commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- 7. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. An owner's policy should reflect the purchase price or full value of the Land. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
- 8. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
- 9. Proof of payment of any outstanding assessments in favor of Marion County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Marion County, Florida, any special taxing district and any municipality.
- 10. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

NOTE: Effective July 1, 2023, the Conveyances to Foreign Entities Act in sections 692.201 - 692.205, Florida Statutes (the "Act"), limits and regulates the purchase, sale and ownership of Florida real property by certain buyers who are associated with "foreign countries of concern," specifically the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro and the Syrian Arab Republic. In connection with the purchase of real property, the Act requires each buyer to provide an affidavit confirming the purchaser is in compliance with the Act. Any loss or damage resulting from a violation of the Act is excluded from coverage under the terms of the Policy.

NOTE: Starting January 1, 2024, section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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SCHEDULE B, PART I Requirements

stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.





SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

- 2. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

Note: Taxes are paid through 2023 under Tax Parcel No. 23311-000-00 and 23817-004-00.

- 3. Standard Exceptions:

- A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

- B. Rights or claims of parties in possession not shown by the public records.

- C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

- D. Taxes or assessments which are not shown as existing liens in the public records.

- 4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

- 5. Easement in favor of Florida Telephone Corporation, a Florida corporation, recorded January 10, 1984 in Official Records Book 1197, Page 337.

- 6. Easement in favor of the City of Ocala, a municipal corporation under the laws of the State of Florida, recorded July 27, 1989 in Official Records Book 1592, Page 1681.

- 7. Annexation Agreement by and between Anna Jo Partnership LLC and the City of Ocala, a Florida municipal corporation, recorded July 1, 2021 in Official Records Book 7504, Page 1139.

NOTE: All recording references in this form shall refer to the public records of Marion County, Florida, unless otherwise noted.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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SCHEDULE B, PART II Exceptions

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 2400 Maitland Center Parkway, Maitland, FL 32751; Telephone 866-632-6200.

Searched By: Carma Cornett





EXHIBIT "A"

The East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 15 South, Range 21 East, Marion County, Florida. Less and Except the North 33 feet thereof.

Also, Less and Except that portion thereof conveyed to the City of Ocala, a Florida municipal corporation, by virtue of Warranty Deed recorded in Official Records Book 4524, Page 1957, Public Records of Marion County, Florida, described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 21, Township 15 South, Range 21 East, Marion County, Florida; thence South 89°24'45" East, along the South boundary of the Southeast 1/4 of said Section 21, for a distance of 659.98 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 21; thence North 00°32'16" East, along the West boundary of the said East 1/2 of the Southwest 1/4 of the Southeast 1/4, for a distance of 1,265.35 feet to the Point of Beginning; thence continue North 00°32'16" East, along said West boundary, for a distance of 28.58 feet to a point on the existing South right-of-way line of SW 20th Street, said point being 33.00 feet South of, as measured perpendicular to, the North boundary of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 21; thence South 89°29'45" East, parallel with the said North boundary, and along the said South right-of-way line of SW 20th Street, for a distance of 660.81 feet to a point on the East boundary of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 21, said point also being the point of curvature of a non-tangent curve, concave to the South, and having for its elements: a radius of 5,679.58 feet, a central angle of 03°25'02", and a chord distance of 338.68 feet bearing South 88°47'42" West; thence Southwesterly, along the arc of said curve, for a distance of 338.73 feet to the point of tangency; thence South 87°05'11" West for a distance of 228.44 feet to the point of curvature of a curve, concave to the North, and having for its elements: a radius of 5,779.58 feet, a central angle of 00°56'09", and a chord distance of 94.39 feet bearing South 87°33'15" West; thence Southwesterly, along the arc of said curve, for a distance of 94.39 feet to the Point of Beginning.

AND

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 15 South, Range 21 East, Marion County, Florida.



2.9 Statement of Unified Control

The undersigned do hereby swear or affirm that we are the fee simple titleholders and owners of record of property commonly known as:

2275 SW 53rd Ave, Ocala FL Parcel ID: 23311-000-00 & Parcel ID: 23817-004-00 "Vacant Land"

The property described herein is the subject of an application for PLANNED DEVELOPMENT (PD) REZONING being submitted to the City of Ocala, FL.

This form certifies, as the owner(s) of record, that we exercise complete control of the property or properties indicated by address and legal.

As the owners of record with unified control, we seek from the City of Ocala, FL the necessary approvals to plan, to develop and to otherwise improve this property. Such processes as we may follow going forward as the owners of record include, but are not limited to, the preparation of applications, plans, surveys, and studies necessary to obtain zoning approval on the site.

Until such time a new or amended statement of unified control is delivered to the City of Ocala, FL, in a form substantively comparable to this from dated _____, the undersigned will remain the only entity to authorize development or related activity on the property.

Dennis Troncoso
Owner

Dessiree Troncoso
Printed Name

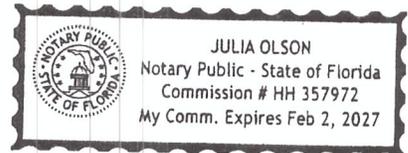
STATE OF Florida COUNTY OF Marion Before me, this 2nd day of February 2024, personally appeared Dessiree Troncoso who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed

Personally known or Produced Identification

Type of ID produced: FL DL

Signature of Notary: Julia Olson

Print Name: Julia Olson My commission expires: 02/02/2027



03

PD Book

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3.1 Introduction

The Coso-Ocala PD is envisioned as a dynamic residential community where you can live a big life without needing a big house. It is a place to foster connections and personal pride—an active community with a system of intimate park spaces, walking paths, and engaging amenities.

Comprising a total of 459, including the 42 existing multi-family units in the Timberland Apartments, the community will offer a diverse range of rear-loaded residential dwelling types. These include single-family detached homes in the form of cottage and courtyard homes, single-family attached townhomes, and multi-family residences. Emphasizing connectivity, the community will feature a thoughtfully designed system of streets and alleys, creating a cohesive environment.

The Multi-Family will be for rent, and the single-family attached and detached will be platted at one unit per lot to provide flexibility in the ownership structure. Portions of the site may be fee-simple, while others may be for rent.

Key to this vision is the integration of numerous amenities spaces and pocket/courtyard parks, providing residents with opportunities to gather, recreate, and build a sense of community.

The proposed development aims to align with the city's adopted 2035 Vision Plan principles and Comprehensive Plan by fostering efficient and sustainable land use practices and will meet the City's Planned Development intent and purpose outline on Section 122-940 listed below:

PD Intent and Purpose:

A planned development (PD) zoning district is intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

(1) Be consistent with the city's adopted 2035 vision plan principals and the comprehensive plan; (See 3.2: Vision& Intent)

(2) Promote more efficient and economic uses of land; (See 3.4: Concept Plan)

(3) Encourage development that is more compatible with contiguous lands; (See 3.4: Concept Plan)

(4) Provide flexibility to meet changing needs, market trends, technologies, economics, and consumer preferences; (See Section 3.6: Development Standards)

(5) Encourage a mix of land uses which can reduce roadway transportation impacts; (See 3.4: Concept Plan)

(6) Preserve to the greatest extent possible and utilize existing landscape features and amenities; (See Section 3.8: Parks & Open Space)

(7) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land development procedures; (See Section 3.8: Parks & Open Space)

(8) Reduce development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities; (See Section 3.9 Circulation & Signage)

(9) Permit a more desirable built environment than would be possible through the strict application of minimum requirements of the city's other zoning and subdivision regulations;

(10) Allow for flexibility in the combining and coordinating of architectural styles, building forms, and building relationships; (See Section 3.7 Architecture)

3.2 Vision & Intent

Overall Community

It is a dynamic residential community where you can live a big life without needing a big house. It is a place to foster connections and personal pride—an active community with a system of intimate park spaces, walking paths, and engaging amenities.



Architecture

A community that embraces the charm of a cottage court-style residential development featuring a harmonious blend of single-family homes, townhomes, and multifamily housing.

All buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors.

Single-Family Detached



Townhomes (Single-Family Attached)



Multi-Family



Multi-Family (Existing)



Clubhouse



Open and Recreational Spaces

A community with an inviting landscape with a walking path, welcoming gathering spaces. Below are some examples of the proposed open space activities and programs.

All parks and open spaces will offer passive and active recreation amenities and maintain a cohesive landscape and hardscape palette.

Walking/Running Path



Dog Park



BBQ - Picnic Areas



Playground



Club House with Pool



Indoor Gym



Co-Working Space



Multi-Purpose Room



3.3 Guiding Principles

These guiding principles establish a framework for decision-making aligned with the long-term objectives of the Coso-Ocala new residential community development. Serving as guiding lights and benchmarks, these principles shape the decision-making process and guide the actions taken within the project.



Sense of Community

We will prioritize fostering meaningful connections, promoting shared experiences, and providing diverse opportunities for resident engagement. Our goal is to create an environment where residents actively participate, forging bonds that contribute to the community’s overall well-being. Beyond physical structures, we aspire to establish a vibrant, interconnected community that elevates the living experience and fosters a strong sense of belonging among its members.



Shared Spaces To Bring People Together

We will establish a comprehensive network of recreational and green spaces that embody inclusivity and connectivity, providing residents with dynamic environments to gather, entertain, and engage in recreational activities. We will design parks and recreational areas not only to enhance the well-being of our residents but also to promote a sense of community. These spaces are conceived as more than just amenities; they are integral components of a thriving community that encourages residents to come together, share experiences, and enjoy the benefits of a lively and interconnected neighborhood.



Housing For All

We will provide a diverse range of high-quality housing options tailored to the preferences and needs of community members seeking a more vibrant and fulfilling lifestyle without needing a large home. We understand that living a substantial life is not contingent on the size of one’s dwelling, and our mission is to provide thoughtfully designed and diverse housing solutions that cater to various lifestyles.



Walkability

We will create a seamlessly integrated community by establishing an extensive pedestrian pathway network that intricately connects the parks, amenities, and stormwater facilities. Rooted in the vision of fostering a pedestrian-friendly environment that promotes and actively facilitates walking and cycling as preferred modes of transportation within our community. These pathways are envisioned as more than mere connections; they are pathways to community well-being, encouraging residents to embrace healthier lifestyles, engage with their surroundings, and contribute to a more sustainable and vibrant neighborhood.

3.4 Concept Plan and Development Program

FIGURE 6. COSO-OCALA PD CONCEPT PLAN



The proposed program per the enclosed Concept Plan is 459 units, including the 42 multi-family units from the existing Timberland Apartments. The proposed new community features single-family detached, single-family attached (townhomes), and multi-family units. The plan provides a system of alleyways, which will allow for all the unit's parking to be in the rear of the units, allowing the front to be for pedestrians. The proposed development will include a central amenity with a clubhouse & pool as well as a community building to serve the entire development, a series of pocket/ small parks, and the stormwater areas will have a walking pathway. The approximately 3,600 SF clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, and a multi-purpose room. The approximately 2,000 SF community building will offer co-working and multi-purpose spaces. The multi-family development will be for rent and the single-family attached and detached, may be for sale or rent to be determined at a later date. All single-family units will be on individual platted lots. All buildings will abide by the Florida Building Code.

DEVELOPMENT SUMMARY (Existing and Proposed Development)		
	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	39.33 Ac	100%

DEVELOPMENT PROGRAM (Existing and Proposed Development) 459 Units 11.67 Du/Acre			
	Units	Development Mix %	Parking Spaces / Ratio **
Multi-Family (Existing Timberland Apartments)	42	51%	84 spaces (2 spaces per unit)
Multi-Family (3-Story)	192		248 spaces (1.3 spaces per unit)
SF-Attached Townhomes (16' x 20' Lots)	150	33%	1-per unit
SF-Detached Courtyard Homes (32' x 90' Lots)	16	16%	2-per unit
SF-Detached Cottage Homes (32' x 50' Lots)	59		1-per unit
TOTAL	459	100%	

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

** Approximately additional 150 parking spaces will be provided on-street and 30 spaces on the alleys.

*** The dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

3.5 Proposed Phasing Plan

The Plan Development will be constructed through a series of phases, shown in Figure 7, following market demand. The PD is vested/can no longer expire upon completion of site-related infrastructure (drainage, parking, utilities, landscaping).

NOTE: Phasing is subject to change based upon market demand. Changes to the phasing schedule do not require PD modification or public hearing approval.

The Multi-Family will be for rent, and the single-family attached and detached will be platted at one unit per lot to provide flexibility in the ownership structure. Portions of the site may be fee-simple, while others may be for rent.

The lengths of all the blocks in the proposed development are less than 750 feet.

FIGURE 7. CONCEPTUAL PHASING PLANS

Phase 1:

The northern portion of the site will be developed first, except for the new multi-family area, which will remain as grass/sod until Phase 3.

Phase 2:

The clubhouse and pool, as well as the southern portion of the site, will be developed second except for the new multi-family area, which will remain as grass/sod until Phase 3.

Phase 3:

The central portion of the site, encompassing the new multi-family development and Central Amenity Space, will be developed last.



3.6 Development Standards

These PD Standards are intended to communicate the design standards for the development. Deviations from the standards within this table may require a PD Amendment. Non-substantial changes to the plan may be administratively approved.

The flexible design of the Coso-Ocala Planned Development (PD) intends to provide a high-quality neighborhood that encourages a sense of place and community while considering the City’s vision for development. The Coso-Ocala PD Standards and supporting

documents provide for a high standard of development that aims to minimize the impacts to the surrounding land uses. The distribution of residential program may be adjusted according to the equivalency matrix in Section 3.10. The Coso-Ocala PD Plan provides adequate buffers, setbacks/yards, and development standards to mitigate impacts to existing residential uses in the surrounding area.

The lengths of all the blocks in the proposed development are less than 750 feet.

3.6.1 Lot Requirements Table.

The table below provides the Coso-Ocala PD Lot requirements of the four (4) proposed residential typologies.

	Single-family Detached (Courtyard Home)	Single-family Detached (Cottage Home)	Single-family Attached (Townhome)	Multi-Family
Front Yard (Minimum feet)	5'	5'	5'	15'
Interior Side Yard (Minimum feet)	3'	3'	0'	15'
Street/Alley Side Yard (Minimum feet)	8'	8'	5'	10'
Interior Rear Yard (Minimum feet)	25'	10'	25'	10'
Alley Rear Yard (Minimum feet)	25'	10'	25'	10'
Lot Width (Minimum feet)	32'	28'	16'	200'
Lot Area (Minimum square feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)*	45%	50%	45%	65%
Building Height (Maximum feet)	35'	35'	35'	4 stories or 50'

* The building coverage percentage doesn't include parking pad, balconies, exterior stairs and stoops.

3.6.2 Lot Standards Requirements Diagram

The Figure below is a graphic representation of the three proposed Single-family Lot Standards.

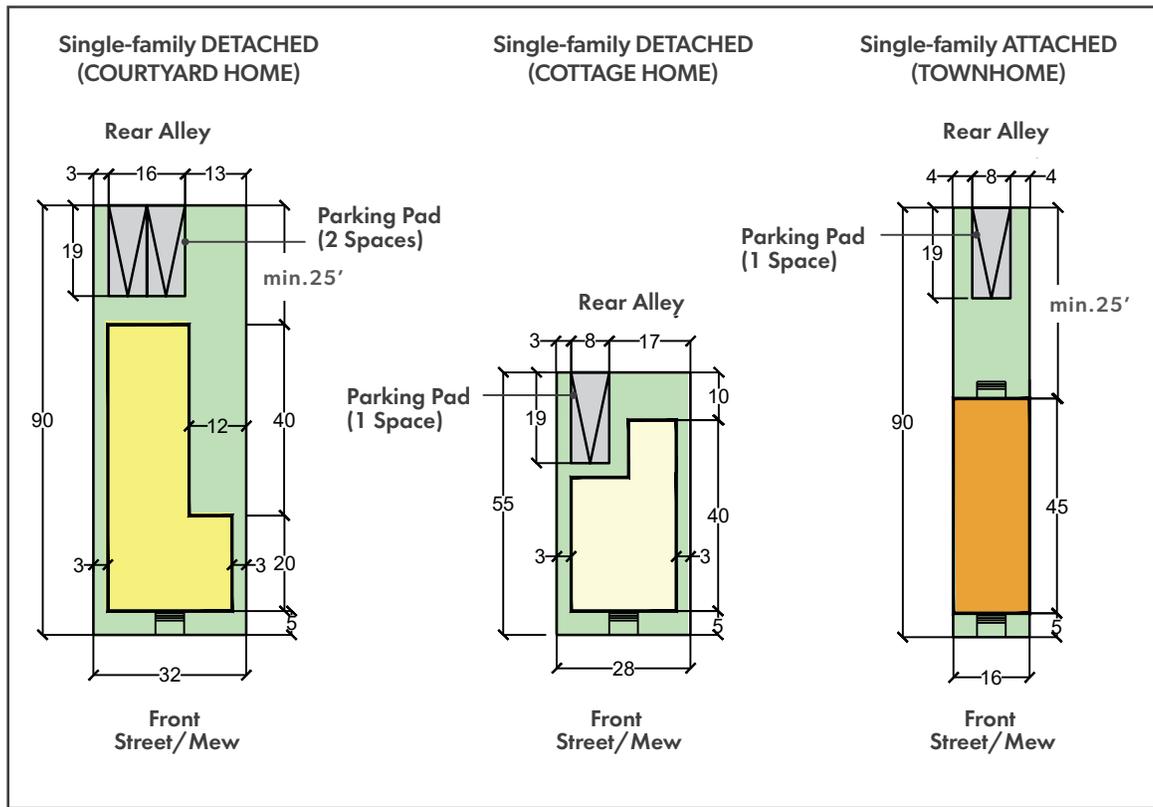


FIGURE 8. SINGLE-FAMILY ATTACHED AND DETACHED LOT REQUIREMENTS DIAGRAM

3.6.3 Typical Townhome Block Configuration Sample

The Figure below is a graphic representation of a section through a townhome block. The lengths of all the blocks in the proposed development are less than 750 feet.

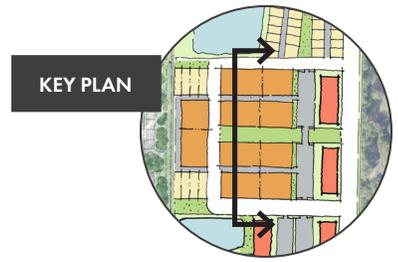


FIGURE 9. TYPICAL TOWNHOME BLOCK & LOT SECTION

3.6.4 General Development Standards Summary

STANDARDS	INTENT
Architecture /Building Materials	Building materials shall be determined and reviewed at the time of Site Plan review for development. The community will feature complementary architectural styles between the various internal neighborhoods to allow for a cohesive development pattern and unified theme.
Parking	Parking shall be in accordance with Section 122, Article V, Division 29 and Article VI of the Code of Ordinances. The development may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 12-1016.
Garages	Construction of a garage in single-family attached and detached units are not expected; instead, a designated parking area will be provided at the rear.
Access	The new development proposed on Property #2 will have primary access via the eastern entrance off SW 20th St. Meanwhile, the western entrance will serve as the primary access for the existing Timberland Apartments and double as the emergency access for Property #2. The emergency access for Property #2 will connect to the western Timberland Apartments access via stabilized surface along the northern property boundary.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. The pedestrian and internal wayfinding signage may be provided and shall not be included in the overall site signage calculation. Signage shall be pursuant with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.
Open Space	Open space within the proposed development will meet the 40% requirement. The open spaces areas will include active or passive recreation areas such as courtyards, pocket parks, linear parks, landscape areas around Multi-family buildings, buffers, wet retention areas, streetscapes/sidewalks, playgrounds, gardens, dog parks, pool areas, nature trails, or similar areas. Additionally, at least one stormwater retention in the development will be designed as aesthetic lake or pond for passive or active recreation use.
Buffers	Buffers shall be in accordance with section 122-942(a)(2). Anywhere the PD abuts a less intensive use, the buffer requirement will adhere to the minimum in section 122-260. Landscaped streetscape buffers shall be ten feet in width along internal common roadways.
Landscape	Building perimeter plantings, general shade trees and preserved trees will be incorporated into the project to provide for sustainable design and uphold a high aesthetic value within the community. The community will incorporate a consistent plant palette to ensure complimentary and unified design amongst internal neighborhoods.

3.7 Architecture

The Ocala-Coso New Development aims to create a cohesive yet diverse residential community, blending the charm of cottage-style homes with vernacular architectural elements for a harmonious mix of modern and casual design. Across multi-family, single-family, townhomes, and community buildings, the architecture will feature clean lines, a dark and soft neutral palette, and bright accent colors for doors, other areas in need of enhancements.

Warm, earthy tones will add a laid-back, inviting atmosphere. Facade elements will include porches, gable roofs, and siding, contributing to a contemporary and unified aesthetic.

Embracing a rear-loaded design for single-family and townhomes allows parking at the rear, maximizing pedestrian-friendly spaces at the front. The community is envisioned to encompass single-family homes, townhomes, and multi-family buildings—a strategy commonly observed in thriving communities. This variety caters to different preferences, accommodating growing families and individuals seeking downsizing options. Moreover, it contributes to affordability, providing housing choices for educators, first responders, and skilled workers.

The Coso-Ocala Development will showcase a “Vernacular” architectural style, which is characterized by designs tailored to local needs, the availability of construction materials, and a reflection of local traditions. The community plan emphasizes shared spaces, with homes strategically oriented towards these areas to improve safety. Additionally, the incorporation of ample windows follows environmental best practices, contributing to sustainability in design and material selection.

The design will encourage:

- Rear-loaded parking.
- Varied forms and massing.
- Gable roofs.
- Siding

- Porches
- Screened air conditioning units.
- Multiple housing styles that are harmonious with each other.

Guiding Principles

- All single-family attached and detached lots front on a street or courtyard. The main entrances for pedestrians will be at the front of the building, and parking spaces will be in the rear.
- Stoops, open colonnades, and open porches may encroach into the front setback.
- The sides of the building facing the street must take on the same architectural character as the front with the same materials.
- The primary facade is the vertical plane that reinforces the edge of the street and the outdoor room. All facades should be carefully designed with articulation, such as porches, balconies, bay windows, loggias, and cornices, and shall be of a consistent quality of materials to reinforce the character of the primary facade.
- Long facades are encouraged to be varied to make buildings look like an ensemble of smaller buildings.
- Provide transition lines to divide the facade.
- Variation, human scale, and detail in the architecture are encouraged.

Building Materials & Features

Building materials shall be determined during the Site Plan review for development. All buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark or soft neutral palette, and accent colors for elements like doors and other areas in need of enhancements.

Dwelling Type and Building Elevations

The following pages provide the proposed three residential dwelling types, their intent and sample elevations.

SINGLE-FAMILY DETACHED

SINGLE-FAMILY ELEVATION SAMPLES



INTENT

The single-family development in the proposed community will feature 2-story homes designed in Vernacular Architecture style. Each parcel will house one such unit, with variable lot sizes catering to diverse social and economic needs. Notably, these homes will have a rear-loaded design, combining practicality with aesthetic appeal. Construction of a garage is not expected; instead, a designated parking area will be provided at the rear.

Buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

SINGLE-FAMILY ATTACHED (TOWNHOMES)

TOWNHOMES BUILDING ELEVATION SAMPLES



INTENT

The single-family attached dwellings, known as townhomes, consist of a minimum of three (3) up to a maximum of ten (10) units within a single building, each on separate lots of records. Ranging from two to three stories, these townhouse dwellings serve as a transitional housing option between multi-family and single-family detached residences. Construction of a garage is not expected; instead, a designated parking area will be provided at the rear.

The townhome elevation, design in Vernacular Architecture style, reflects a harmonious blend of modern and casual elements. Buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

MULTI-FAMILY

BUILDING ELEVATION SAMPLES



INTENT

Multi-family buildings comprise three (3) or more dwelling units within a single structure on a shared development track. These buildings typically consist of separate living units, sharing common areas such as hallways, entryways, and sometimes amenities communal spaces.

Similar to townhomes, buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors. The exteriors may highlight diverse materials such as stone, enhancing an overall sense of casual elegance. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

CLUBHOUSE AND COMMUNITY BUILDING

BUILDING ELEVATION SAMPLES

INTENT



The Clubhouse and Community Building will be designed as one- or two-story structures in the Vernacular Architecture style, offering a seamless blend of modern functionality and casual charm. These buildings will showcase cohesive architectural features such as inviting porches, gable roofs, and traditional siding, creating a timeless yet approachable aesthetic. The color palette will emphasize dark and soft neutral tones, complemented by carefully chosen accent colors on details like doors and trim to add character and visual interest. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

3.8 Parks and Open Space

The parks and open space system aims to maximize the functionality of our parks and open spaces, prioritizing the well-being of both future residents and visitors. These meticulously designed areas serve as dynamic environments, enriching the community's overall well-being and acting as catalysts for developing a unique sense of identity. We aim to establish spaces that inspire residents to connect, share experiences, and actively engage in the lively tapestry of neighborhood life.

This comprehensive park and open space system will comprise a thoughtful arrangement of parks, walkways, and a central amenity space. For a detailed overview, please refer to Figure 4: Open Space Plan, which illustrates these elements' strategic layout and integration within the community.

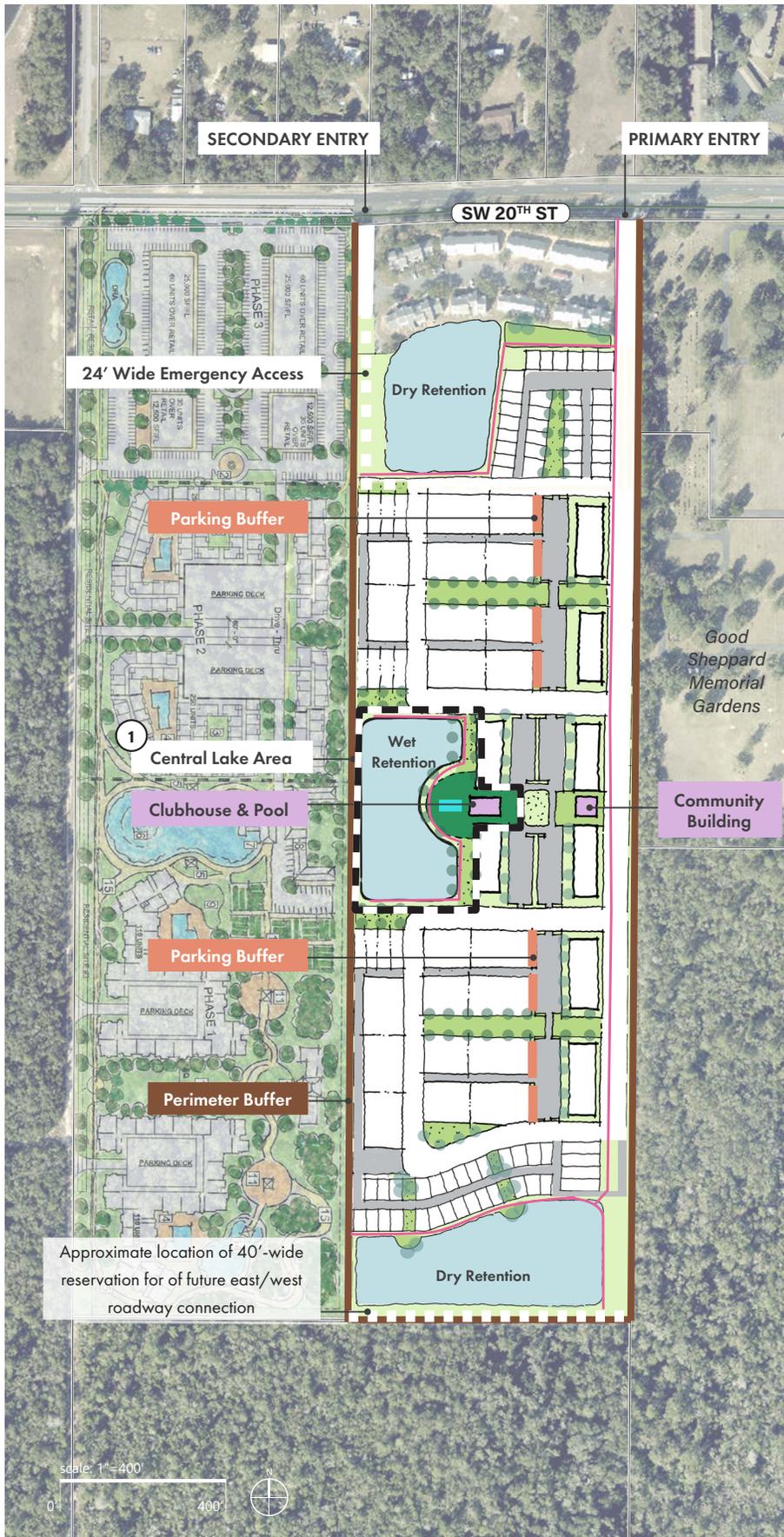
Guiding Principles

- **Parks of many scales:** Residents will have access to diverse and inclusive spaces within the community, with small, medium size parks, including pocket, linear, and central parks
- **Passive and Active Spaces:** The parks and amenity areas will be designed with a mix of passive and active uses based on future residents' needs. Proposed uses include dog parks, playgrounds, gardens, and clubhouses, ensuring diverse recreational opportunities.
- **Access and Connectivity:** A network of walkways or pathways will interconnect all parks and amenities, fostering pedestrian movement and enhancing accessibility throughout the community.
- **Resilient and Sustainable:** The parks and open space system will adopt low-impact development techniques, capturing stormwater runoff. The utilization of native and Florida-friendly vegetation and plants will not only enhance sustainability but also ensure the long-term, low-maintenance viability of the space.

Open Space Standards

Open space within the proposed development will meet the 40% code requirement. The open space areas may include active or passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, gardens, dog parks, pool areas, nature trails, or similar areas. Additionally, at least one stormwater retention area in the development will be designed as an aesthetic lake or pond for passive or active recreational use.

FIGURE 10. OPEN SPACE PLAN



Open Space Plan

The Open Space Map and legend below illustrate the proposed open space network, which integrates both passive and active recreation areas. Active spaces include the walking and running path and the Central Lake Area, which features a wet pond, clubhouse, pool, playground, dog park, and additional walking and running paths. Passive spaces encompass all linear parks and mews, stormwater management areas, and buffers. All the proposed open spaces will be private.

The tree symbols on the plan are representational and not to scale. The final location of the trees will be provided at the site plan approval process and will comply with Tree Requirements listed in Division 4 of Chapter 118: Trees, Landscaping, and Other Vegetation.

The approximately 3,600-square-foot clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, a gym, and a multi-purpose room. The approximately 2,000-square-foot community building will offer co-working and multi-purpose spaces.

The open space calculations will meet the required 40%. The table below breaks down all open space areas.

DEVELOPMENT SUMMARY (Existing and Proposed Development)		
	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	39.33 Ac	100%

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

LEGEND

- ① Central Lake Area (Passive & Active)
- Linear Parks / Mews (Passive)
- Clubhouse and Community Building
- Stormwater (Wet and Dry)
- Walking/Running Path (Active)
- Perimeter Buffer
- Parking Buffer
- Tree Symbol Representation (not to scale)

Passive and Active Recreation Spaces

The Coso-Ocala new community proposes a variety of passive and active open spaces for residents and visitors to recreate, gather, and exercise. Each park will be designed with durable and sustainable materials and incorporate a Florida-friendly plant palette. Below are the descriptions of each open space and sample images.



Located in the heart of the community, next to the multi-family development, the Central Lake Area will feature a combination of passive and active spaces, including a clubhouse, pool, playground, dog park and walking path. The approximate 3,600 SF clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, gym, and a multi-purpose room.



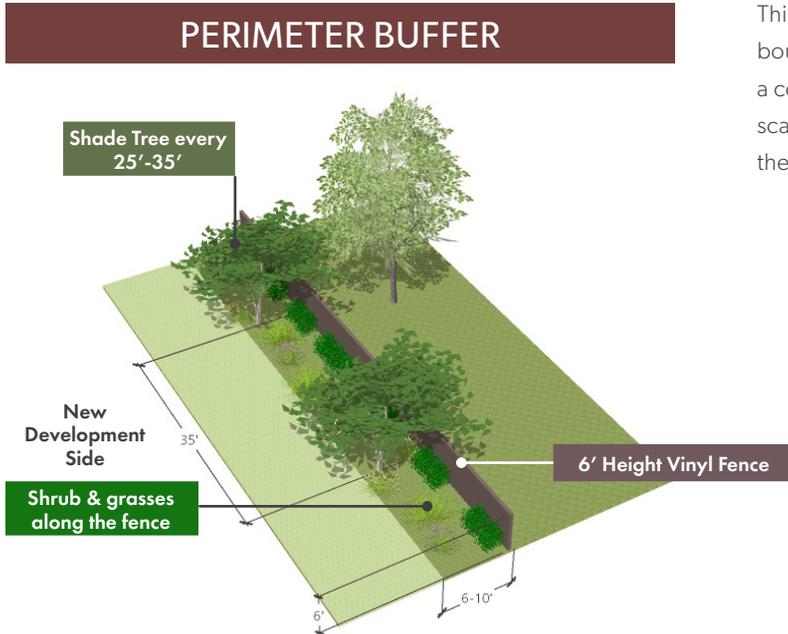
Linear Parks are narrow passive green spaces located along a row of homes or townhomes. These open spaces will feature walking paths, gardens, seating areas, and passive recreation activities for the residents living adjacent to them.



A network of 5' - 10' walking/running paths throughout the community will add connectivity and recreational value. Residents can walk, run, and sometimes bike on this path.

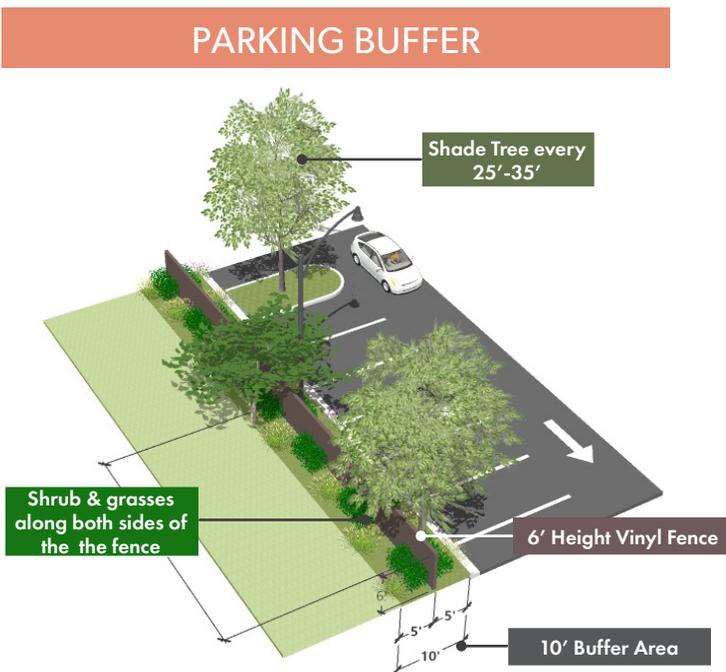
Typical Buffers

Buffers shall be in accordance with section 122-942(a)(2). Anywhere the PD abuts a less intensive use, the buffer requirement will adhere to the minimum in section 122-260. Landscaped streetscape buffers shall be ten feet (10') in width along internal common roadways. Below are examples of typical buffer configurations that will be applied throughout the site.



This perimeter buffer will cover the east, south and west boundary of the site. This 10' wide buffer typology includes a combination of a 6' high vinyl fence with shade trees and scattered grasses or shrubs along the fence consistent with the Code.

FIGURE 11. PERIMETER BUFFER TYPICAL SECTION



The perimeter parking buffer facilitates the transition between the Multi-Family surface parking and the Townhomes. It includes a 10' buffer with a 6' high vinyl fence, shade trees spaced every 25-35 feet, and scattered grasses or shrubs on both sides of the fence.

FIGURE 12. PARKING BUFFER TYPICAL SECTION

Landscape and Planting

All open space areas, including parks, buffers, and stormwater banks, will follow the City of Ocala’s Chapter 118 planting list. See the complete list below.

Building perimeter plantings, general shade trees, and preserved trees will be incorporated into the project to provide for sustainable design and uphold a high aesthetic value within the community. The community will incorporate a consistent Florida-friendly plant palette to ensure a complementary and unified design amongst internal neighborhoods.

TREE TYPE	DEFINITION	ACCEPTABLE TREES	
Shade Trees	Shade tree means any tree which shall have a mature crown in the ratio of two feet for every inch of its DBH. Shade trees will attain a combination height and crown spread sufficient to shade large areas.	Bald Cypress Elm, Drake Elm, Florida Hickory Loblolly Bay Magnolia, Southern Magnolia, Sweetbay Maple, Florida Maple, Red Maple, Silver Oak, Live	Oak, Laurel Oak, Shumard Oak, Southern Red Oak, White Oak, Willow Pecan River Birch Oak, Willow Sweetgum Tulip Tree
Ornamental Trees		Bradford Pear Crape Myrtle Elm, Drake Elm, Florida Flowering Dogwood Fringetree Holly, American Holly, Dahoon Holly, East Palatka Holly, Savannah Holly, Yaupon Ligustrum Tree Magnolia, Southern	Magnolia, Sweetbay Maple, Japanese Palm, Date Palm, Pindo Palm, Sabal Palm, Washingtonian Pine, Black Pine, Loblolly Pine, Longleaf Pine, Slash Red Bud Red Cedar Willow, Weeping

3.9 Circulation and Signage

The Coso-Ocala's proposed residential community is set to establish a well-connected network of streets and alleyways. All streets will have adequate sidewalks for residents to walk/run comfortably, street trees, lighting, signage, and on-street parking. The alleyway will be utilized for parking access and garbage pick-up.

Currently, the northern section of the property (Timberland Apartments) features two access points along SW 20th Street, spaced 620 feet apart. SW 20th Street accommodates a designated turn lane for both access points and approximately 200 feet of queuing space.

The new proposed development will have its primary access via the eastern entrance. The western entrance will serve as the main access for the existing Timberland Apartments and will also function as the emergency access for the new development. This emergency access will connect to the western Timberland Apartments entrance via a stabilized surface. The Circulation Plans on the following pages provide the location and path of the emergency access.

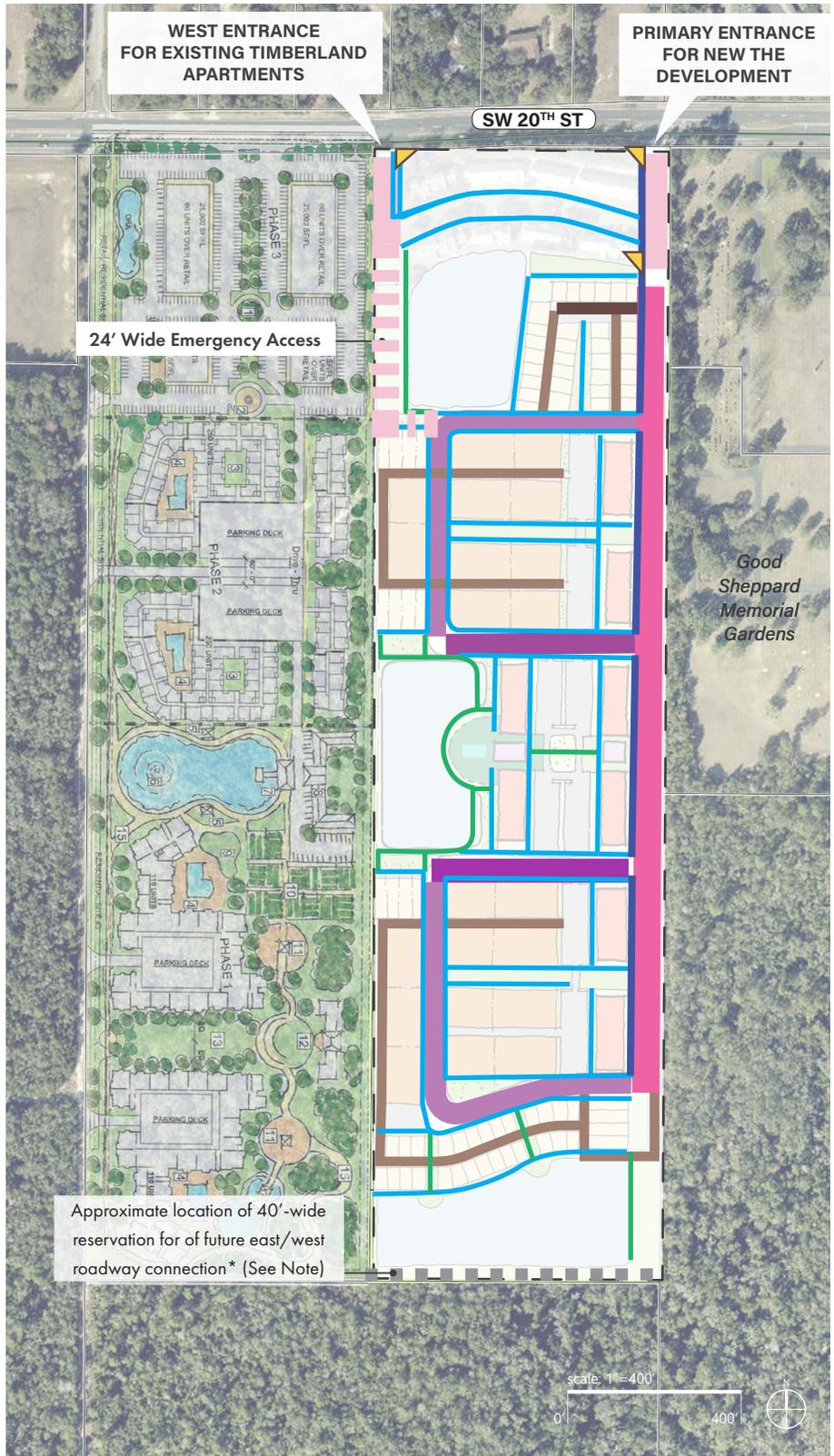
The envisioned street layout for the new development includes a main north-south road along the eastern property boundary and a network of interconnected neighborhood streets and alleyways. The main north-south road will feature on-street parking and a broad walking path. The proposed circulation plan provides adequate vehicular access and flow and prioritizes walkability by linking internal neighborhoods with public spaces and on-site recreational amenities. This pedestrian infrastructure is designed to seamlessly connect with existing public roadways, fostering alternative transportation options beyond the community boundaries. Refer to the Circulation Plans and Street Ownership Map (Figures 13 to 16) and the proposed Typical Sections on the subsequent pages for a visual representation.

Internal roadways will be meticulously designed to adhere to City standards, incorporating proper drainage and landscaping measures to ensure the development's longevity and sustainability.

Guiding Principles

- **Accessibility:** Ensure convenient and efficient access for residents, visitors, and emergency services to and from various points within the community.
- **Connectivity:** Create a well-connected network of roads, streets, and pathways that enhance accessibility between neighborhoods, amenities, and public spaces.
- **Safety:** Incorporate traffic calming measures, proper signage, and well-defined crosswalks to prioritize the safety of all users, including pedestrians, cyclists, and motorists.
- **Walkability:** Promote a pedestrian-friendly environment by including wide sidewalks, crosswalks, pedestrian islands, and green spaces, encouraging residents to walk and engage with their surroundings.
- **Emergency Access:** Ensure emergency vehicles have efficient and unimpeded access to all community areas, with well-defined emergency routes and access points.
- **Sustainability:** Consider environmentally friendly transportation solutions, such as promoting cycling, walking, and electric vehicles, to reduce the environmental impact of the transportation system.
- **Aesthetics:** Integrate landscaping and urban design elements to enhance the visual appeal of the transportation infrastructure, creating an attractive and harmonious environment.

FIGURE 13. CIRCULATION PLAN: STREET NETWORK PLAN



Street & Pedestrian Network

The Street Network Plan illustrates the proposed street hierarchy, access point, and gateway signs location. The proposed typical street, alley, and entryway sections are illustrated in Figures 14 to 19 in the following pages. The dash pink line represents the a 24' wide emergency access via stabilized surface and will meet the driveway requirements on Sec.122-216.

All alleys, surface parking areas, the Timberland Apartment entryway, and emergency access routes will be private, while the Spine Streets and Neighborhood Streets will be public. All public streets will adhere to the City of Ocala code. See Figure 24: Street Ownership Map.

NOTE:
 * The grey dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

LEGEND

Streets, Alleys & Gateway Signs

- Entryways
- Spine Street Type "A"
- Neighborhood Street Type "B"
- Neighborhood Street Type "C"
- Alley Type "A" (one-way)
- Alley Type "B" (one-way + Parking)
- Gateway Signs

Sidewalks & Path

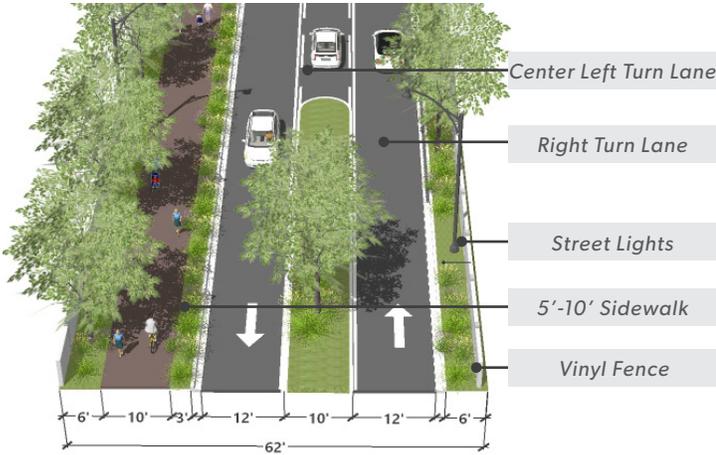
- 8'- 10' Street Sidewalk
- 5' Street Sidewalk
- 5' Open Space Walking Path

Conceptual Typical Street Sections

All of the street types will have appropriate lighting and planting according to the City of Ocala Code.

ENTRYWAY | 60' ROW

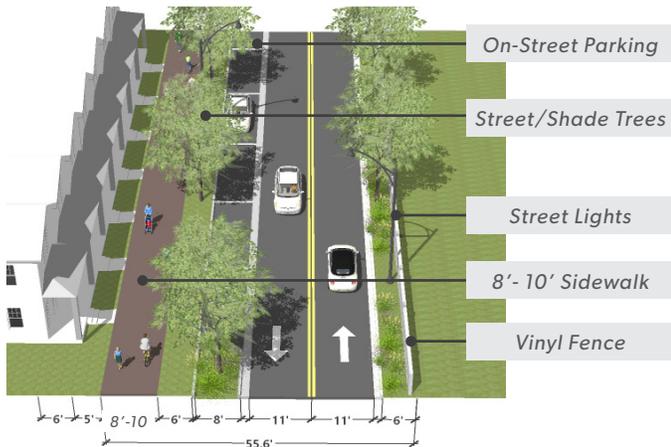
FIGURE 14. ENTRYWAY TYPICAL SECTION



The development's entryway typical section is comprised of a 2-lane divided street with a median/left turn-lane. The east entryway will feature a 8'-10' sidewalk and the west entryway a 5' sidewalk. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 14.

SPINE STREET TYPE "A" | 55.6' ROW

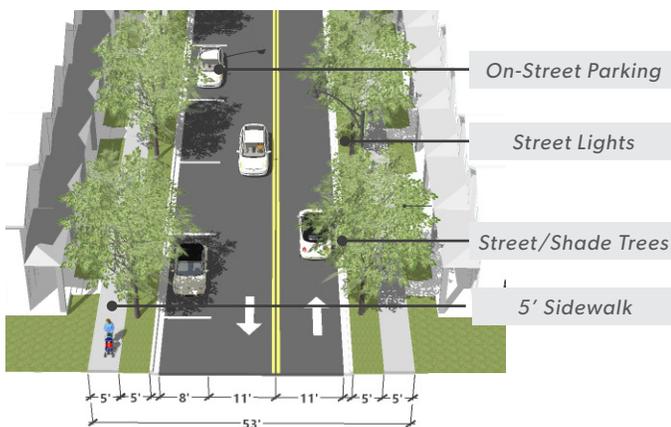
FIGURE 15. STREET TYPE "A" SECTION



The Street Type "A" is the development's spine street. This is a 55.6' ROW, 2-Lane road with on-street parking on one side, landscape strip and a 8'-10' wide sidewalk. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 15.

NEIGHBORHOOD STREET TYPE "B" | 53' ROW

FIGURE 16. STREET TYPE "B" SECTION

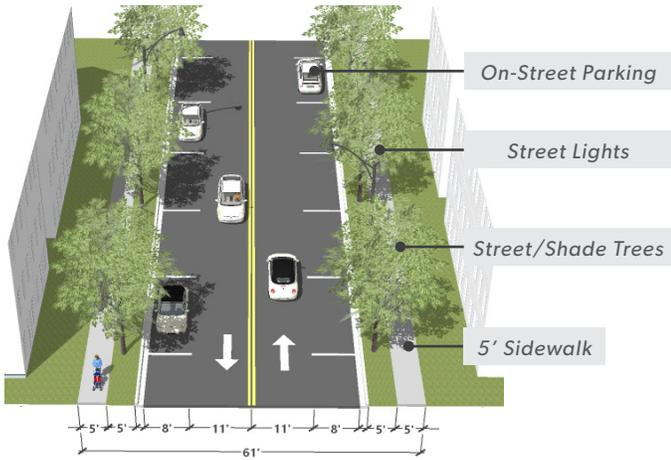


The Street Type "B" is a neighborhood street. This is a 53' ROW, 2-Lane road (11' wide lanes) with on-street parking (8' wide), on one-side of the street and a 5' wide landscape strip and sidewalk on both sides. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 16.

Conceptual Typical Street Sections (Continuation)

NEIGHBORHOOD STREET TYPE "C" | 61' ROW

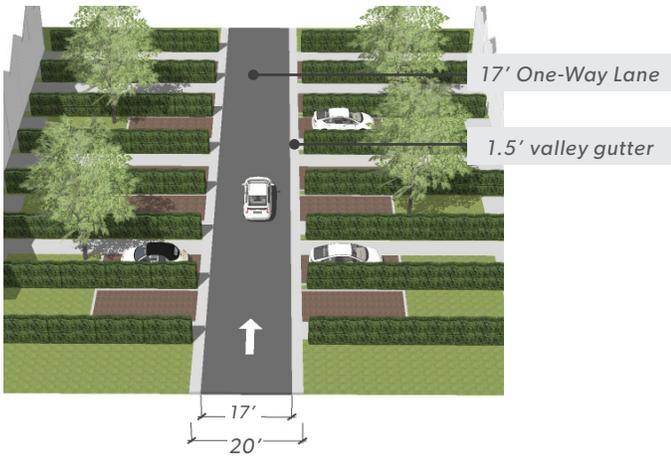
FIGURE 17. STREET TYPE "C" SECTION



The Street Type "C" is a neighborhood street. This is a 61' ROW, 2-Lane road (11' wide lanes) with on-street parking (8' wide), 5' wide landscape strip and sidewalk on both sides. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 16.

ALLEY TYPE "A" ONE WAY | 20' ROW

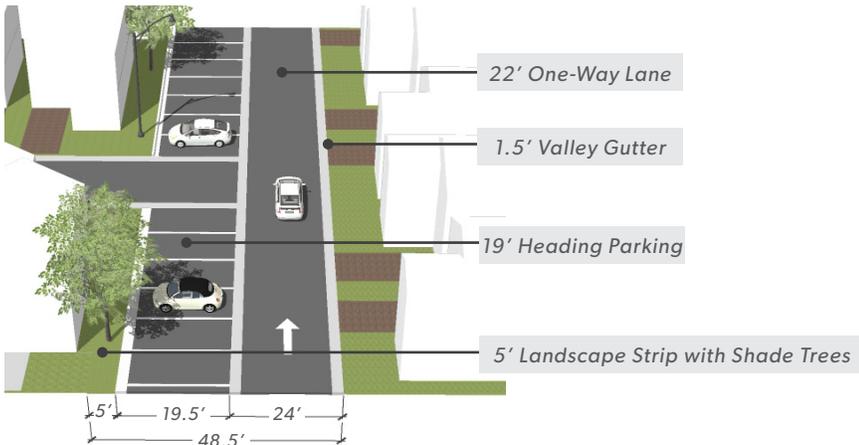
FIGURE 18. ALLEY TYPE "A" TYPICAL SECTION



The Alley Type "A" is a one-way 20' ROW street. The proposed dimensions of the alley elements are illustrated in Figure 17.

ALLEY TYPE "B" ONE-WAY + PARKING | 48.5' ROW

FIGURE 19. ALLEY TYPE "B" TYPICAL SECTION



The Alley Type "B" is a one-way 48.5' ROW street with heading parking on one side. The proposed dimensions of the alley elements are illustrated in Figure 18.

FIGURE 20. CIRCULATION PLAN: PEDESTRIAN NETWORK



Pedestrian Network Plan

This plan illustrates only the proposed pedestrian network consisting of a series of 5 to 10-foot concrete sidewalks alongside the streets and a 5-foot walking path along the open space system.

LEGEND

- 8' - 10' Street Sidewalk
- 5' Street Sidewalk
- 5' Open Space Walking Path

FIGURE 21. CIRCULATION PLAN: PARKING ONLY AREAS



Parking Areas Plan

This plan illustrates only the proposed The proposed parking areas consists of a series on-street parking for visitors, and parking bay areas for the multi-family development residents and visitors. Approximately 150 parking spaces will be provided on-street and 30 spaces on the alleys. Figures 22 and 23 on the following page illustrate the typical sections for the Multi-Family parking bay areas, with parking space and drive aisle dimensions compliant with LDR Section 122-1003.

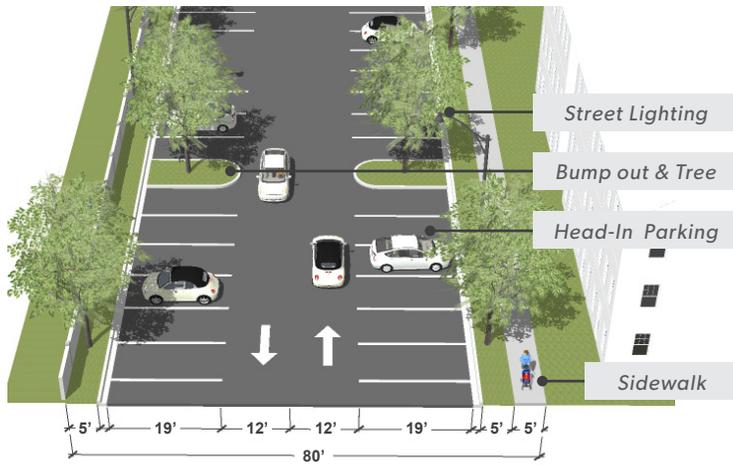
LEGEND

- On-Street & Alley Parking*
- Multi-Family Parking Bay Areas

Conceptual Typical Parking Bay Sections

SINGLE BAY PARKING | 80' ROW

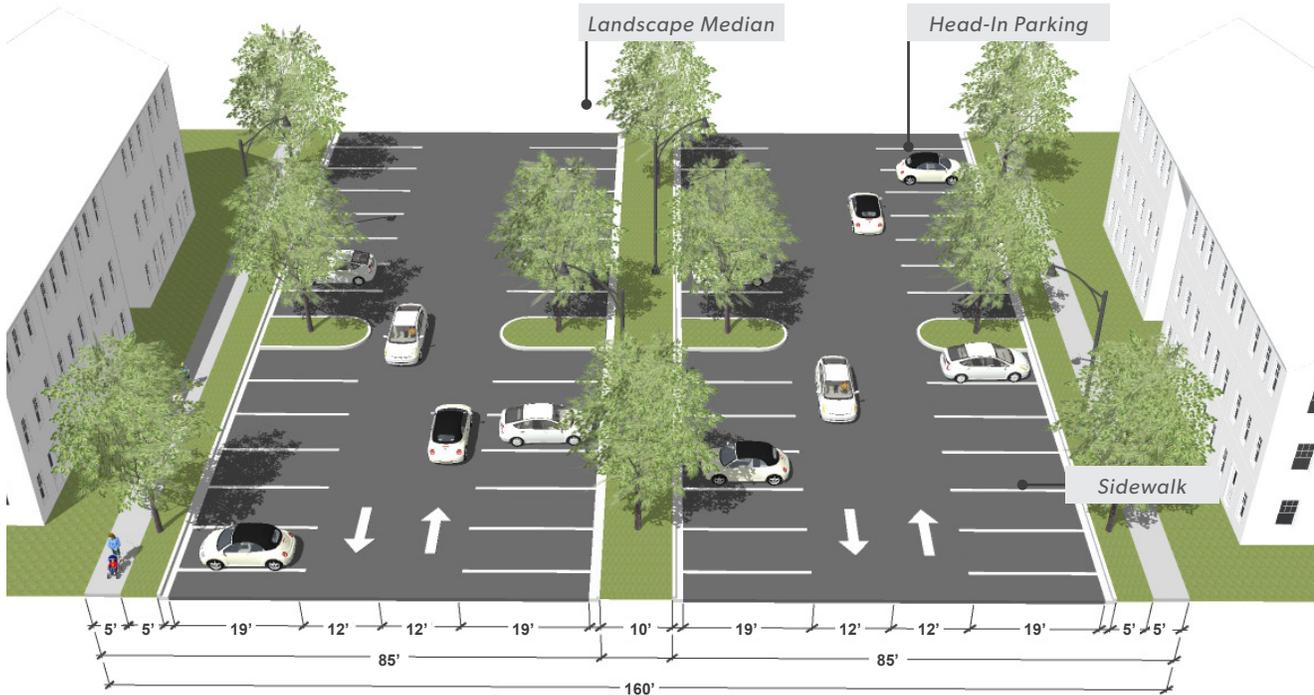
FIGURE 22. SINGLE BAY PARKING SECTION



The Single-bay parking areas will support the multi-family development. The bay will have 2-lane driving isle with 90 degree parking spaces,, divided by landscape islands with street tree every 10 spaces. The street will have a landscape strip on both sides and a 5' wide sidewalk one side. The design includes provisions for street trees and lighting along the landscape strip. The proposed design and dimensions are illustrated in Figure 22.

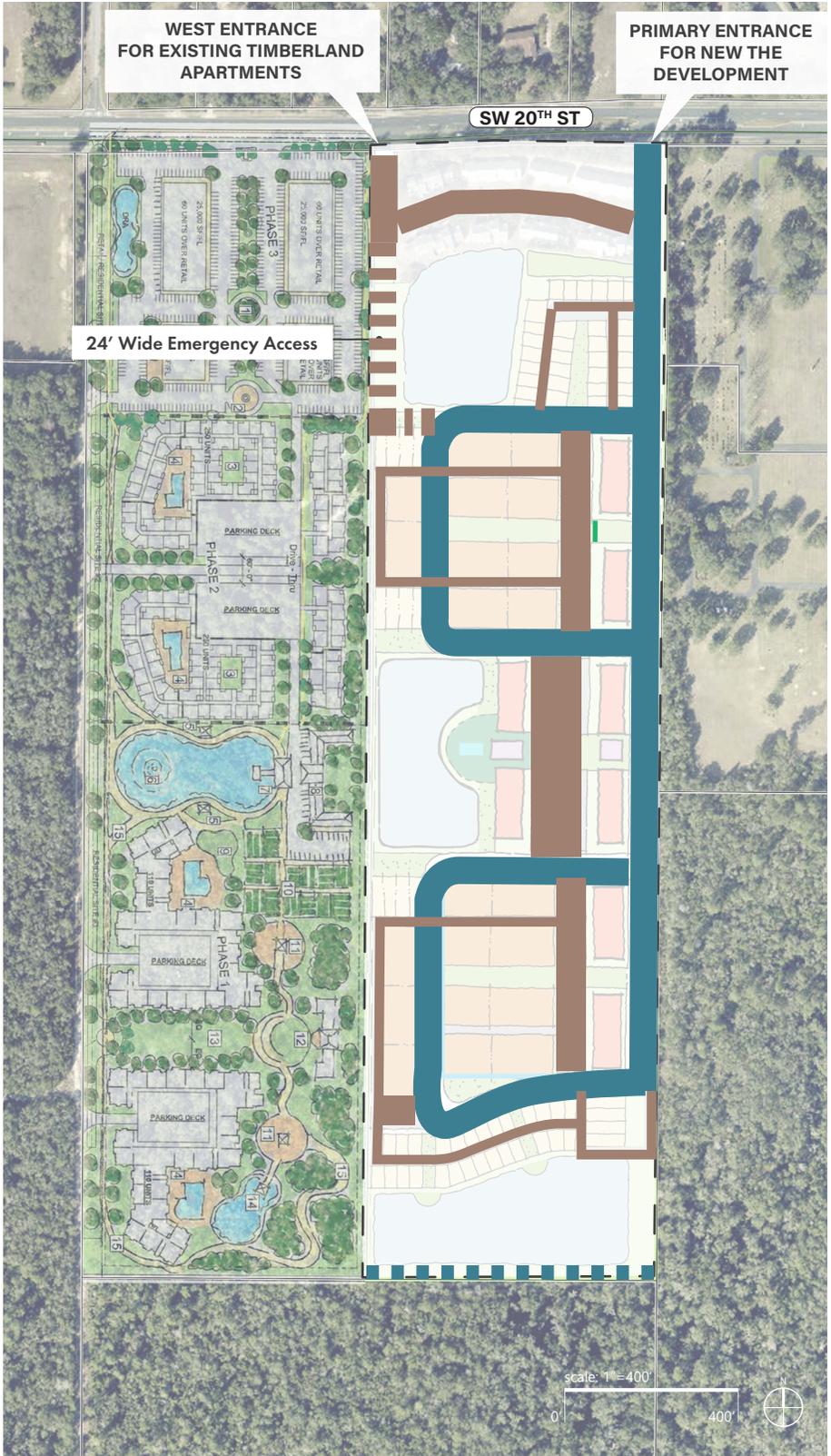
DOUBLE BAY PARKING | 160' ROW

FIGURE 23. DOUBLE BAY PARKING SECTION



The double-bay parking areas will support the multi-family development. Both parking bays will be divided by a 10' wide landscape median with street trees. Each parking bay will have 2-lane driving isle with 90 degree parking spaces, divided by landscape bulb outs every 10 spaces, and a landscape strip and 5' sidewalk. The proposed typical street design and dimensions are illustrated in Figure 23.

FIGURE 24. STREETS OWNERSHIP MAP



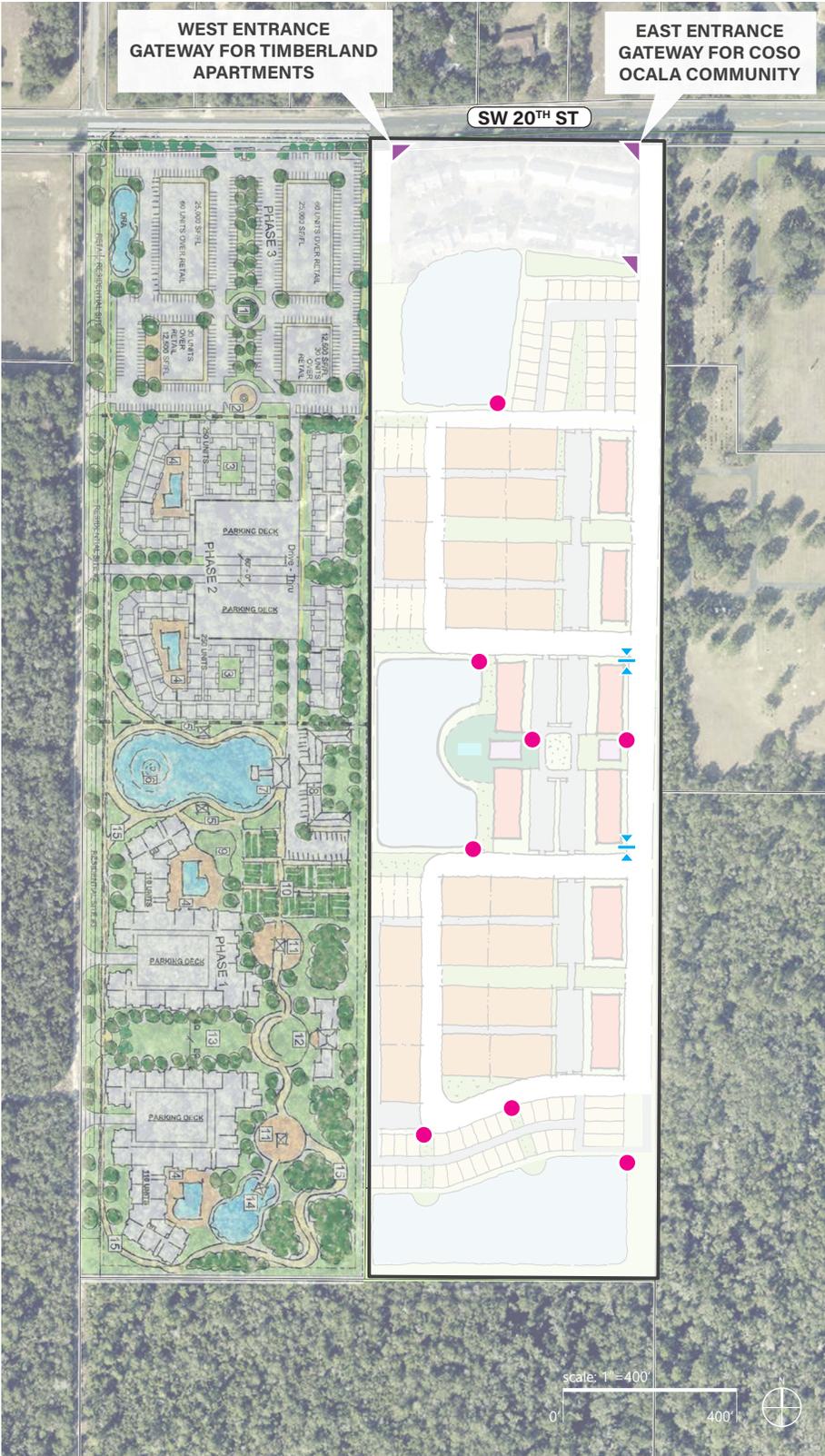
Streets Ownership

The map on this page highlights the public and private streets. All alleys, surface parking areas, the Timberland Apartment entryway, and emergency access routes will be private, while the Spine Streets and Neighborhood Streets will be public. All public streets will adhere to the City of Ocala code.

LEGEND

- PUBLIC:** Spine and Neighborhood Streets
- PRIVATE:** Timberland Apartment Entryway, Emergency Access, Alleys and Surface Parking Area

FIGURE 25. SIGNAGE PLAN



Signage Plan

The Signage Plan outlines the proposed street signage types for the Coso-Ocala PD, designed with a consistent color and materials palette. The signs will be made from a combination of stone and stucco, using a neutral color scheme with accent colors where appropriate. Detailed descriptions, intents, and examples of the three proposed signs can be found in Figures 26 to 28. All signage will comply with City Code 110-158.

LEGEND

- ▼ Gateway Signs
- Community Markers
- ▶ Directional Signs

Typical Sign Types

GATEWAY SIGNS

Gateways signs will mark the entrances to the community at SW 20th Street and the Spine Street. Positioned perpendicular to the street, the horizontal gateway signs will measure 18–20 feet in length and up to 8 feet in height. They will feature a vertical column and wall base made of stucco, or stone, with a panel prominently displaying the community name on both sides. Low-maintenance landscaping and lighting will enhance the design, ensuring the name remains visible.

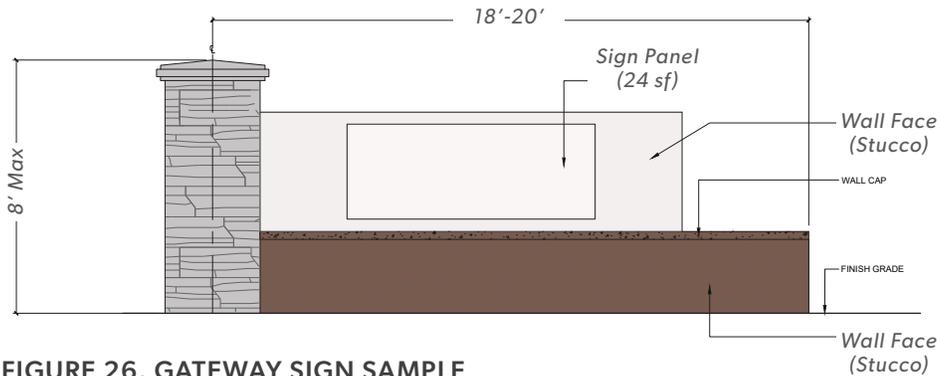


FIGURE 26. GATEWAY SIGN SAMPLE

COMMUNITY MARKERS



FIGURE 27. COMMUNITY MARKER SAMPLE

Community markers enhance the sense of place and continuity within the community. Positioned near ponds, parks, open spaces, and amenities, they highlight these areas as key features. Made of stone, the markers will share a consistent design and may be double-sided, depending on placement. Due to their smaller scale, minimal or no landscaping is required.

DIRECTIONAL SIGNS

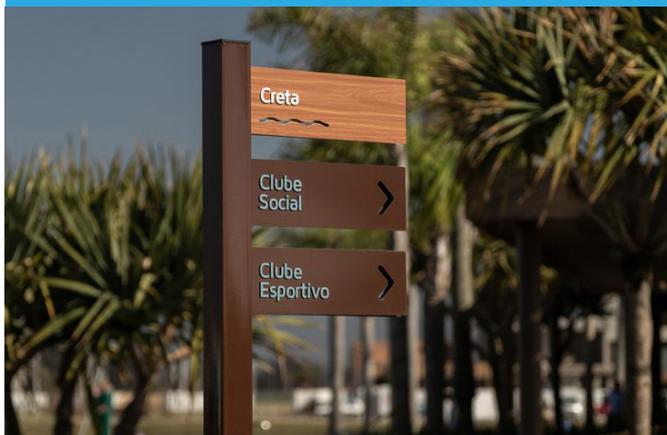


FIGURE 28. DIRECTIONAL SIGN SAMPLE

Directional signs are crucial for guiding residents and visitors to amenities and common areas. Strategically placed along spine and neighborhood streets, they will provide clear directions to the clubhouse, community building, and parking areas. Built from aluminum, the signs will feature a neutral color, such as brown.

The recommended font size is a minimum of 3" for capital letters, with a 70% contrast between the message and background. Additionally, adherence to the Americans with Disabilities Act (ADA) placement requirements is necessary to ensure these signs are accessible and inclusive for all members of the community.

3.10 Trip Generation & Equivalency Matrix

This section provides a Trip Generation Report based on the proposed Coso-Ocala PD development program along with a Trip Equivalency Matrix which compares trip impacts for different land use scenarios.

A traffic impact analysis, in accordance with City of Ocala Traffic Guidelines, will be conducted during the site plan approval process or earlier if requested by the Planning and Zoning Commission or City Council Members. The project number for the traffic impact analysis is TIA25-002.

FIGURE 29. TRIP GENERATION REPORT

The trip generation potential of the proposed development was calculated in accordance with trip generation equations from the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*. Land use code (LUC) 210 (Single-Family Detached Housing), LUC 215 (Single-Family Attached Housing), and LUC 220 (Multifamily Housing [Low-Rise]) were utilized to approximate the trip generation potential of the existing 42 single-family attached units in the Timberland Apartments complex and the proposed 459 units on the property to the south. **Table 1** summarizes the trip generation calculations.

Table 1: Trip Generation Calculations, Coso-Ocala PD

ITE Land Use Code	Land Use	Size	Units	Daily Trips	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
215	Existing Single-Family Attached Housing	42	Dwelling Unit(s)	270	16	4	12	21	12	9
210	Single-Family Detached Housing	75	Dwelling Unit(s)	776	57	14	43	76	48	28
215	Single-Family Attached Housing	150	Dwelling Unit(s)	1,094	72	18	54	86	51	35
220	Multi-Family (3-Story)	192	Dwelling Unit(s)	1,306	82	20	62	103	65	38
Total New Project Trips				3,176	211	52	159	265	164	101
Total External Project Trips (including Timberland Apartments)				3,446	227	56	171	286	176	110

Trip generation was calculated using data from the ITE Trip Generation Manual, 11th Edition

Single-Family Detached Housing [ITE 210]

Daily $Ln(T) = 0.92 Ln(X) + 2.68$, X is No. of Dwelling Units
 AM Peak Hour of Adjacent Street $Ln(T) = 0.91 Ln(X) + 0.12$, X is No. of Dwelling Units; (25% in / 75% out)
 PM Peak Hour of Adjacent Street $Ln(T) = 0.94 Ln(X) + 0.27$, X is No. of Dwelling Units; (63% in / 37% out)

Single-Family Attached Housing [ITE 215]

Daily $T = 7.62(X) - 50.48$, X is No. of Dwelling Units
 AM Peak Hour of Adjacent Street $T = 0.52(X) - 5.70$, X is No. of Dwelling Units; (25% in / 75% out)
 PM Peak Hour of Adjacent Street $T = 0.60(X) - 3.93$, X is No. of Dwelling Units; (59% in / 41% out)

Multifamily Housing (Low-Rise) [ITE 220]

Daily $T = 6.41(X) + 75.31$, X is No. of Dwelling Units
 AM Peak Hour of Adjacent Street $T = 0.31(X) + 22.85$, X is No. of Dwelling Units; (24% in / 76% out)
 PM Peak Hour of Adjacent Street $T = 0.43(X) + 20.55$, X is No. of Dwelling Units; (63% in / 37% out)

The new units proposed with the Coso-Ocala PD are expected to generate approximately 3,176 daily trips, 211 AM peak hour trips (52 entering, 159 exiting), and 265 PM peak hour trips (164 entering, 101 exiting). Combined with the existing Timberland Apartments, it is expected that the overall development will generate approximately 3,446 daily trips, 227 AM peak hour trips (56 entering, 171 exiting), and 286 PM peak hour trips (176 entering, 110 exiting).

Access to the development is proposed via the two existing driveways fronting SW 20th Street, which both currently feature ingress westbound left-turn lanes and allow all movements into and out of the development. The primary entrance for the Coso-Ocala PD is expected to be the eastern driveway, signed as SW 51st Terrace. A preliminary travel demand model was performed for the proposed development, indicating that approximately 68% of project traffic is expected to travel to and from the east and 32% of project traffic is expected to travel to and from the west.

FIGURE 30. TRIP EQUIVALENCY MATRIX.

TRIP EQUIVALENCY MATRIX ¹							
Land Use ²		ITE LUC	PM Peak Hour Trip Rate	Equivalency Statement	TO		
					Single Family Detached Housing (DU)	Single Family Attached Housing (DU)	Multifamily Housing Low Rise (DU)
FROM	Single Family Detached Housing (DU)	210	0.94	1 DU is equal to	1.000	1.649	1.843
	Single Family Attached Housing (DU)	215	0.57	1 DU is equal to	0.606	1.000	1.118
	Multifamily Housing Low Rise (DU)	220	0.51	1 DU is equal to	0.543	0.895	1.000

Notes:

¹ Trip Equivalency Matrix was developed using average PM peak hour trip generation rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

² DU = dwelling unit

3.11 Tree Mitigation

Site development under the PD zoning will adhere to Article II, Sec. 118 of the City Land Development Code, which governs the removal and replacement of trees on private property to preserve trees as a vital natural resource for the community's health, safety, and welfare. Property #2, being a heavily wooded area, will undergo a tree cruise instead of a tree survey to determine the final tree mitigation plan required for site plan approval. The tree cruise methodology to be utilized, is outlined below.

Proposed Methodology:

A representative 1-acre plot will be submitted for approval. An analysis of this 1-acre plot will include the following:

Once the location of the center of the subject 1-acre plot is determined, each tree that is "in" the plot shall be analyzed for:

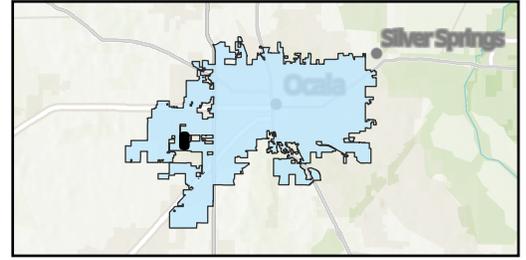
1. Species name of each tree; common and scientific.
2. Diameter measurement at 4.5 feet from grade.
3. Health and structural condition rating.
4. Each tree, 4 inches of diameter or greater, shall have a numbered tag placed into them.
5. GPS location
6. Representative photography.
7. A written report. The written report shall contain a link to a digital Google aerial map with icons that, when hovered over or clicked on, will display the information listed above.
8. An extrapolation of this subject 1-acre plot will be applied to the entire project, which will mathematically forecast the inventory on the entire assignment area.

3.12 Topography, Drainage and Utilities

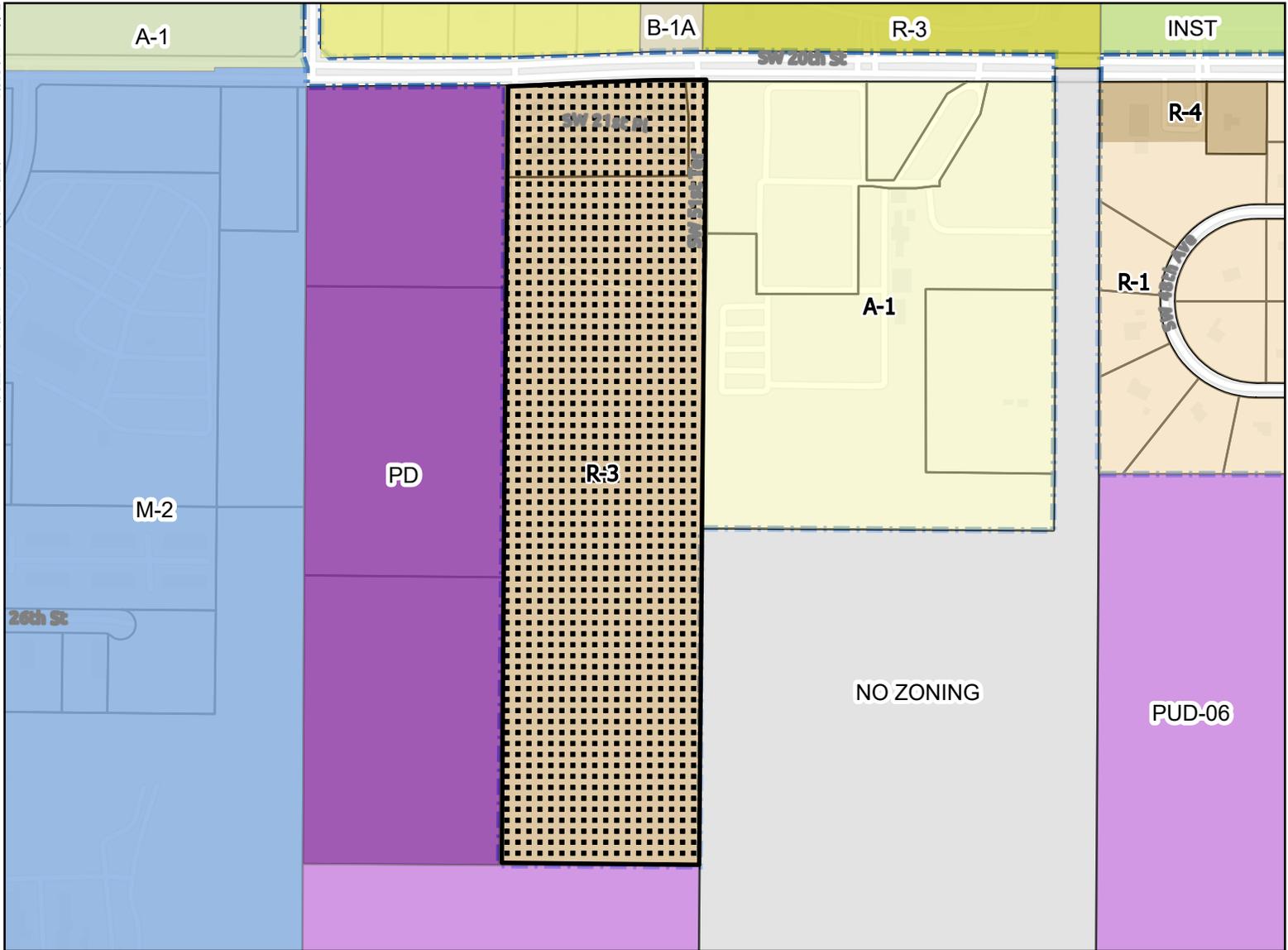
The Coso-Ocala Development is located within the Southwest Florida Water Management District (SWFWMD). The PD is required and intends to provide a stormwater design that will conform with SWFWMD and the City of Ocala, FL standards. As for the utility provider, the development is within the City of Ocala Utilities service area. The Timberland Apartments in the north parcel is currently served by the public potable water and wastewater system. The City of Ocala Water Resources Department has confirmed that there is sufficient capacity in the potable water and wastewater systems to serve the remaining proposed development. The nearest publicly available utilities are located within the right-of-way of SW 20th St. These utilities consist of a 24-inch potable water main and an 8-inch sanitary sewer main.

CASE MAP

Case Number: PD24-45706
Parcel: 23817-004-00 and 23311-000-00
Property Size: Approximately 39.33 Acres
Land Use Designation: High Residential (County)
Zoning: R-3, Multi-Family Dwelling (County)
Proposal: Request for a PD



Folder: M:\GIS\Department\IT\Evan\Planning\June_PZ\PD24_45706\



- | | | |
|-------------------|--|-------------------------------|
| Subject Parcel | B-1A: Limited Neighborhood Business | R-3: Multi-Family Residential |
| A-1 (County) | INST: Institutional | NO ZONING |
| R-1 (County) | M-2: Medium Industrial | City Limits |
| R-3 (County) | PUD-06: Planned Unit Development-6 Units | Parcels |
| R-4 (County) | Planned Development | |
| A-1: Agricultural | | |



CASE MAP

Case Number: PD24-45706

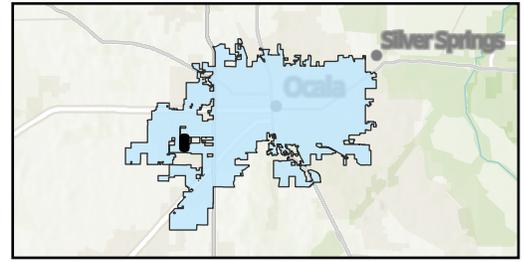
Parcel: 23817-004-00 and 23311-000-00

Property Size: Approximately 39.33 Acres

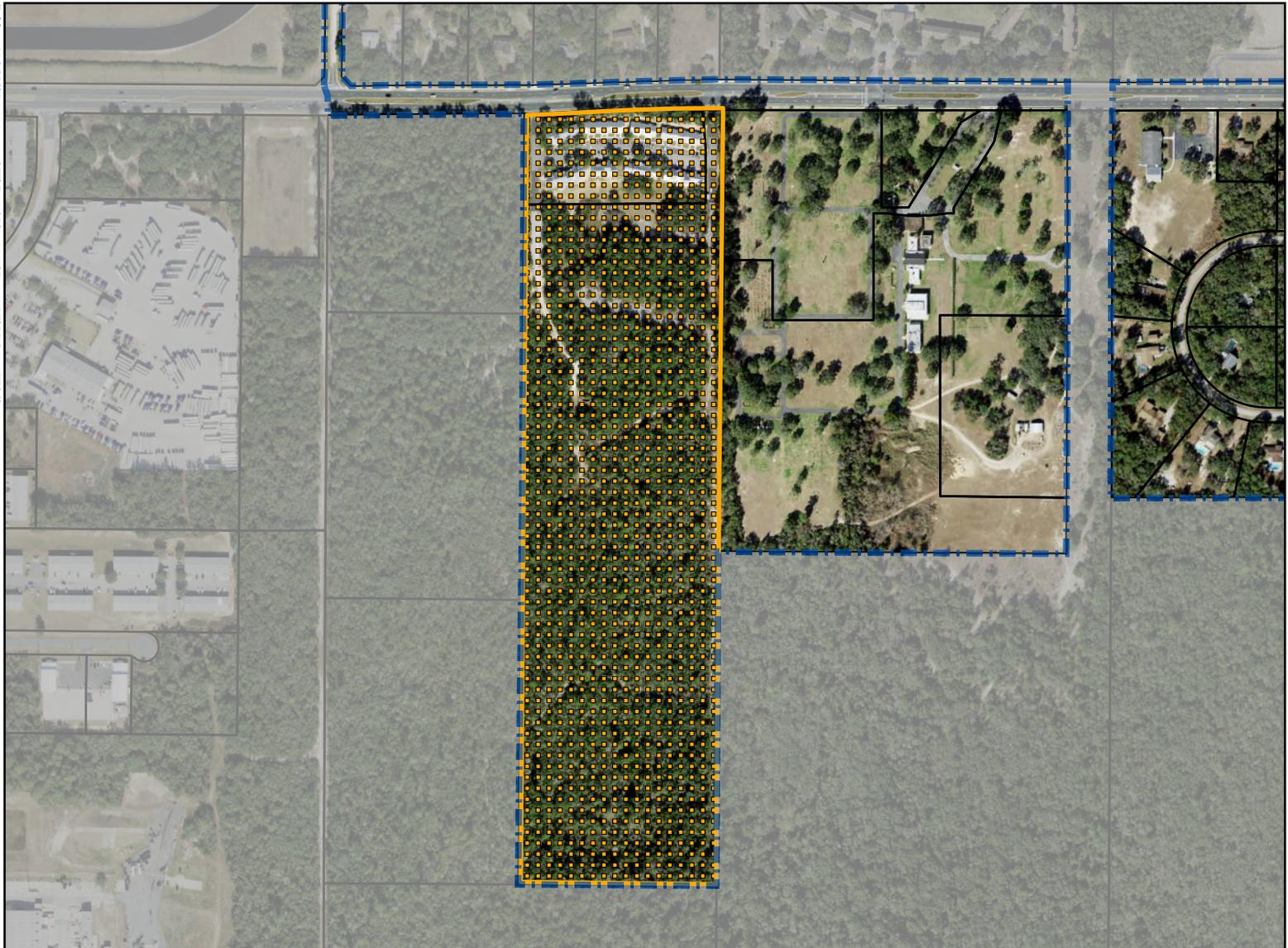
Land Use Designation: High Residential (County)

Zoning: R-3, Multi-Family Dwelling (County)

Proposal: Request for a PD



Folder: M:\GIS\Department\IT\Evan\Planning\June_PD24_45706\



-  SubjectParcel
-  Parcels
-  City Limits





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1422

Agenda Item #: d.

Submitted By: Breah Miller, Planner II

Presentation By: Breah Miller, Planner II

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00), approximately 39.33 acres (Case No. PD24-45706) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Applicant: Dessiree Troncoso (Anna Jo Partnership, LLC)
- Property Owner: Anna Jo Partnership, LLC

Key Points & Concurrent Applications:

PD24-45706 has been submitted along with a PD Standards Book to allow for development consisting of multi-family, single-family, and townhomes which also includes the existing Timberland Apartments.

PD Plan and Standards Book Details:

The associated PD Plan depicts development in three phases. The development proposes 459 units which includes the existing 42 multi-family units within the Timberland Apartments. Proposed amenities include a 3,600 square foot clubhouse and pool and 2,400 square foot community building. The proposed permitted residential uses include single-family detached (Courtyard Home), single family detached (Cottage Home), single-family attached (townhomes), and multi-family dwellings. The PD plan indicates that thirty-seven-point nine percent (37.9%) of the gross acreage will be preserved as open space, and at least ten percent (10%) will be preserved as aggregate open space. Additionally, a reserved 40-foot-wide buffer is depicted along the southern property line for the future east/west connection.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the proposed Medium Intensity/ Special District Future Land Use classification pursuant to Code of Ordinances Section 122-244.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:
 - Requested variation to the required alternate fencing material. The PD Standards Book proposes a 6-foot vinyl fencing with 10' landscaping buffer.
 - Requested variation to the 30- foot alley right-of- way width. The PD Plan and Standards Book proposes 20-foot alleys, some with street parking.
 - Requested variation to the parking requirements of one- and one-half spaces per unit for single family attached homes. The PD Plan and Standards Book identifies that there will be one off street parking per unit with on street parking options.
- The proposed rezoning is compatible with the surrounding development, the Comprehensive Plan, and the City's Code of Ordinances.
- Adequate public facilities exist to service the proposed development.
- The PD Standards Book includes information that should not be included as PD standards such as application materials, traffic study information that will need to be revised upon approval of a final traffic study, and other information and documentation not related to Standards of the PD. The PD Standards Book should be revised for consistency with Section 122-943.

Staff Recommends: Approval with the following conditions:

- **The PD Standards Book and Plan be updated prior to City Council hearings to provide compliance with Section 122-943.**

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: This resolution will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVES:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map
- PD Plan

- PD Standards Book

RESOLUTION 2025-XX

A RESOLUTION APPROVING A PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (COSCO- OCALA PD) FOR PROPERTY LOCATED AT 2275 SW 53RD AVENUE ALONG WITH THE PROPERTY ADJACENT TO THE SOUTH (PARCELS 23817-004-00 AND 23311-000-00), APPROXIMATELY 39.33 ACRES (CASE NO. PD24-45706).

Whereas, Anna Jo Partnership submits a PD plan and Standards Book (Case PD24-45706) for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00), approximately 39.33 acres to allow for the development of mix-use residential development consisting of multi-family, single-family, and townhomes which also includes the existing Timberland Apartments; and

Whereas, as an associated Ordinance _____ amends the zoning map of the City of Ocala changing parcels 23817-004-00 & 23311-000-00 from R-3, Multi- Family Residential (County), to PD, Planned Development (city); and

Whereas, on _____, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a _____ 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 Cosco- Ocala PD plan (Exhibit "A") and PD standards book (Exhibit "B").
2. The effective date for this resolution will be _____, 2025.
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:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33 FEET THEREOF.

ALSO, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4524, PAGE 1957, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°24'45" EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21;

THENCE NORTH 00°32'16" EAST, ALONG THE WEST BOUNDARY OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 1,265.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'16" EAST, ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 28.58 FEET TO A POINT ON THE EXISTING SOUTH RIGHT- OF-WAY LINE OF SW 20TH STREET, SAID POINT BEING 33.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21; THENCE SOUTH 89°24'45" EAST, PARALLEL WITH THE SAID NORTH BOUNDARY, AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SW 20TH STREET, FOR A DISTANCE OF 660.81 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 03°25'02", AND A CHORD DISTANCE OF 338.68 FEET BEARING SOUTH 88°47'42" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 338.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°05'11" WEST FOR A DISTANCE OF 228.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,779.58 FEET, A CENTRAL ANGLE OF 00°56'09", AND A CHORD DISTANCE OF 94.39 FEET BEARING SOUTH 87°33'15" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 94.39 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

4. A certified copy of the Resolution shall be recorded by the Clerk of the City of Ocala in the public records of Marion County, Florida.

This resolution adopted this _____ day of _____, 2025.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen M. Dreyer
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney



Staff Report: Rezoning

Case No. PD24-45706

Planning & Zoning Commission: June 9, 2025

City Council (1st Reading): July 1, 2025

City Council (Adoption): July 15, 2025

Applicant: Dessiree Troncoso (Anna Jo Partnership, LLC)
Property Owner: Anna Jo Partnership, LLC
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone the subject property from R-3, Multi-Family Residential (County), to PD, Planned Development with associated PD Plan and Standards Book.

Parcel Information

Acres: ±39.33 acres
Parcel(s)#: 23817-004-00 & 23311-000-00
Location: located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00)
Existing use: Multi-family/Undeveloped
Future Land Use Designation: High Residential (County)
Zoning Designation: R-3, Multi-Family Residential
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity (City)	R-3, Multi- Family (City) B-1A, Neighborhood Business (City)	Carlton Arms Single-Family Residences
East	Medium Intensity/ Special District (City)	INST, Institutional (City) No Zoning (City)	Good Shepard Memorial Gardens Undeveloped
South	Medium Intensity/ Special District (City)	PUD-08, Planned Unit Development (City)	Undeveloped
West	Medium Intensity/ Special District (City)	PD, Planned Development	Undeveloped

Applicant Request

The petitioner is requesting to rezone from Multi-Family (R-3) (County) to Planned Development (PD)(City) with an associate PD Plan and Standards Book. The petitioner has submitted the request to allow for a mix-use residential development consisting of multi-family, single-family, and townhomes, which also includes the existing Timberland Apartments.

There are concurrent requests for Annexation and Land Use Change to Medium Intensity/Special District (City) associated with this rezoning request.

Background:

Parcel Identification Number 23311-000-00 and Parcel Identification Number 23817-004-00 are currently located within the Marion County limits. The subject properties are currently zoned R-3, Multi-family (County) with High Residential land use (County). The applicant purchased the properties in June of 2020. In 1983, Parcel Identification Number 23311-000-00 was developed with 8 multi-family buildings (Timberland Apartments). Parcel Identification 23817-004-00 remains undeveloped lying south of the Timberland Apartments with access from SW 53rd Avenue located to the west of both properties.

The subject properties are within an existing enclave that is located approximately 1.62 miles from the most western boundary line of the City limits. The surrounding area is a heavily wooded area, and primarily reserved for the pending Mixed- Used Planned Developments to the east, west, and south.

The surrounding area is characterized as largely undeveloped property to the west, south, and east of

the subject property boundaries. The eastern boundary of the property abuts Good Shepard Memorial Gardens. The subject property fronts along SW 20th Street which is classified as an urban collector roadway. The properties north of SW 20th Street are currently single-family uses but recently purchased by a single owner and rezoned to R-3, Multi-Family Residential. Carlton Arms Apartments is located north of SW 20th Street, approximately 700-ft northeast of the subject property.

Neighborhood Meeting

A neighborhood meeting was held on December 12, 2023, at Central Florida College, with the agent providing information regarding the proposed development. One nearby resident was in attendance and did not have any concerns about the development but instead expressed his support.

Staff Analysis

Proposed PD Plan and Standards

The associated PD Plan depicts a mixed residential development that will be developed in three phases on approximately 39.33 acres. The development proposes 459 units which includes the existing 42 multi-family units within the Timberland Apartments. The proposed permitted residential uses include single-family detached (Courtyard Home), single family detached (Cottage Home), single-family attached (townhomes), and multi-family dwellings. The proposed maximum height of the development is 50-feet or 4 stories for multi-family buildings and a maximum height of 35-feet for the single-family attached homes and single-family detached homes.

The PD plan indicates that thirty-seven-point nine percent (37.9%) of the gross acreage will be preserved as open space with the potential of increasing to forty- two point forty- six percent (42.46%) by converting 1.80 acres from dry to wet retention. Aggregate open space will feature a clubhouse with a pool, community building, walking path, linear parks, and centralized lake areas. Additionally, a 10-foot-wide landscape buffer with a 6-foot-high vinyl fence is depicted along the southern, eastern, and western property lines. The PD Standards Book indicates that parking, landscaping, signage, and required buffers will be consistent with the Land Development Regulations. However, variations are proposed in the PD Plan and Standards Book and listed below as part of the staff analysis and will be more specifically addressed at the time of site plan review. The associated PD Plan depicts a maximum of 459 dwelling units; this constitutes an overall density of 11.67 dwelling units per acre with the following lot requirements.

	Single-family Detached (Courtyard Home)	Single- Family Detached (Cottage Home)	Single- Family Attached (Townhome)	Multi- Family
Front Yard Setback (Minimum Feet)	5'	5'	5'	5'
Interior Side Yard Setback (Minimum Feet)	3'	3'	0'	15'

Street/Alley Side Yard Setback (Minimum Feet)	8'	8'	5'	10'
Interior Rear Yard Setback (Minimum Feet)	25'	10'	25'	10'
Alley Rear Yard Setback (Minimum Feet)	25'	10'	25'	10'
Lot Width (Minimum Feet)	32'	28'	16'	200'
Lot Area (Minimum Square Feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)	45%	50%	45%	65%
Building Height (Maximum Feet)	35'	34'	35'	4 stories or 50'

Factual Support

Consistency with Comprehensive Plan

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

1. Future Land Use Element Policy 6.5: Medium Intensity/ Special. The intent of this category is to identify neighborhood and community-serving activity centers, generally represented as “Medium Low” or “Medium High” on the Ocala 2035 Vision. The Medium Intensity/Special District category facilitates 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. This mix is intended to promote a walkable urban form.

The character and function of individual Medium Intensity/Special Districts is described in greater detail in Objective 8.

The form of buildings and development shall be regulated by the Form Based Code. Buildings shall have 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.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Report: The proposed Medium Intensity/ Special District Future Land Use classification identifies a mix of residential as a permitted use. The PD plan depicts three uses consisting of three residential types at a density of 11.22 dwelling units to the acre. Rear parking and street parking is proposed for the development as well as landscaped sidewalks for pedestrian traffic. This design choice reflects development regulations set forth in the Form Based Code. The proposed land use is also compatible with the land use of the surrounding area.

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 zoning district is compatible with the existing neighborhood development pattern and is proposing a density that is contextually appropriate for the area.

3. Future Land Use Element 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.

Staff Comment: As identified in the Level of Service Analysis below, there appears to be adequate public facilities exist to service the subject property.

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 property contains approximately 34.54 acres. The development is for a single- family and multi-family development that has approximately 565 feet of frontage along SW 20th Street. The subject property meets the requirements for consideration of rezoning to the PD zoning district set forth by the Code of Ordinances.

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

Medium Intensity/ Special District	R-1**, R-1A**, R-1AA**, R-2**, R-3**, RZL**, O-1**, OP**, RO**, 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 PD zoning district is a permitted district within the subject property’s proposed Medium Intensity/ Special District future land use.

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 proposed development has two access points on SW 20th Street. The primary access point is SW 51st Terrace (east) and a secondary access is for emergency use only onto SW 53rd Avenue. In addition, the PD plan shows interconnectivity consisting of a mixture of internal roadways and alleys. The PD plan also depicts a reservation of 40-feet to the south of the property for the potential development of an east/west connection.

- (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 proposed development is surrounded by similar future mixed use developments except for the northeast corner. The adjacent property to the northeast is known as the Good Shepherd Memorial Gardens. Although a buffer is not required on all sides of the property, the developer is proposing a 6-foot-tall vinyl privacy fence with a 10’ landscape buffer along the western, southern, and eastern boundaries to ensure adequate screening.

- (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 and shall be installed in accordance with current city policies and standards.

- (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: There is a proposed minimum 37.9% gross open space with the potential of increasing to 42.46% by converting 1.80 acres from dry to wet retention. Aggregate open space will feature a clubhouse with a pool, community building, walking path, linear parks, and centralized lake area.

- (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: Open space is provided in accordance with Section 122-924(4). Gross open space provided is calculated at 14.91-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 within the PD plan is cluster in between buildings as linear parks as well as along trails and water retention areas. All open space is located in areas that are accessible to the future residents.

- (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 PD proposes a mixed residential use that includes single- family attached, single family detached, and multi- family because this development is more than a single- use residential project it is required to have a minimum open space of 25%. The PD plan depicts a proposed minimum of 37.9% gross open space. More than 10% of the open space consist of a clubhouse with a pool, Community Building, walking path, linear parks, and centralized lake area.

- (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 June 2024.

- (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 proposed subdivision will constitute three phases of an ongoing development.

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

Staff Comment: After 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: A site plan will be required for the proposed development.

- (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: N/A.

- (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 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 122-260. – Buffers. (b) General requirements. Wherever a higher intensity property adjoins or abuts a lower intensity land use or zoning district, a landscaped buffer area will be required along the total length of that adjoining or abutting property boundary to provide an attractive land use transition and reduce sight, glare, light and noise intrusion. This landscaped buffer area as set out in this section will be reviewed and approved during the site plan process. The landscaped buffer area can be decreased in depth with a continuous brick, stone or concrete block wall which is located along the full length of the adjoining or abutting property boundary being buffered. A landscaped berm of the same height can be substituted for a wall. The building official and planning director may also approve a solid wood fence and increased landscaping as an alternative to a masonry wall in instances where a parcel was reduced in size by a condemnation of right-of-way. Buffer areas will be continually maintained in good condition by the property owner. These buffer areas can be included in the open space requirements and standards. In no case shall the landscaped buffers be less than the standards and specifications set out in this section.

The applicant is proposing a 6-foot vinyl fence instead of the required wall..

2. Section 114-93.- Alleys. (b) The right-of-way width of an alley shall not be less than 30 feet.

The applicant is proposing 20-foot-right-of way for all alleys, which will all be privately maintained.

3. Section 122-631. Single- family dwellings (attached) criteria. (18) Parking requirements: 1½ spaces per unit. Additional spaces may be required for amenities.

The applicant is proposing one off street parking per unit with on street parking options.

Level of Service (LOS)

Transportation: The subject segment of SW 20th Street is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan but the City’s Comprehensive Plan identifies the roadway as an urban collector. Automotive traffic will likely access the property via SW 51st Terrace to the east, and emergency traffic will access the property from SW 53rd Avenue to the west. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

• **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 20 th Street	4	35	Collector	E	39,800	12,500	C

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.

Potable Water: The properties are currently serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city water main runs along SW 20th Street.

- *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).

Sanitary Sewer: The properties are currently being serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city force main is available along SW 20th Street.

- *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).

Solid Waste: The subject property is not 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.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

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 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

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

Stormwater: The subject property is not located within a Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is 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 1.68 miles from the subject property at 2275 SW 53rd Avenue. This distance does not fall within the desired industry standard of 1.5 miles for fire service.

Schools: The subject property is serviced by College Park Elementary (operating at 110.08% capacity), Liberty Middle (93.34%) and West Port High School (117.22%). The proposed rezoning of the property may generate between 22- 145 additional Elementary School-aged students, 11-66 additional Middle School-aged students, and 11-98 additional High School-aged students.

Project Dwelling Units (SFR)			
School Level	SFR Student Generation Rate	174 SFR (min. 5 d.u./acre permitted by FLU)	1046 SFR (max. 30 d.u./acre permitted by FLU)
E	0.13	22	135
M	0.064	11	66
H	0.094	16	98
Project Dwelling Units (MFR)			
School Level	MFR Student Generation Rate	174 MFR (min. 5 d.u./acre permitted by FLU)	1046 MFR (max. 30 d.u./acre permitted by FLU)
E	0.139	24	145
M	0.056	9	58
H	0.067	11	70

Staff Findings and Recommendation

- The proposed rezoning is consistent with the proposed Medium Intensity/ Special District Future Land Use classification pursuant to Code of Ordinances Section 122-244.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:

- Requested variation to the required alternate fencing material. The PD Standards Book proposes a 6-foot vinyl fencing with 10' landscaping buffer.
- Requested variation to the 30- foot alley right-of- way width. The PD Plan and Standards Book proposes 20-foot alleys, some with street parking.
- Requested variation to the parking requirements of one- and one-half spaces per unit for single family attached homes. The PD Plan and Standards Book identifies that there will be one off street parking per unit with on street parking options.
- The proposed rezoning is compatible with the surrounding development, the Comprehensive Plan, and the City's Code of Ordinances.
- Adequate public facilities exist to service the proposed development.

Staff Recommendation: Approval of PD24-45706
--



Site Plan

The proposed program per the enclosed Concept Plan is 459 units, including the 42 multi-family units from the existing Timberland Apartments. The proposed new community features single-family detached, single-family attached (townhomes), and multi-family units. The plan provides a system of alleyways, which will allow for all the unit's parking to be in the rear of the units, allowing the front to be for pedestrians. The proposed development will include a central amenity with a clubhouse & pool as well as a community building to server the entire development, a series of pocket/small parks, and the stormwater areas will have a walking pathway. The approximately 3,600 SF clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, and a multi-purpose room. The approximately 2,000 SF community building will offer co-working and multi-purpose spaces. The multi-family development will be for rent and the single-family attached and detached, may be for sale or rent to be determined at a later date. All single-family units will be on individual platted lots. All buildings will abide by the Florida Building Code.

Typical Townhome Block Configuration Sample

The Figure below is a graphic representation of a section through a townhome block. The lengths of all the blocks in the proposed development are less than 750 feet.



DEVELOPMENT SUMMARY (Existing and Proposed Development)		
	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	39.33 Ac	100%

DEVELOPMENT PROGRAM (Existing and Proposed Development) 459 Units 11.67 Du/Acre			
	Units	Development Mix %	Parking Spaces / Ratio
Multi-Family (Existing Timberland Apartments)	42	51%	84 spaces (2 spaces per unit)
Multi-Family (3-Story)	192		248 spaces (1.3 spaces per unit)
SF-Attached Townhomes (16' x 20' Lots)	150	33%	1-per unit
SF-Detached Courtyard Homes (32' x 90' Lots)	16	16%	2-per unit
SF-Detached Cottage Homes (32' x 50' Lots)	59		1-per unit
TOTAL	459	100%	

NOTE:

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

** Approximately additional 150 parking spaces will be provided on-street and 30 spaces on the alleys.

*** The dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

002 - SITE PLAN Coso-Ocala PD

PD24-45706-ANNA JO PARTNERSHIP LLC

Applicant:
Anna Jo Partnership LLC, dba Coso Capital Group

Submitted to:
City of Ocala, Growth Management Department
201 SE 3rd St. Ocala, FL 34471

Submission Date: 05/23/2025

Prepared By:



gai consultants



Coso-Ocala PD Book

Applicant:

Anna Jo Partnership LLC, dba Coso Capital Group

Submitted to:

City of Ocala, Growth Management Department
201 SE 3rd St. Ocala, FL 34471

Submission #4 : 5/23/2025



Rezoning Form



City of Ocala
 Growth Management Department
 201 S.E. 3rd Street, 2nd Floor
 352-629-8404 | www.ocalafl.gov | gmd@ocalafl.gov

PLANNED DEVELOPMENT (PD) REZONING REQUEST (\$3,000)

PD rezoning requests will be scheduled for consideration by the Planning and Zoning Commission and approval by City Council once the PD Plan and Design Standards have been reviewed by staff.

Name of Petitioner(s):		Dessiree Troncoso (Anna Jo Partnership LLC)			
Mailing address:		11100 SW 93rd Court Road #103	City:	Ocala	State: FL
Phone:		407-655-9117	Email:	info@cosorealty.com	
Parcel Number(s):		23817-004-00, 23311-000-00			
Section:	28	Township:	15	Range:	21 East
Size of Property:		34.89			
Attach Legal Description: It shall be the applicant's responsibility to provide the correct legal description for the subject property. The application will not be processed until a correct legal description is provided. An electronic file of the legal description in Word format must be submitted with the application.					
Street address of the property:		2275 SW 53RD AVE OCAL			
Present Land Use designation:		High Residential (Marion County)			
Present Zoning District:		R-3 (Marion County)			
Requested Zoning District:		Planned Unit Development (PUD)			
Description of request:					
<p>We are proposing a residential community of up to 459 units comprised of single-family detached, townhomes and multi-family units. The community features several pocket parks, and a central amenity. As part of this project we will be requesting Annexation, Comp Plan Amendment and PD Rezone.</p>					

PD Application Requirements

The following items are required (The application will not be processed if these items do not accompany the application.):

- Deed or other proof of ownership [Section 2.6 and 2.7](#)
- Notarized signature of the current property owner(s) & the agent's signature, if applicable [Page 5](#)
- The appropriate fee in cash or check (Payable to the City of Ocala) [Completed](#)
- Site Plan (1 copy and electronic file in .pdf format) [Provided separately on the Drawings Folder](#)
- Statement of Unified Control [Section 2.9](#)
- Statement of Variations from the Ocala Zoning Code [Section 1.8](#)
- Maintenance agreement [Not provided](#)
- Pre-hearing Conference with City Staff [Section 2.1](#)
- Electronic file of legal description in Word format [Provided separately](#)

Sec. 122-943. PD plan application/materials.

- (a) A PD plan shall meet the intent of the planned development (PD) zoning district as defined in section 122-940, and shall include the following information:
- (1) A title opinion; [Section 2.8](#)
 - (2) A statement as to the intensity/density of the proposed uses and such supporting evidence or documentation as the applicant deems relevant; [Section 1.4 to 1.6](#)
 - (3) A statement of variations from Code of Ordinances shall be included; [Section 1.8](#)
 - (4) The title of the project and the names of the design professionals/developer, legal description, boundary survey, scale, date, north arrow and general location map; [Section 1.1 & 1.3](#)
 - (5) Boundaries of the property involved, all existing streets, buildings, watercourses, easements, section lines, and other existing important features in and contiguous to the project; [Section 1.3](#)
 - (6) A plan showing general locations of the permitted uses and examples of proposed building elevations/roadway types; [Section 3.4](#)
 - (7) A chart or table identifying (acres or square footage) the proposed uses, open space, recreational facilities, and off-street parking/loading; [Section 3.4](#)
 - (8) Circulation plan showing access from existing streets and the proposed ingress and egress for the development. The plan shall show the general pattern of internal vehicular and pedestrian flow, the interrelationship of vehicular flow between the land uses and between different phases, and how vehicular traffic will be separated from pedestrian and other types of traffic through sidewalks and jogging or walking paths; [Section 3.9](#)
 - (9) General information shall be included describing or outlining existing conditions of the site, including information on drainage and topography; [Section 1.3](#)
 - (10) General information on any architectural features, building orientation, covenants, land characteristics and available utilities; [Section 3.7](#)
 - (11) Proposed phases; [Section 3.5](#)
 - (12) Master landscape and tree preservation, signage, and streetscape plans; and [Section 3.8 & 3.9](#)
 - (13) Landscape, streetscape, signage, architectural standards, and use restrictions specific to the proposed development shall be required and included in a separate set of documents (a "PD standards book") to be reviewed for conformance with this division. [Section 3.8 & 3.9](#)
 - (14) Evidence that a required neighborhood meeting, as described in section 122-949, was conducted prior to submitting the PD plan for review. Evidence shall include a copy of the advertisement published in the newspaper, a copy of the mailed notice, a copy of the address labels used, and a written summary of the issues related to the development proposal discussed. [Section 2.2 & 2.3](#)

Sec. 122-949. Neighborhood meetings. Section 2.2 & 2.3

- (a) Prior to filing an application with the city for a PD zoning designation, the applicant shall be required to hold a neighborhood meeting. The purpose of the neighborhood meeting is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible. If the planning director determines a follow-up meeting is necessary to resolve conflicts and outstanding issues that arose in the first neighborhood meeting, the planning director may require a second neighborhood meeting. In cases where there is no residential development on nearby lands, the planning director may waive the neighborhood meeting requirement.
- (1) *Time and place.* The neighborhood meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application. It shall be scheduled after 5:00 p.m. on a weekday. The planning director may grant a waiver from the requirement to hold the neighborhood meeting after 5:00 p.m. on a weekday if the applicant demonstrates, in writing, that a particular hardship or undue burden exists that prevents them from holding the neighborhood meeting after 5:00 p.m. on a weekday.
 - (2) *Notification.* The applicant shall provide notification of the neighborhood meeting a minimum of ten business days in advance of the meeting by placing notice in a newspaper of general circulation and by mailing notice to all owners and occupants within 300 feet of the land subject to the application. The list of owners within 300 feet of the affected property shall be obtained by the applicant from the most recent version of the property owners of record provided by the Marion County Property Appraiser. The city planning department shall be notified of all neighborhood meetings a minimum of ten business days in advance of the meeting. The notification shall state the time and place of the meeting. The city may invite additional people who may have an interest in the development.
 - (3) *Conduct of meetings.* At the neighborhood meeting, the applicant shall explain the development proposal and application, inform attendees of the character and nature of the process for review, and respond to comments and questions neighbors may have about the application and propose ways to resolve conflicts. The applicant shall display materials that they intend to submit for its PD plan to the meeting, including the PD plan and architectural elevations or other design elements to be included in the PD standards book.
 - (4) *Staff attendance.* City staff may attend the neighborhood meeting for the purpose of advising the attendees regarding applicable provisions of these LDRs, but shall not serve as facilitators or become involved in negotiations at the neighborhood meeting.
 - (5) *Written summary of neighborhood meeting.* The applicant shall provide the city a written summary of the neighborhood meeting. The written summary shall include a list of those in attendance, a summary of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information the applicant deems appropriate. The written summary of the neighborhood meeting shall be included with the application materials, and be made available to the public for inspection.
 - (6) *Response to summary.* Any party in attendance at the neighborhood meeting may submit an additional written summary indicating their understanding of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information they deem appropriate. This written summary may include a response to the applicant's written summary of the neighborhood meeting. The written summary shall be included with the application materials, and be made available for public inspection.



Property Owner Form

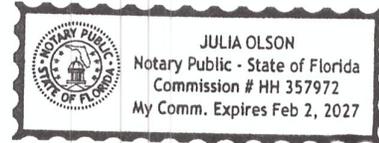
City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8404 | www.ocalafl.gov | gmd@ocalafl.gov

I, Dessiree Troncoso, as Chief Operations Officer of Anna Jo Partnership LLC, a
(Name) (Title) (Entity Name)
Florida Limited Liability Company, being first duly sworn, affirm and say that I am the owner of t
(State Registry & Type)
property described above.

Owner's Signature: Dessiree Troncoso Address 2275 Sw 53rd Ave Ocala FL 34476

STATE OF Florida COUNTY OF Marion Before me, this 2nd day of February, 2024, persona
appeared Dessiree Troncoso who executed the foregoing instrument and acknowledged bef
me that same was executed for the purposes therein expressed.

Personally known or Produced Identification



Type of ID produced: FL DL

Signature of Notary: Julia Olson

Print Name: Julia Olson My commission expires: 02/02/2027

I, _____, am the legal representative of the applicant and am authorize
speak on his behalf for the subject matter.

Agent's Mailing address:			
City:		State:	
Agent's Phone:		Agent's Email:	
Agent's Signature:			

STAFF USE ONLY:

- a. Date received: _____
- b. Contains all required information: Yes No
- c. Consistent with the zoning code: Yes No
- d. Consistent with the comprehensive plan: Yes No
- e. Site lies within an historic district: Yes No
- f. Petition rejected: Yes No
- g. Petition accepted: Yes No
- h. Land use: _____

District: _____
(see attached reason)
Case #: _____
Case #: _____

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01

Project Introduction

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1.1 Project Team

The initial Coso-Ocala PD Project Team is listed below:



ROLE: Landowner and Master Developer | LOCATION: Ocala, FL

Coso Capital Group is a real estate investment company based in Ocala, FL and currently the owner of the project site. They are experienced in single-family residential and multifamily property investments within Central Florida. The founders live in Marion County and have been doing business here for 8 years. The company’s mission is to create lifestyle projects that foster community connections and lasting memories. Transforming the way people live and interact with their communities and revolutionizing how residents experience and engage with their neighborhoods. Their vision is to offer accessible housing options for diverse family structures, including single parents, childless couples, empty nesters, and individuals of all life stages.

Coso Capital Group is the owner and operator of the Timberland Apartments since 2020. This existing development occupies the northern 4.4 acres of the project site.



ROLE: Master Planners | LOCATION: Orlando, FL

GAI Consultants, Inc. (GAI) is an engineering, design, planning and economics consulting firm headquartered in Orlando and Pittsburgh. Their specialized Community Solutions Group (CSG) is their idea-driven, specially positioned team for landscape architecture, urban planning, redevelopment economics, and wayfinding/environmental graphics.



ROLE: Traffic Engineers | LOCATION: Debary, FL

Walsh Traffic Engineering, located in Debary, Florida, specializes in Traffic Impact Analyses, Traffic Operations, and Safety. With over 30 years of experience, the firm collaborates with private developers and government agencies across Florida.



ROLE: Landscape Architects | LOCATION: Wesley Chapel, FL

Andreasen Design, a Tampa area-based design collaborative, specializes in residential communities and creating spaces that unleash the full potential of communities. With an extensive background in cross-disciplinary innovation and decades of experience in planning and landscape architecture, we offer a comprehensive design approach.



ROLE: Architects | LOCATION: Atlanta, GA

Preston and Reed Sustainability Solutions is nationally recognized for home and community planning. From their groundbreaking work with municipalities to award winning home design to advocacy for sustainability, Preston and Reed is leading the way.



ROLE: Civil Engineers | LOCATION: Ocala, FL

Radcliffe Engineering provides professional services covering a wide range of civil engineering needs; including subdivisions, roads, drainage, water, sewer, site development, water treatment and wastewater treatment facilities. Their Staff has the proper blend of expertise and experience required to successfully complete a variety of civil design projects.



ROLE: Surveyor | LOCATION: Ocala, FL

JCH Consulting Group Inc. is a company specializing in land surveying, engineering, construction surveying, and geographic information systems.

1. 2 Introduction

Anna Jo Partnership LLC is submitting a request for the approval of a Planned Development (PD) on two properties currently in unincorporated Marion County, situated along SW 20th Street (refer to the location map on the subsequent page)

Concurrent with the Rezone application, the applicant is also seeking Annexation and Comprehensive Plan Amendment for the aforementioned properties. The objective is to secure a City of Ocala Medium Intensity / Special District Future Land Use designation.

This combined PD Application and Book Document aims to fulfill all the specified requirements outlined in the application form. Additionally, it provides an overview of the purpose, objectives, and development standards associated with the proposed development.

1.3 Properties Location

The Coso-Ocala Planned Development (PD) encompasses properties situated along SW 20th Street. The first property, Timberland Apartments (Property #1), is a 4.4-acre parcel featuring an existing 42-unit multi-family development. Located at 2275 SW 53rd Ave, Ocala, FL 34474, the existing use of this property is slated to remain unchanged post the rezoning process.

The second property (Property #2) is a 34.89-acre vacant parcel situated behind Timberland Apartments. The proposed plan involves the redevelopment of this vacant property into a well-designed compact residential community. The envisioned development will feature a network of pocket parks and interconnected streets, enhancing the overall livability of the area. (Refer to Figure 1: Coso-Ocala PD Location Map)

Both properties combined comprise the Coso-Ocala PD totaling 39.33 Ac

Property 1: Timberland Apartments

The Applicant holds ownership and control over both properties; see required evidence in the following sections. The acquisition of Timberland Apartments occurred in June 2020, at which time the property presented various code enforcement violations and had several pending permits. After the acquisition, significant efforts were undertaken to address these issues, resulting in comprehensive improvements to both the buildings and the overall site.

In the context of the rezoning processes, the Applicant is seeking approval to maintain this portion of the project as a 42-unit multi-family site. The demonstrated improvements showcase the commitment to enhancing the property's condition and aligning it with the proposed rezoning plans. (See Figure 2: Timberland Apartments Before and After Photos)

Property 2: Proposed Development

For Property #2 the applicant envisions a dynamic residential community where you can live a big life without needing a big house. The project features a variety of dwelling units, including single-family detached and attached (townhomes) and multi-family housing types and price for residents with different economic and social needs. This variety caters to different preferences and contributes to affordability for skilled blue-collar workers and retirees.

Comprising a total of 417 new units the community will offer a diverse range of rear-loaded residential dwelling types. These include single-family detached homes in the form of cottage and courtyard homes, single-family attached townhomes, and multi-family residences. Emphasizing connectivity, the community will feature a thoughtfully designed system of streets and alleys, creating a cohesive environment.

Key to this vision is the integration of numerous amenities spaces and pocket/courtyard parks, providing residents with opportunities to gather, recreate, and build a sense of community. See Section 1.6: Concept Plan.

FIGURE 1. COSO-OCALA PD LOCATION MAP



COSO-OCALA PD SITES

- 1** **Property 1: Timberland Apartments**
 Municipality: Marion County
 Parcel ID 23311-000-00
 Acreage: 4.44
 Year Built: 1983 - Year Remodeled: 2022

- 2** **Property 2: Vacant Land**
 Municipality: Marion County
 Parcel ID 23817-004-00
 Acreage: 34.89

PREVIOUS APPROVED PD'S

- A** **Country Green PD: 40 Ac**
 The Country Green PD was approved in 2017. This will be a mixed-use development proposing 900 residential units, and 75,000 SF of commercial space with a total density of 28 du/ac.

- B** **Wintergreen PD: 40 Ac**
 The Wintergreen PD was approved in May 2022. This will be a mixed-use development proposing 685 residential units, 50,000 SF of office space and 87,000 SF of commercial space with a density of 26 du/ac.

FIGURE 2. TIMBERLAND APARTMENTS BEFORE AND AFTER PHOTOS

BEFORE PHOTOS



AFTER PHOTOS



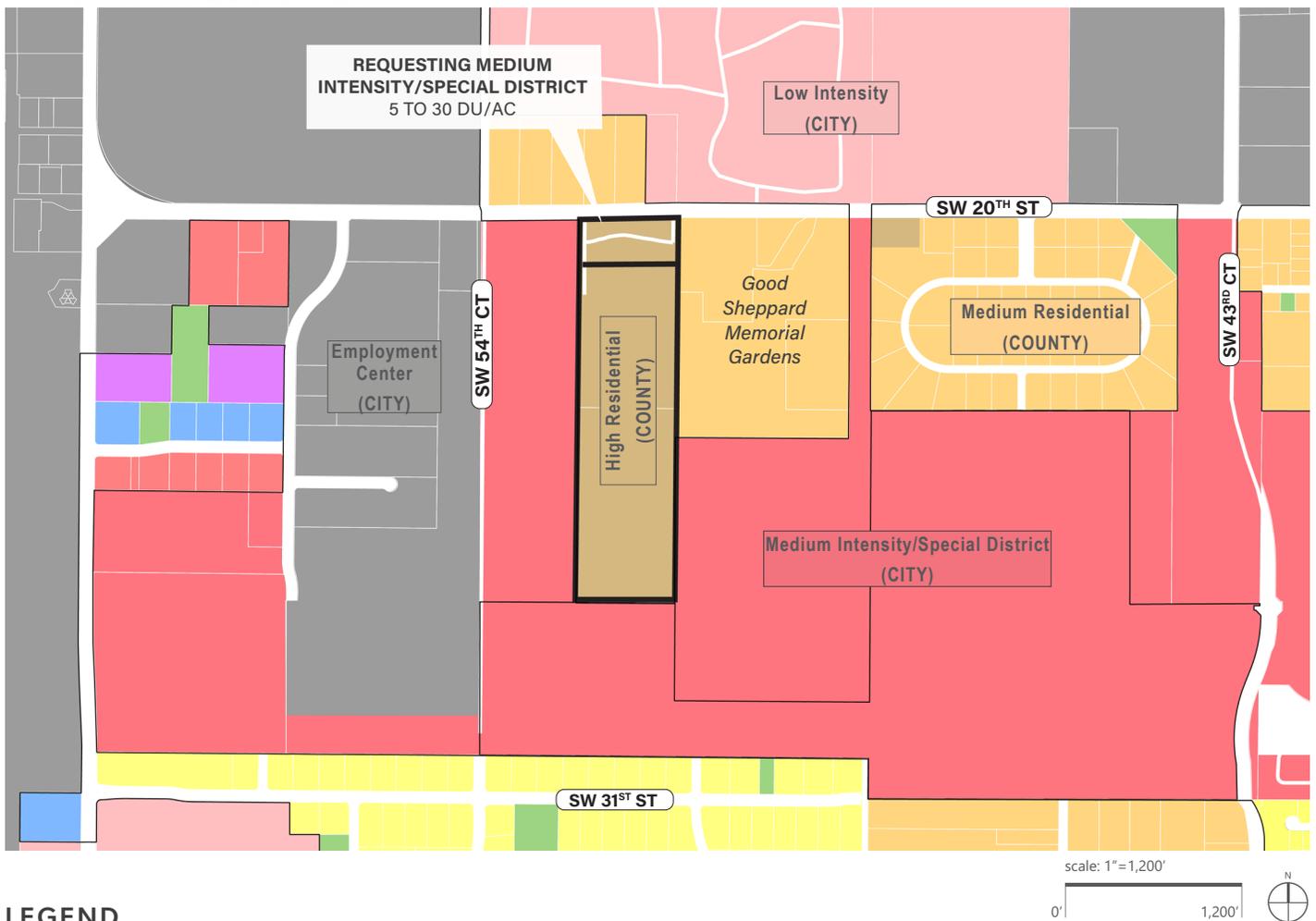
1.4 Land Use

The Coso-Ocala Planned Development (PD) properties are strategically positioned, adjacent to properties within the City of Ocala Jurisdictions with Medium Intensity/Special District Future Land Use designation. The properties are bordered to the north by expansive single-family lots, to the east by the Good Shepherd Memorial Gardens, and to the south and west by vacant properties.

As indicated by the current Future Land Use Map, both Coso-Ocala PD properties currently carry a High Residential designation according to Marion County's land use plan. This designation is tailored to accommodate a blend of single-family and multi-family residential units in both existing and new developments. The permitted density ranges from 4 to 8 dwelling units per gross acre.

In alignment with the adjacent properties falling under the City of Ocala Jurisdiction, characterized by a Medium Intensity Special District Future Land Use Category, the applicant intends to request this designation in the Comprehensive Plan Amendment Application. This adjustment seeks consistency with the anticipated future development of the area. The Medium Intensity, Special District category is designed to delineate neighborhood and community-centric activity centers, fostering a walkable urban community. The permissible density within this category ranges from a minimum of five dwelling units per gross acre to a maximum of 30 dwelling units per gross acre. Additionally, the allowed uses encompass residential, office, commercial, public, recreation, educational facilities, and institutional. For a visual representation and further details, please refer to Figure 3: Future Land Use Map

FIGURE 3. FUTURE LAND USE MAP



LEGEND

- Coso-Ocala PD Boundary
- High Residential (County)
- Medium Residential (County)
- Low Residential (County)
- Low Intensity (City)
- Medium Intensity / Special District (City)
- Employment Center (City)

1.5 Zoning

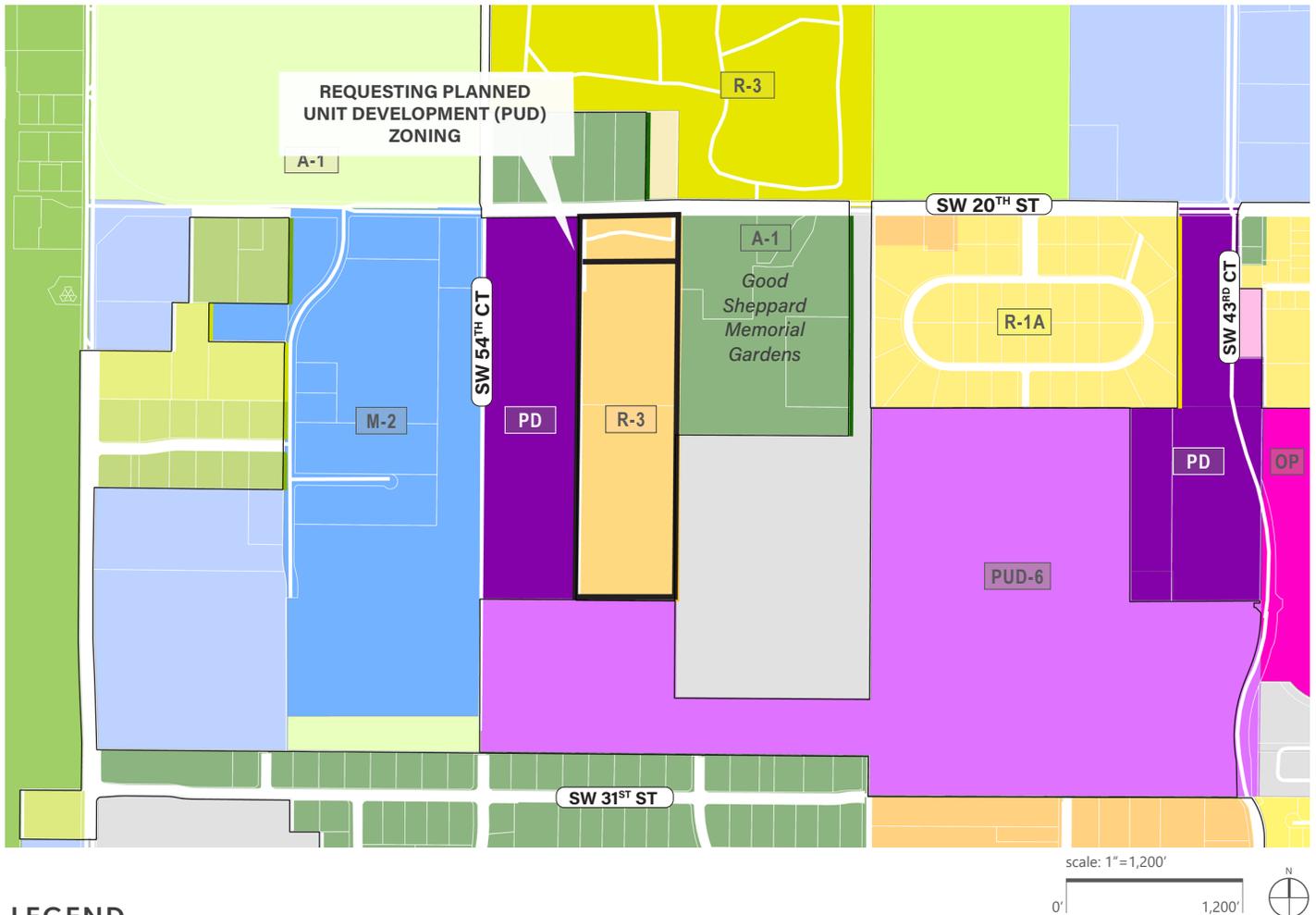
The existing zoning for both Coso-Ocala Planned Development (PD) properties is designated as R-3 in accordance with Marion County regulations. This zoning classification is designed to facilitate high-density and urban residential development, encompassing multi-family dwelling units. The allowable density within this classification ranges from 4 to 16 dwelling units per one (1) gross acre.

Adjacent to the west lies a property under the City of Ocala's Jurisdiction, zoned PD and known as Country Green PD. This PD was granted approval in 2017 as a mixed-use development, proposing a density of 28 dwelling units per acre, comprised of 900 residential units and 75,000 square feet of commercial space. Subsequent to the PD approval, there has been no new development on this property.

In a bid to align with the latest zoning trends in the area, the applicant is seeking a Planned Development (PD) Zoning classification. This classification allows for a unique, individually planned development process that may not be permitted under standardized zoning districts. The PD zoning also promotes flexible design, ensuring adaptability to the specific needs and characteristics of the development.

For a visual representation and additional details, please refer to Figure 4: Zoning Map

FIGURE 4. ZONING MAP



LEGEND

- Coso-Ocala PD Boundary
- R-3 (County)
- A-1 (County)
- R-3 (City)
- PD (City)
- PUD-6 (City)
- No Zoning (City)
- M-2 (City)

1.6 Concept Plan

FIGURE 5. COSO-OCALA PD CONCEPT PLAN



The proposed program per the enclosed Concept Plan is 459 units, including the 42 multi-family units from the existing Timberland Apartments. For more details see table below.

The proposed new community features single-family detached, single-family attached (townhomes), and multi-family units. The plan provides a system of alleyways, which will allow for all the unit's parking to be in the rear of the units, allowing the front to be for pedestrians. The proposed development will include a central amenity with a clubhouse for the entire development, a series of pocket/small parks, and the stormwater areas will have a walking pathway. The Multi-Family will be for rent, and the single-family attached and detached will be platted at one unit per lot to provide flexibility in the ownership structure. Portions of the site may be fee-simple, while others may be for rent. All buildings will abide by the Florida Building Code. Additional information about the Concept Plan is provided in Section 3.4

DEVELOPMENT SUMMARY (Existing and Proposed Development)		
	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
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DEVELOPMENT PROGRAM (Existing and Proposed Development) 459 Units 11.67 Du/Acre			
	Units	Development Mix %	Parking Spaces / Ratio **
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Multi-Family (3-Story)	192		248 spaces (1.3 spaces per unit)
SF-Attached Townhomes (16' x 20' Lots)	150	33%	1-per unit
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SF-Detached Cottage Homes (32' x 50' Lots)	59		1-per unit
TOTAL	459	100%	

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

** Approximately additional 150 parking spaces will be provided on-street and 30 spaces on the alleys.

*** The dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

1.7 LDC & Comprehensive Plan Consistency

Approval of this request will accommodate a variety of housing types to support Ocala's growing population while providing an appropriate transition to more commercial/warehouse areas to the west. The proposed zoning is in character with the surrounding land use pattern based upon recent PD approvals on abutting properties, and is also directly in compliance with the policies guiding development in the City of Ocala set forth in the Comprehensive Plan.

The proposed plan provides a flexible design to meet the demographic's changing needs, market trends, and consumer preferences as intended by the PD zoning district. The proposed project uses a combination of architectural styles, building forms, and building relationships that can only be achieved through a PD rezone. In addition to compliance with the Land Development Code, the rezoning amendment is also supported by the following goals, objectives, and policies contained in Ocala's adopted Comprehensive Plan.

FUTURE LAND USE ELEMENT POLICY 4.3: The City shall amend the Land Development Code to encourage pedestrian activity and safety and to enhance the beautification of the built environment throughout the City.

The proposed development provides ample open space that meets all City requirements, as well as public and private park areas, and pedestrian connectivity. The configuration of the development is intended to provide a multi-generational community that promotes a sense of safety and features a cohesive development pattern that upholds a high aesthetic value. See Section 3.8: Parks and Open Space

HOUSING ELEMENT POLICY 1.5: To meet the objective of providing dwelling units of varying types, sizes and costs throughout the city, the City shall permit, where appropriate, infill development of various housing types such as but not limited to apartments over garages, mother-in-law apartments, multi-generational housing, live-work units, and residential units above commercial activity.

The proposed Planned Development intends to provide housing opportunities to accommodate Ocala's growing population and create a community that is multigenerational. As noted throughout the application packet, the project features a variety of dwelling units, including single-family detached and attached (townhomes) and multi-family housing types, with varying types, size, and price for residents with different economic and social needs. A goal of the development is to provide an inclusive, diverse, and vibrant community directly in compliance with the above policy. See Section: 3.7: Architecture

TRANSPORTATION ELEMENT POLICY 4.1: All new development projects located on a functionally classified roadway (Arterial or Collector) shall be required to undergo an access management review that includes, but not limited to, median openings, frontage, reverse frontage, and cross access easements.

As shown on the provided conceptual plan, the proposed development features two access points that are to be used as primary access and secondary access. These points of access will be facilitated by collector roadways. The proposed development provides a network of alley roads and grid street system, that will contribute to the better internal vehicular, pedestrian and bicycle connectivity. See Section 3.9: Circulation and Signage

The Applicant respectfully requests approval of this petition and reserves the right to supplement this application with additional information, as required or requested by Staff.

1.8 Proposed Variations from the Code

Sec. 122-260. - Buffers.

... The building official and planning director may also approve a solid wood fence and increased landscaping as an alternative to a masonry wall in instances where a parcel was reduced in size by a condemnation of right-of-way. ...

We are proposing 6' Solid Vinyl Fence instead of solid wood fence. See Section 3.8

Sec. 114-93. - Alleys.

... (b) The right-of-way width of an alley shall not be less than 30 feet...

We are proposing a 20-foot right-of-way for all the alleys, which will be private. See Section 3.9

Sec. 114-93. -Lot Requirements.

The table below provides the Coso-Ocala PD Lot requirements of the four (4) proposed residential typologies. For additional details see Section 3.6

	Single-family Detached (Courtyard Home)	Single-family Detached (Cottage Home)	Single-family Attached (Townhome)	Multi-Family
Front Yard (Minimum feet)	5'	5'	5'	15'
Interior Side Yard (Minimum feet)	3'	3'	0'	15'
Street/Alley Side Yard (Minimum feet)	8'	8'	5'	10'
Interior Rear Yard (Minimum feet)	25'	10'	25'	10'
Alley Rear Yard (Minimum feet)	25'	10'	25'	10'
Lot Width (Minimum feet)	32'	28'	16'	200'
Lot Area (Minimum square feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)*	45%	50%	45%	65%
Building Coverage (Maximum fee)	35'	35'	35'	4 stories or 50'

Sec. 122-631. Single-family dwellings (attached) criteria.

(18) Parking requirements: 1½ spaces per unit. Additional spaces may be required for amenities.

We are proposing 1 off-street parking space per unit. Additional parking will be provided on-street, per our concept plan and proposed street sections. See Section 3.9

02

Documents and Backup Information

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2.1 Pre-Hearing Application

A Pre-Hearing and/or Pre-Application Meeting with the Applicant, Project Team and City took place on September 14, 2023. Below is the copy of the form and in the following page a copy of the email with Teams Meeting invitation from the City of Ocala.



GROWTH MANAGEMENT DEPARTMENT
 201 SE 3rd STREET (Second Floor), OCALA, FL 34471
 Phone: (352) 629-8404 Fax: (352) 629-8308
 Email: gmd@ocalafl.org Website: www.ocalafl.org

REQUEST FOR PREAPPLICATION MEETING

**PROJECT INFORMATION:

Project Name: <u>Coso-Ocala</u>	Location of Site: <u>Vacant Parcel behind - 2275 SW 53RD AVE</u>
Parcel Number: <u>23817-004-00</u>	Site Area: <u>34.89 Ac</u> Proposed Building SF: _____
Description of project: We are proposing a residential community of up to 450+ units comprised of single-family detached, townhomes and multi-family units. The community features several pocket parks, and central amenity. (See Concept Plan). As part of this project we will be requesting Annexation, Comp Plan Amendment and Rezone	

** CONTACT INFORMATION:

Business Name: <u>GAI Consultants, Inc</u>
Business Address: <u>618 E South Street, Suite 700</u>
City/State/Zip Code: <u>Orlando, FL 32801</u>
Business Telephone Number: <u>407-423-8398</u> <u>407.619.0205</u>
Contact Person: <u>Andrew McCown & Claudia Ray</u> Direct Telephone Number: <u>321-319-3069</u>
Email address: <u>a.mccown@gaiconsultants.com</u> <u>c.ray@gaiconsultants.com</u>

** AVAILABILITY (DATES AND TIMES):

Preapplication/conceptual plan discussions are typically scheduled on Wednesday between 9:00 AM and 11:00 AM on the site plan review agenda. A conceptual plan should be provided prior to the meeting but is not mandatory. Discussions are limited to 30 minutes. Only one preapplication meeting per consultant per parcel. Additional review will be provided only upon submission of an application to begin formal review.

If you are unable to attend during the Wednesday meeting timeframe, please provide several dates and times you are available and we will try to accommodate your request for an alternate meeting date and time.

Day: <u>Wednesday 9/6</u>	Time: <u>9am - 9:30 am</u>
Day: <u>Wednesday 9/13</u>	Time: <u>9 am - 9:30 am - 10 am - 10:30 am</u>
Day: <u>Wednesday 9/20</u>	Time: <u>10 am - 10:30 am</u>
Day: _____	Time: _____

Claudia Ray

Subject: FW: Preapplication Coso-Ocala
Location: Microsoft Teams

Start: Wed 9/20/2023 10:10 AM
End: Wed 9/20/2023 10:40 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Karen Cupp

-----Original Appointment-----

From: Karen Cupp <KCupp@Ocalafl.gov>
Sent: Wednesday, September 13, 2023 4:07 PM
To: Karen Cupp; Claudia Ray; Eric Smith; Endira Madraveren; Emily W. Johnson; Divya Govindaraju; Breah Miller
Cc: Jeff Shrum; Patricia Hitchcock
Subject: Preapplication Coso-Ocala
When: Wednesday, September 20, 2023 10:10 AM-10:40 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams

EXERCISE CAUTION: This is an External Email Message!

Think before clicking on links, opening attachments, or responding

Applicant:	GAI Consultants, Claudia Ray
Parcel #:	23817-004-00
Project Description:	Proposed residential community of up to 450+ units comprised of single-family, central amenity townhomes and multi-family units. As part of this project, we will be requesting annexation, comp plan amendment and rezoning.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 272 281 660 813

Passcode: oCKdXh

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 352-448-0342,,792219975#](#) United States, Gainesville

Phone Conference ID: 792 219 975#

2.2 Neighborhood Meeting Summary

The City of Ocala, FL, requires that all applicants hold a neighborhood meeting before filing a PD application for zoning designation. The meeting's purpose is to present the proposed development to residents, landowners, and other stakeholders and receive comments and concerns about it.

On December 12, 2023, the applicant conducted a Neighborhood Meeting at the Central Florida College, 3001 SW College Rd, Ocala, FL 34474. The meeting was conducted in accordance with the City of Ocala, FL Ordinance Section 122-949. See all the supporting materials at the end of this section.

On November 06, 2023, a Public Notice of the meeting was mailed to all property owners who live within 500 feet of the proposed development. Additionally, an advertisement for the meeting was published in the Ocala Gazette on November 17, 2023.

The applicant provided a digital presentation and printed visioning boards. The meeting began promptly at 5:30 PM. Tracy Rains, representing the owner of the vacant parcel east of the proposed development, was the only member of the public in attendance. The second name on the sign-in sheet, shown on the following pages, belongs to a former project team member, Vincent Spahr, from Kimley-Horn. With no other participants present, the applicant and project team had an informal discussion with Mr. Rains. The project team walked him through the concept plan, development proposal, and the proposed entryway street design and buffer. By the end of the meeting, Mr. Rains expressed his support for the development proposal.

The following pages have all the requirements for meeting and backup information.



2.3 Neighborhood Meeting Backup Materials

Public Notice Invitation



Planning | Urban Design
Landscape Architecture
Economics | Real Estate

A GAI Consultants Inc. Service Group

PUBLIC NOTICE: NEIGHBORHOOD MEETING

You are invited to attend a Neighborhood Meeting to present the new residential development plan for a nearby property.

This Neighborhood Meeting is being conducted in accordance with the City of Ocala Ordinance Section 122-949. This neighborhood meeting aims to inform occupants and owners about the proposed annexation, Future Land Use Map Amendment, and Planned Development (PD) zoning application of nearby lands, receive comments, and address concerns about the development proposal. We look forward to your input!

The Neighborhood Meeting will include a presentation by the Applicant to provide an overview of the proposed development, with representatives of the owner, applicant, and land planner available to answer questions from attendees following the presentation.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

MEETING DETAILS:

Date & Time: Tuesday, December 12, 2023 @ 5:30 pm

Location: Central Florida College
3001 SW College Rd, Ocala, FL 34474
Ewers Century / Building 40
Room 203 (2nd Floor)

PROPERTIES INFORMATION:

Properties Location

Property 1:
Timberland Apartments (Approx. 5 Ac.)
2275 SW 53rd Avenue, Ocala, FL
Parcel ID: 23311-000-00

Property 2:
Vacant Parcel located behind Timberland
Apartments (Approx. 35 Ac.)
Parcel ID: 23817-004-00

Owner:
Anna Jo Partnership LLC

Applicant:
GAI Consultants
618 E South Street, Suite 700
Orlando, FL 32801
(407) 423-8398



Property Location Map

Property 500' Buffer Map



Ocala Gazette Affidavit of Publication

OCALA
gazette

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Ocala Gazette
PO Box 188
(352) 732-0073

I, Jesse Sassaman, of lawful age, being duly sworn upon oath deposes and says that I am the Authorized Agent of Affidavits of Column Software, PBC, duly appointed and authorized agent of the Publisher of Ocala Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Ocala, for the County of Marion County, in the state of Florida, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Nov. 17, 2023

Notice ID: 7zdlhXeuMBGoBrLqllB4

Notice Name: Neighborhood Meeting GAI Consultants

PUBLICATION FEE: \$163.70

Jesse Sassaman

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 11/17/2023

Notary Public
Notarized online using audio-video communication



PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

2.5 Legal Description

Parcel ID 23817-004-00

Parcel ID 23817-004-00

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33 FEET THEREOF.

ALSO, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4524, PAGE 1957, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°24'45" EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 00°32'16" EAST, ALONG THE WEST BOUNDARY OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 1,265.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'16" EAST, ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 28.58 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SW 20TH STREET, SAID POINT BEING 33.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21; THENCE SOUTH 89°24'45" EAST, PARALLEL WITH THE SAID NORTH BOUNDARY, AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SW 20TH STREET, FOR A DISTANCE OF 660.81 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 03°25'02", AND A CHORD DISTANCE OF 338.68 FEET BEARING SOUTH 88°47'42" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 338.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°05'11" WEST FOR A DISTANCE OF 228.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,779.58 FEET, A CENTRAL ANGLE OF 00°56'09", AND A CHORD DISTANCE OF 94.39 FEET BEARING SOUTH 87°33'15" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 94.39 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

2.6 Property 1 Record Card

PROPERTY 1: Timberland Apartments | Parcel ID 23817-004-00 | Acreage: 4.44 | Page 1 of 17

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

23311-000-00

[GOOGLE Street View](#)

Prime Key: 1813042

[Beta MAP IT+](#)

Current as of 2/19/2024

Property Information

ANNA JO PARTNERSHIP LLC
11100 SW 93RD CT RD STE 10-103
OCALA FL 34481-5187

Taxes / Assessments:

Map ID: 146
Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 03

Acre: 4.44

More Situs

Situs: 2275 SW 53RD AVE OCALA

2023 Certified Property Value by Income

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$2,362,469	<u>Ex Codes:</u>
Total Assessed Value	\$2,362,469	
Exemptions	\$0	
Total Taxable	\$2,362,469	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$224,810	\$3,097,509	\$40,204	\$2,362,469	\$2,362,469	\$0	\$2,362,469
2022	\$469,114	\$1,718,883	\$40,181	\$1,621,458	\$1,388,172	\$0	\$1,388,172
2021	\$469,114	\$1,358,115	\$39,521	\$1,260,794	\$1,260,794	\$0	\$1,260,794

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7207/1627	06/2020	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$2,300,000
7207/1621	04/2020	05 QUIT CLAIM	0	U	I	\$100
5077/1923	07/2008	08 CORRECTIVE	7 PORTIONUND INT	U	I	\$100
4524/1957	06/2006	43 R-O-W	0	U	I	\$100
1486/1697	02/1988	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$811,250
1482/1231	01/1988	83 EX-CONDO	9 UNVERIFIED	U	I	\$100
1156/1966	05/1983	82 CONDO	0	U	V	\$100
1153/1722	04/1983	82 CONDO	0	U	V	\$100
1147/1407	02/1983	82 CONDO	0	U	V	\$100

Property Description

SEC 21 TWP 15 RGE 21
COM AT THE SW COR OF SE 1/4 OF SEC 21 TH S 89-24-08 E 659.83 FT TH
N 00-32-31 E 960.29 FT TO THE POB TH CONT N 00-32-31 E 305.11 FT TH

TO A PT BEING ON A CURVE CONCAVE NLY HAVING A RADIUS OF 5779.58 FT A CENTRAL ANGLE OF 00-56-09 A CHORD BEARING & DISTANCE OF N 87-33-53 E 94.39 FT TH ELY ALONG ARC OF CURVE 94.39 FT TH N 87-05-48 E 228.44 FT TO THE POC OF A CURVE CONCAVE SLY HAVING A RADIUS OF 5679.58 FT A CENTRAL ANGLE OF 02-48-49 A CHORD BEARING & DISTANCE OF N 88-30-13 E 278.87 FT TH ELY ALONG ARC OF CURVE 278.90 FT TH S 04-43-04 E 132.99 FT TH S 00-00-00 E 190.36 FT TH S 89-31-42 W 615.06 FT TO THE POB

Parent Parcel: 23320-005-15

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCMF	0320	565.0	290.0	R3	42.00	UT							
GCSF	0320	.0	.0	R3	29,621.00	SF							

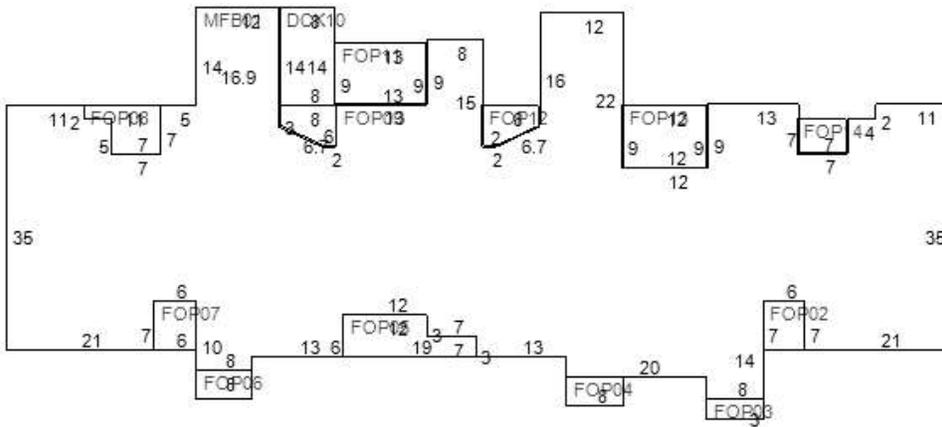
Neighborhood 9925 - COMMERCIAL PC 08 AND 03
Mkt: 2 70

Traverse

Building 1 of 8

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FOP02=U7L6D7R6.L6D7
FOP03=D3L8U3R8.L8U3L20
FOP04=D4R8U4L8.U3L13
FOP05=U3L7U3L12D6R19.L32D2
FOP06=L8D4R8U4.L8U10
FOP07=L6D7R6U7.D7L27U35R11
FOP08=D2R4D5R7U7L11.R16D0,1U14R12D13,9R8
FOP09=D6L2A295[6,7U3R8.
DCK10=U14L8D14R8.
FOP11=U9R13D9L13.U9R29D9
FOP12=D3A245[6,7L2U6R8.R12D0,1
FOP13=D9R12U9L12.R25D7

FOP14=R7U5L7D5.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 535

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01 29	- VINYL SIDING	1.43	1983	N	0 %	0 %	4,867	6,960
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	93	93
FOP	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	57	57
FOP	09 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
DCK	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	112	112
FOP	11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	12 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
FOP	13 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	14 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	35	35

Section: 1

Roof Style: 10 GABLE

Roof Cover: 16 GALVANIZED MTL

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2: 00

Foundation: 7 BLK PERIMETER

A/C: Y

Floor Finish: 24 CARPET

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 6

Bedrooms: 12

4 Fixture Baths: 0

3 Fixture Baths: 10

2 Fixture Baths: 2

Extra Fixtures: 12

Blt-In Kitchen: Y

Dishwasher: Y

Garbage Disposal: Y

Garbage Compactor: N

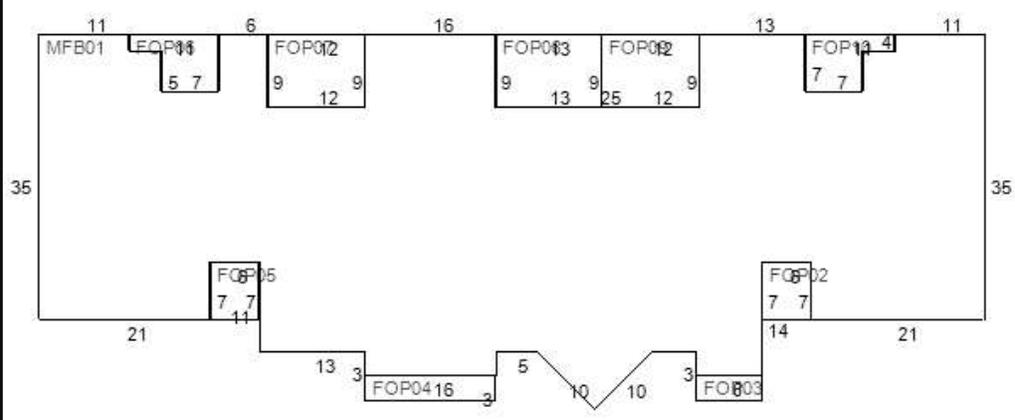
Intercom: N

Vacuum: N

Traverse

Building 2 of 8

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 FOP03=R8D3L8U3.L24,7
 FOP04=L16D3R16U3.L29U7
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 FOP06=R11D7L7U5L4U2.R17
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 FOP08=R13D9L13U9.R13
 FOP09=R12D9L12U9.R25
 FOP10=R11D2L4D5L7U7.



Building Characteristics

Improvement	MF - MULTI FM - MULTI FAMILY RESID	Year Built 1983
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	12/7/2022 by 117	Architecture 0 - STANDARD SFR
		Base Perimeter 420

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01 29 - VINYL SIDING	1.48	1983	N	0 %	0 %	3,891	5,759
FOP	02 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	48	48
FOP	05 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	06 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	57	57
FOP	07 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	08 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	09 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	10 01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	57	57

Section: 1

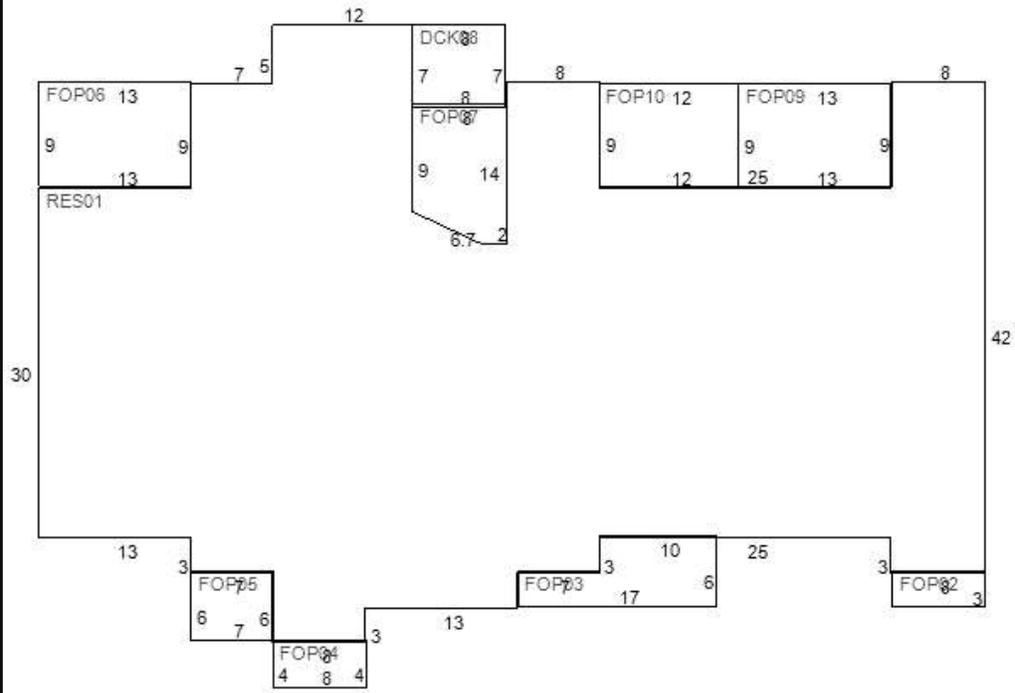
Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 8	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 8	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 3	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 5	Extra Fixtures: 10	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 3 of 8

RES01=L8U3L25D3L7D3L13D3L8U6L7U3L13U30R13U9R7U5R12D16A115|6,7R2U14R8D9R25U9R8D42.
 FOP02=L8D3R8U3.L40
 FOP03=R7U3R10D6L17U3.D6L13
 FOP04=L8D4R8U4.L8U6
 FOP05=L7D6R7U6.L20U33
 FOP06=R13U9L13D9.U9R20U5R12D7
 FOP07=R8D12L2A295|6,7U9.
 DCK08=U7R8D7L8.U2R28
 FOP09=R13D9L13U9.

FOP10=L12D9R12U9.



Building Characteristics

Improvement	4F - QUADPLEX- 04 FAMILY RESID	Year Built 1983
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	12/7/2022 by 117	Architecture Q - QUADRUPLEX
		Base Perimeter 318

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 29	- VINYL SIDING	1.89	1983	N	0 %	0 %	2,998	5,666
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	81	81
FOP	04 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	88	88
DCK	08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	56	56
FOP	09 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 9	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 8	Garbage Disposal: Y

Heat Meth 2: 00
 Foundation: 7 BLK PERIMETER
 A/C: Y

Heat Fuel 2: 00
 Fireplaces: 4

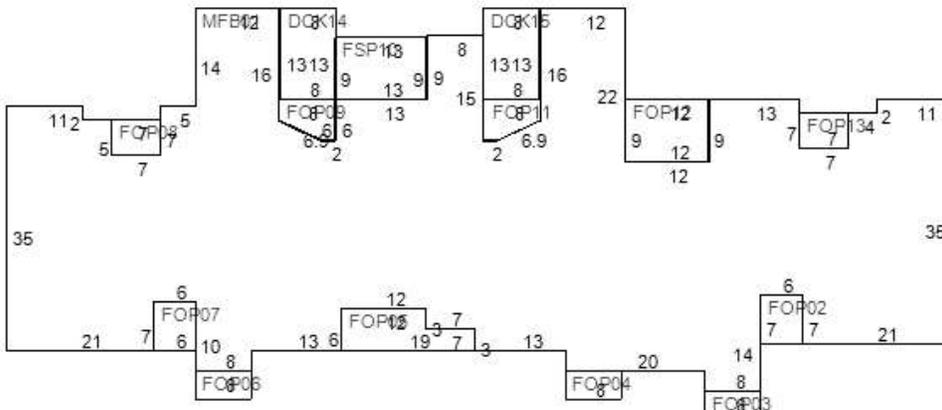
2 Fixture Baths: 3
 Extra Fixtures: 8

Garbage Compactor: N
 Intercom: N
 Vacuum: N

Traverse

Building 4 of 8

MFB01=U35L11D2L4D5L7U7L13D9L12U22L12D16A245[6,9L2U15L8D9L13D6L2A295[6,9U16L12D14L5D7L7U5L4U2L11D35R2
 1U7R6D10R8U3R13U6R12D3R7D3R13D3R20D3R8U14R6D7R21.L21
 FOP02=U7L6D7R6.L6D7
 FOP03=L8D3R8U3.U3L28
 FOP04=D4R8U4L8.U3L13
 FOP05=L19U6R12D3R7D3.L32D3
 FOP06=L8D4R8U4.L8U3
 FOP07=L6U7R6D7.L27U35R11D2R4
 FOP08=R7D5L7U5.R7U2R5U14R12D16
 FOP09=U3R8D6L2A295[6,9.R8U3R0,3
 FSP10=U9R13D9L13.R21,4
 FOP11=R8D3A245[6,9L2U6.R20,4
 FOP12=D9R12U9L12.R25D2
 FOP13=D5R7U5L7.L74,4U2
 DCK14=U13R8D13L8.R29
 DCK15=U13R8D13L8.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 536

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01 29	- VINYL SIDING	1.43	1983	N	0 %	0 %	4,863	6,954
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	93	93
FOP	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	35	35
FOP	09 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
FSP	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
FOP	12 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	13 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	35	35
DCK	14 01	- NO EXTERIOR	1.00	2020	N	0 %	0 %	104	104
DCK	15 01	- NO EXTERIOR	1.00	2020	N	0 %	0 %	104	104

Section: 1

Roof Style: 10 GABLE

Roof Cover: 16 GALVANIZED MTL

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2: 00

Foundation: 3 PIER

A/C: Y

Floor Finish: 24 CARPET

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 6

Bedrooms: 12

4 Fixture Baths: 0

3 Fixture Baths: 10

2 Fixture Baths: 2

Extra Fixtures: 12

Blt-In Kitchen: Y

Dishwasher: Y

Garbage Disposal: Y

Garbage Compactor: N

Intercom: N

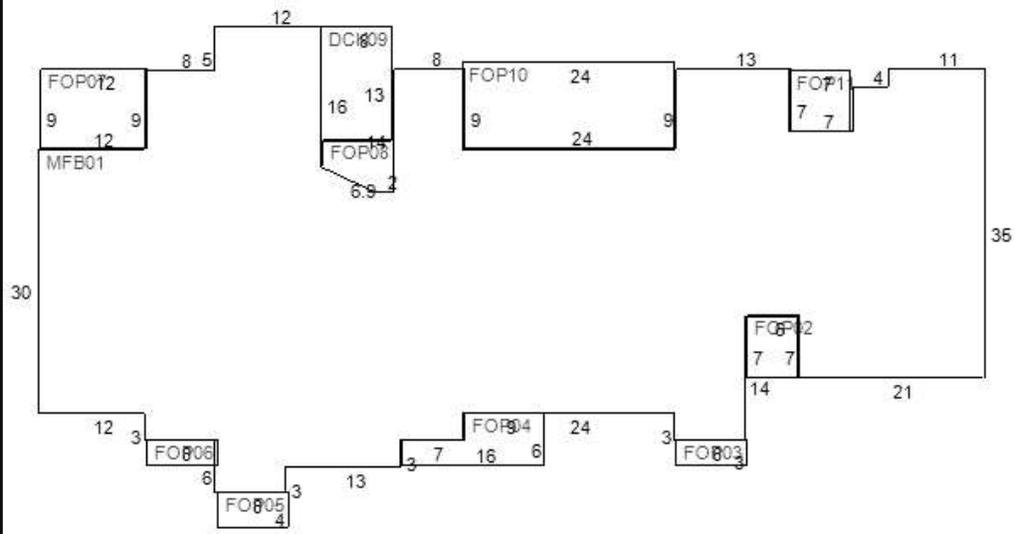
Vacuum: N

Traverse

Building 5 of 8

MFB01=L21U7L6D14L8U3L24D3L7D3L13D3L8U6L8U3L12U30R12U9R8U5R12D16A115[6,9R2U14R8D9R24U9R13D7R7U5R4U2R1D35.L21
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 FOP03=L8D3R8U3.L32
 FOP04=U3R9D6L16U3R7.L20D6
 FOP05=L8D4R8U4.L8U6
 FOP06=L8D3R8U3.L20U33
 FOP07=R12U9L12D9.R12U9R8U5R12D16
 FOP08=U3R8D6L2A295[6,9.U3
 DCK09=U13R8D13L8.R8U8R8D9
 FOP10=R24U10L24D10.R24U9R13D7

FOP11=R7U7L7D7.



Building Characteristics

Improvement	MF - MULTI FM - MULTI FAMILY RESID	Year Built	1983
Effective Age	5 - 20-24 YRS	Physical Deterioration	0%
Condition	1	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	12/7/2022 by 117	Architecture	0 - STANDARD SFR
		Base Perimeter	398

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01 29	- VINYL SIDING	1.48	1983	N	0 %	0 %	3,825	5,661
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	75	75
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
DCK	09 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	104	104
FOP	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	240	240
FOP	11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	49	49

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 10	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y

Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 5

3 Fixture Baths: 9
2 Fixture Baths: 3
Extra Fixtures: 10

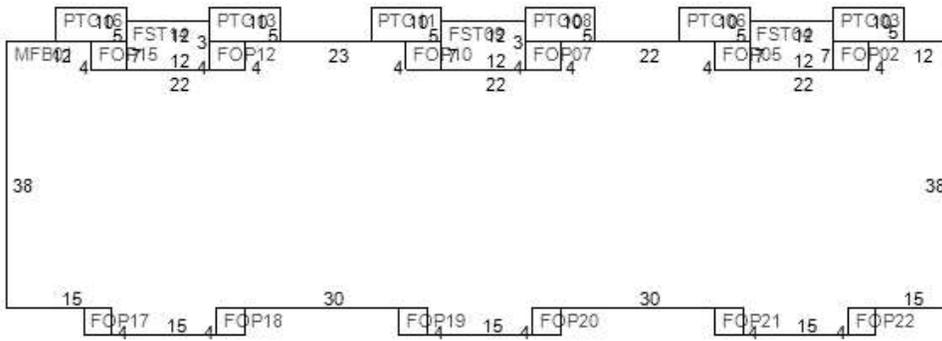
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 6 of 8

MFB01=L15D4L15U4L30D4L15U4L30D4L15U4L15U38R12D4R22U4R23D4R22U4R22D4R22U4R12D38.U38L12
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PTO03=R5U5L10D5R5.L5D4
FST04=L12U7R12D7.L17U4
FOP05=R5D4L5U4.
PTO06=L5U5R10D5L5.L27
FOP07=D4R5U4L5.
PTO08=U5R10D5L10.
FST09=D4L12U7R12D3.L12
FOP10=D4L5U4R5.
PTO11=U5L10D5R10.L33
FOP12=D4R5U4L5.
PTO13=U5R10D5L10.
FST14=D4L12U7R12D3.L12
FOP15=D4L5U4R5.
PTO16=U5L10D5R10.L17D38R15
FOP17=D4L4U4R4.R15
FOP18=D4R4U4L4.R30
FOP19=D4L4U4R4.R15
FOP20=D4R4U4L4.R30
FOP21=D4L4U4R4.R15

FOP22=D4R4U4L4.



Building Characteristics

Improvement	MF - MULTI FM - MULTI FAMILY RESID	Year Built 1983
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	12/7/2022 by 117	Architecture 0 - STANDARD SFR
		Base Perimeter 394

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	5,046	5,046
FOP	02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	04 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	09 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	12 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	13 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	14 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84

FOP 1501 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 1601 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP 1701 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 1801 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 1901 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2001 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2101 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2201 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16

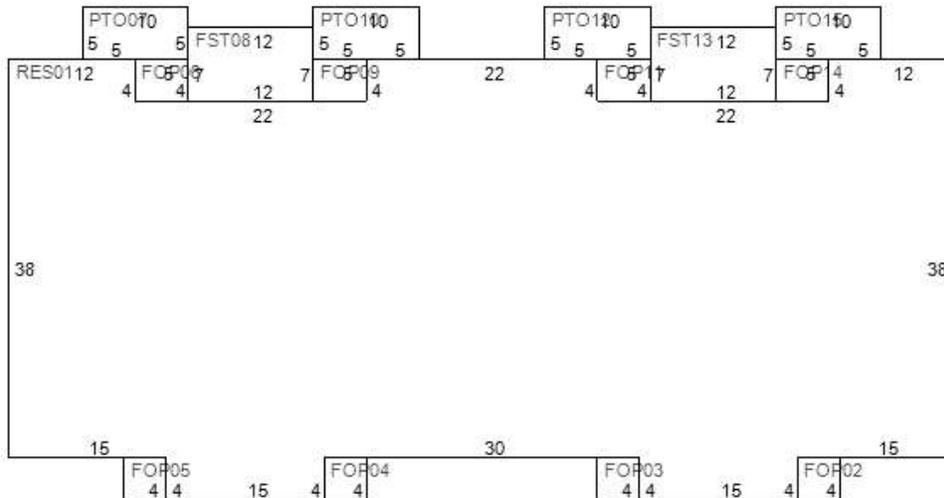
Section: 1

Roof Style: 10 GABLE	Floor Finish: 37 LAMINATE	Bedrooms: 12	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 6	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 12	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 7 of 8

RES01=L15D4L15U4L30D4L15U4L15U38R12D4R22U4R22D4R22U4R12D38.L15
 FOP02=R4D4L4U4.L15
 FOP03=L4D4R4U4.L30
 FOP04=R4D4L4U4.L15
 FOP05=L4D4R4U4.L3U38
 FOP06=R5D4L5U4.
 PTO07=L5U5R10D5L5.D4R5
 FST08=U7R12D7L12.R17U4
 FOP09=L5D4R5U4.
 PTO10=R5U5L10D5R5.R22
 FOP11=R5D4L5U4.
 PTO12=R5U5L10D5R5.D4R5
 FST13=R12U7L12D7.R17U4
 FOP14=L5D4R5U4.
 PTO15=R5U5L10D5R5.



Building Characteristics

Improvement 4F - QUADPLEX- 04 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture Q - QUADRUPLEX
Base Perimeter 288

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0129	VINYL SIDING	1.00	1983	N	0 %	0 %	3,364	3,364
FOP	0201	NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	0301	NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	0401	NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	0501	NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	0601	NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	0701	NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	0829	VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	0901	NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	1001	NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	1101	NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	1201	NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	1329	VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	1401	NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20

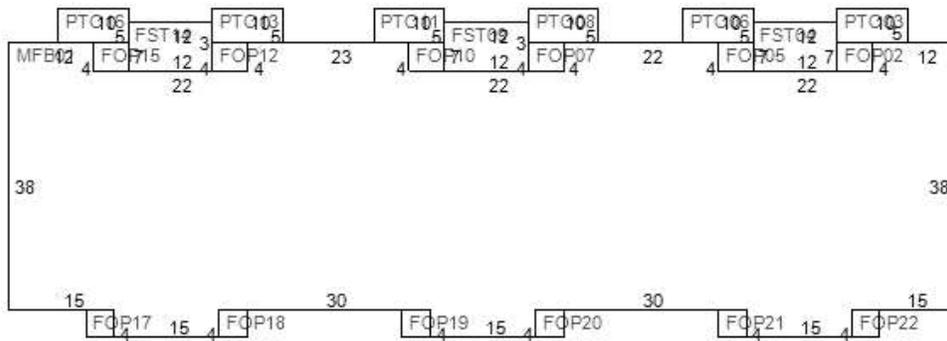
PTO 1501 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
Section: 1							
Roof Style: 10 GABLE							
Roof Cover: 16 GALVANIZED MTL							
Heat Meth 1: 22 DUCTED FHA							
Heat Meth 2: 00							
Foundation: 6 MONOLITC SLAB							
A/C: Y							
Floor Finish: 37 LAMINATE							
Wall Finish: 16 DRYWALL-PAINT							
Heat Fuel 1: 10 ELECTRIC							
Heat Fuel 2: 00							
Fireplaces: 0							
Bedrooms: 8							
4 Fixture Baths: 0							
3 Fixture Baths: 4							
2 Fixture Baths: 0							
Extra Fixtures: 8							
Blt-In Kitchen: Y							
Dishwasher: N							
Garbage Disposal: N							
Garbage Compactor: N							
Intercom: N							
Vacuum: N							

Traverse

Building 8 of 8

MFB01=L15D4L15U4L30D4L15U4L30D4L15U4L15U38R12D4R22U4R23D4R22U4R22D4R22U4R12D38.U38L12
 FOP02=L5D4R5U4.
 PTO03=R5U5L10D5R5.L5D4
 FST04=L12U7R12D7.L17U4
 FOP05=R5D4L5U4.
 PTO06=L5U5R10D5L5.L27
 FOP07=D4R5U4L5.
 PTO08=U5R10D5L10.
 FST09=D4L12U7R12D3.L12
 FOP10=D4L5U4R5.
 PTO11=U5L10D5R10.L33
 FOP12=D4R5U4L5.
 PTO13=U5R10D5L10.
 FST14=D4L12U7R12D3.L12
 FOP15=D4L5U4R5.
 PTO16=U5L10D5R10.L17D38R15
 FOP17=D4L4U4R4.R15
 FOP18=D4R4U4L4.R30
 FOP19=D4L4U4R4.R15
 FOP20=D4R4U4L4.R30
 FOP21=D4L4U4R4.R15

FOP22=D4R4U4L4.



Building Characteristics

Improvement	MF - MULTI FM - MULTI FAMILY RESID	Year Built	1983
Effective Age	5 - 20-24 YRS	Physical Deterioration	0%
Condition	1	Obsolescence: Functional	0%
Quality Grade	500 - FAIR	Obsolescence: Locational	0%
Inspected on	12/7/2022 by 117	Architecture	0 - STANDARD SFR
		Base Perimeter	394

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB 01 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	5,046	5,046
FOP 02 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 03 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST 04 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP 05 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 06 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP 07 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 08 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST 09 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP 10 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 11 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP 12 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 13 01	- NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST 14 29	- VINYL SIDING	1.00	1983	N	0 %	0 %	84	84

FOP 1501 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO 1601 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP 1701 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 1801 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 1901 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2001 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2101 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP 2201 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16

Section: 1

Roof Style: 10 GABLE	Floor Finish: 37 LAMINATE	Bedrooms: 12	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 6	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 12	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	2,874.00	SF	20	1983	3	0.0	0.0
144 PAVING ASPHALT	25,200.00	SF	5	1983	3	0.0	0.0
159 PAV CONCRETE	204.00	SF	20	2021	3	0.0	0.0
159 PAV CONCRETE	200.00	SF	20	2021	5	20.0	10.0
105 FENCE CHAIN LK	40.00	LF	20	2021	3	0.0	0.0
159 PAV CONCRETE	1,838.00	SF	20	2022	3	0.0	0.0
144 PAVING ASPHALT	10,763.00	SF	5	2022	3	0.0	0.0

Appraiser Notes

5200 - 5292 SW 20TH ST
 TIMBERLAND APARTMENTS
 (FKA INTERNATIONAL VILLAS)

42 UNITS

BLDG01 - 6 UNITS (5200-5220)
 BLDG02 - 5 UNITS (5228-5244)
 BLDG03 - 4 UNITS (5252-5264)
 BLDG04 - 6 UNITS (5272-5292)
 BLDG05 - 5 UNITS (5279-5295)
 BLDG06 - 6 UNITS 2/1'S (5203-5223) (2023)
 BLDG07 - 4 UNITS 2/1'S (5231-5243) (2023)
 BLDG08 - 6 UNITS 2/1'S (5255-5271) (2023)

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2023052654	5/19/2023	6/23/2023	C/O 2.5 TON TRANE SEER2 14.30
2020111019	1/20/2021	1/1/1900	INSTALLING A NFPA 13D WET FIRE SPRINKLER SYSTEM IN EXISITNG
2020112060	1/20/2021	1/1/1900	INSTALLING A NFPA 13D WET FIRE SPRINKLER SYSTEM IN EXISTING
2020112295	1/20/2021	1/1/1900	INSTALLING A NFPA 13D WET FIRE SPRINKLER SYSTEM IN EXISTING
2020092896	10/14/2020	1/19/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 6 STEPS AND H
2020092897	10/14/2020	1/19/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 4 STEPS AND H
2020092898	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 3 STEPS --NO
2020092899	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP -REPLACE EX 3 STEPS(NO HAN
2020092900	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP -REPLACE EX 3 STEPS(NO HAN
2020092901	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP -REPLACE EX 3 STEPS(NO HAN
2020092904	10/14/2020	1/15/2021	POUR 4; THICK 4; CONCRETE STOOPS AND REPLACING EXISTING 2
2020092907	10/14/2020	1/14/2021	POUR 4; THICK 4; BY 3; CONCRETE STOOPS AND REPLACIN EXISTIN
2020092909	10/14/2020	1/15/2021	POUR 4; THICK 4; BY 3; CONCRETE STOOPS AND REPLACING EXISTI
2020092881	10/14/2020	1/25/2021	4; THICK; 4 X 3 CONCRETE STOOP USING EXISTING STEPS

PROPERTY 1: Timberland Apartments | Parcel ID 23817-004-00 | Acreage: 4.44 | Page 17 of 17

2020092888	10/14/2020	1/22/2021	4; THICK 4X3 CONCRETE STOOP --USING EX STEPS
2020092889	10/14/2020	1/25/2021	4; THICK 4X3 CONCRETE STOOP -REPLACE EX STEPS(NO HANDRAILS
2020092890	10/14/2020	1/25/2021	POUR (2) 4; THICK 4X3 CONCRETE STOOPS - BUILDING 1 STEP@1ST
2020092893	10/14/2020	1/25/2021	STRUCTURAL REVIEW: DAVID PITTMAN 10/12/20 APPROVEDSCOPE:
2020092894	10/14/2020	1/22/2021	POUR4; THICK 4X3 CONCRETE STOOP --REPLACE EX 1 STEP(NO HAND
2020092895	10/14/2020	1/25/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 6 STEPS AND H
2020081386	9/15/2020	12/18/2020	REMOVE EXISTING & REPLACE WITH NEW SIGN
2020081349	9/11/2020	1/1/1900	RENOVATE EXISTING 6 UNIT; REMOVE/REPLACE EXISTING WINDOWS;
2020081354	9/11/2020	1/1/1900	RENOVATE EXISTING 4 UNIT; REMOVE/REPLACE EXISTING WINDOWS;
2020081342	9/11/2020	1/1/1900	RENOVATE EXISTING 6 UNIT; REMOVE/REPLACE EXISTING WINDOWS;
2020071238	7/11/2020	5/26/2021	C/O RUNTRU 2 TON 14 SEER
2020071241	7/11/2020	5/26/2021	C/O RUNTRU 2.5 TON 14.5 SEER
2020051463	5/18/2020	6/18/2020	C/O SIZE FOR SIZE PAYNE 14.5 SEER 2 TON AHRI201853307
2020010405	1/8/2020	3/4/2020	REPLACEMENT OF SHEATHING & SIDING FOR 400 SQ FT ON EXTERIOR
2019111820	11/26/2019	3/6/2020	CHANGE OUT 2.5TON 14 SEER BRYANT HEAT PUMP
2019100169	10/2/2019	1/27/2020	PORCH ROOF REPAIR (200 SQ FT)/RMV & RPLC SHINGLES W/SHINGLE
2019050657	5/9/2019	6/3/2020	C/O SIZE FOR SIZE - PAYNE 15 SEER STRAIGHT COOL SPLIT SYSTE
MA21512	3/1/2000	3/1/2000	TERMITE DAMAGE

2.7 Property 2 Record Card

PROPERTY 2: Vacant Land | Parcel ID 23817-004-00 | Acreage: 34.59 | Page 1 of 2

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

23817-004-00

Prime Key: 1685486

Beta MAP IT+

Current as of 2/19/2024

Property Information

ANNA JO PARTNERSHIP LLC
 11100 SW 93RD CT RD STE 10/103
 OCALA FL 34481-5188

Taxes / Assessments:

Map ID: 147

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 99

Acres: 34.89

2023 Certified Value

Land Just Value	\$328,164		
Buildings	\$0		
Miscellaneous	\$10,329		
Total Just Value	\$338,493		
Total Assessed Value	\$325,219	Impact	(\$13,274)
Exemptions	\$0	<u>Ex Codes:</u>	
Total Taxable	\$325,219		
School Taxable	\$338,493		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$328,164	\$0	\$10,329	\$338,493	\$325,219	\$0	\$325,219
2022	\$161,280	\$0	\$0	\$161,280	\$161,280	\$0	\$161,280
2021	\$161,280	\$0	\$0	\$161,280	\$161,280	\$0	\$161,280

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>7207/1627</u>	06/2020	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$2,300,000
<u>7207/1621</u>	04/2020	05 QUIT CLAIM	0	U	I	\$100
<u>5077/1923</u>	07/2008	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
<u>1486/1697</u>	02/1988	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$563,750
<u>1482/1231</u>	01/1988	83 EX-CONDO	9 UNVERIFIED	U	V	\$100
<u>1301/0730</u>	08/1985	31 CERT TL	0	U	V	\$100
<u>1260/1591</u>	01/1984	31 CERT TL	0	U	V	\$100
<u>1101/1664</u>	02/1982	07 WARRANTY	0	U	V	\$80,135

Property Description

SEC 28 TWP 15 RGE 21
 E 1/2 OF NW 1/4 OF NE 1/4 &

SEC 21 TWP 15 RGE 21
 E 1/2 OF SW 1/4 OF SE 1/4
 EXC N 33 FT
 EXC SW 20TH ST ROW TAKING BEING MORE PARTICULARLY DESC:
 COM AT THE SW COR OF SE 1/4 OF SEC 21 TH S 89-24-45 E
 659.98 FT TH N 00-32-16 E 1265.35 FT TO THE POB TH
 N 00-32-16 E 28.58 FT TH S 89-29-45 E 660.81 FT TO THE POC
 OF A NON-TANGENT CURVE CONCAVE SLY HAVING A RADIUS OF
 5679.58 FT A CENTRAL ANGLE OF 03-25-02 A CHORD BEARING &
 DISTANCE OF S 88-47-42 W 338.68 FT TH SWLY ALONG ARC OF
 CURVE 338.73 FT TH S 87-05-11 W 228.44 FT TO THE POC OF A
 CURVE CONCAVE NLY HAVING A RADIUS OF 5779.58 FT A CENTRAL
 ANGLE OF 00-56-09 A CHORD BEARING & DISTANCE OF
 S 87-33-15 W 94.39 FT TH SWLY ALONG ARC OF CURVE 94.39 FT
 TO THE POB
 EXC COM AT THE SW COR OF SE 1/4 OF SEC 21 TH S 89-24-08 E 659.83 FT
 TH N 00-32-31 E 960.29 FT TO THE POB TH CONT N 00-32-31 E 305.11 FT TH
 TO A PT BEING ON A CURVE CONCAVE NLY HAVING A RADIUS OF 5779.58
 FT A CENTRAL ANGLE OF 00-56-09 A CHORD BEARING & DISTANCE OF
 N 87-33-53 E 94.39 FT TH ELY ALONG ARC OF CURVE 94.39 FT TH
 N 87-05-48 E 228.44 FT TO THE POC OF A CURVE CONCAVE SLY HAVING
 A RADIUS OF 5679.58 FT A CENTRAL ANGLE OF 02-48-49 A CHORD
 BEARING & DISTANCE OF N 88-30-13 E 278.87 FT TH ELY ALONG ARC OF
 CURVE 278.90 FT TH S 04-43-04 E 132.99 FT TH S 00-00-00 E 190.36 FT
 TH S 89-31-42 W 615.06 FT TO THE POB
Parent Parcel: 23817-001-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		660.0	1,320.0	R3	20.00	AC							
9902		.0	.0	R3	14.46	AC							
9430		60.0	315.0	R3	.43	AC							

Neighborhood 8362 - TR 15/21 ACREAGE MARKET 9
 Mkt: 9 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	2,884.00		SF	5	1983	3	0.0	0.0
144 PAVING ASPHALT	5,280.00		SF	5	2022	3	0.0	0.0
259 WELL 04-12IN	1.00		UT	99	1983	1	0.0	0.0
UDU UTILITY-UNFINS	64.00		SF	40	1983	1	8.0	8.0

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description

2.8 Title Opinion



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Miller Johnson Law, P.L.
Issuing Office: 247 Maitland Ave., Suite 1000,
Altamonte Springs, FL 32701
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 11582133
Issuing Office File Number: Anna Jo Partnership, LLC
Property Address: 2275 SW 53rd Ave., et al.
Ocala, FL FL
Revision Number:

SCHEDULE A

1. Commitment Date: 01/30/2024 at: 5:00 PM
2. Policy to be issued:
 - A. 2021 ALTA Owner's Policy with Florida Modifications
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured:
 - B. 2021 ALTA Loan Policy with Florida Modifications
Proposed Insured:
Proposed Amount of Insurance:
The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*

Fee Simple
4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)*

Anna Jo Partnership, LLC, a Florida limited liability company aka Anna Jo Partnership LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded in Official Records Book 7207, Page 1627, Public Records of Marion County, Florida. .
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

By: 

Authorized Officer or Agent

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ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Duly executed Warranty Deed from Anna Jo Partnership, LLC, a Florida limited liability company aka Anna Jo Partnership LLC, a Florida limited liability company, Grantor, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein, Grantee, conveying the land described on Exhibit A hereof.

The Company will require the following as to Anna Jo Partnership, LLC, a Florida limited liability company aka Anna Jo Partnership LLC, a Florida limited liability company: ("LLC"):

- i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.
- ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.
- iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.
- iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

5. Satisfaction of the following financial encumbrances:
 - a. Mortgage and Security Agreement by and between Anna Jo Partnership, LLC, a Florida limited liability company, Mortgagor, and Fair winds Credit Union, Mortgagee, in the principal amount of \$3,750,000.00, dated February 13, 2023, and recorded February 14, 2023, in Official Records Book 7981, Page 1645, Public Records of Marion County, Florida.
 - b. Collateral Assignment of Leases and Rents by and between Anna Jo Partnership, LLC, a Florida limited liability company, Assignor, and Fairwinds Credit Union, Assignee, recorded February 14, 2023, in Official Records Book 7981, Page 1660, Public Records of Marion County, Florida





SCHEDULE B, PART I Requirements

c. UCC Financing Statement by and between Anna Jo Partnership LLC, a Florida limited liability company, Debtor, and Fairwinds Credit Union, Secured Party, recorded February 14, 2023, in Official Records Book 7981, Page 1671, Public Records of Marion County, Florida.

- 6. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this Commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
- 7. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. An owner's policy should reflect the purchase price or full value of the Land. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
- 8. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
- 9. Proof of payment of any outstanding assessments in favor of Marion County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Marion County, Florida, any special taxing district and any municipality.
- 10. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

NOTE: Effective July 1, 2023, the Conveyances to Foreign Entities Act in sections 692.201 - 692.205, Florida Statutes (the "Act"), limits and regulates the purchase, sale and ownership of Florida real property by certain buyers who are associated with "foreign countries of concern," specifically the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro and the Syrian Arab Republic. In connection with the purchase of real property, the Act requires each buyer to provide an affidavit confirming the purchaser is in compliance with the Act. Any loss or damage resulting from a violation of the Act is excluded from coverage under the terms of the Policy.

NOTE: Starting January 1, 2024, section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or

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SCHEDULE B, PART I Requirements

stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.





SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

- 2. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

Note: Taxes are paid through 2023 under Tax Parcel No. 23311-000-00 and 23817-004-00.

- 3. Standard Exceptions:

- A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- B. Rights or claims of parties in possession not shown by the public records.
- C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
- D. Taxes or assessments which are not shown as existing liens in the public records.

- 4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

- 5. Easement in favor of Florida Telephone Corporation, a Florida corporation, recorded January 10, 1984 in Official Records Book 1197, Page 337.

- 6. Easement in favor of the City of Ocala, a municipal corporation under the laws of the State of Florida, recorded July 27, 1989 in Official Records Book 1592, Page 1681.

- 7. Annexation Agreement by and between Anna Jo Partnership LLC and the City of Ocala, a Florida municipal corporation, recorded July 1, 2021 in Official Records Book 7504, Page 1139.

NOTE: All recording references in this form shall refer to the public records of Marion County, Florida, unless otherwise noted.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

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SCHEDULE B, PART II Exceptions

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 2400 Maitland Center Parkway, Maitland, FL 32751; Telephone 866-632-6200.

Searched By: Carma Cornett





EXHIBIT "A"

The East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 15 South, Range 21 East, Marion County, Florida. Less and Except the North 33 feet thereof.

Also, Less and Except that portion thereof conveyed to the City of Ocala, a Florida municipal corporation, by virtue of Warranty Deed recorded in Official Records Book 4524, Page 1957, Public Records of Marion County, Florida, described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 21, Township 15 South, Range 21 East, Marion County, Florida; thence South 89°24'45" East, along the South boundary of the Southeast 1/4 of said Section 21, for a distance of 659.98 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 21; thence North 00°32'16" East, along the West boundary of the said East 1/2 of the Southwest 1/4 of the Southeast 1/4, for a distance of 1,265.35 feet to the Point of Beginning; thence continue North 00°32'16" East, along said West boundary, for a distance of 28.58 feet to a point on the existing South right-of-way line of SW 20th Street, said point being 33.00 feet South of, as measured perpendicular to, the North boundary of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 21; thence South 89°29'45" East, parallel with the said North boundary, and along the said South right-of-way line of SW 20th Street, for a distance of 660.81 feet to a point on the East boundary of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 21, said point also being the point of curvature of a non-tangent curve, concave to the South, and having for its elements: a radius of 5,679.58 feet, a central angle of 03°25'02", and a chord distance of 338.68 feet bearing South 88°47'42" West; thence Southwesterly, along the arc of said curve, for a distance of 338.73 feet to the point of tangency; thence South 87°05'11" West for a distance of 228.44 feet to the point of curvature of a curve, concave to the North, and having for its elements: a radius of 5,779.58 feet, a central angle of 00°56'09", and a chord distance of 94.39 feet bearing South 87°33'15" West; thence Southwesterly, along the arc of said curve, for a distance of 94.39 feet to the Point of Beginning.

AND

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 15 South, Range 21 East, Marion County, Florida.



2.9 Statement of Unified Control

The undersigned do hereby swear or affirm that we are the fee simple titleholders and owners of record of property commonly known as:

2275 SW 53rd Ave, Ocala FL Parcel ID: 23311-000-00 & Parcel ID: 23817-004-00 "Vacant Land"

The property described herein is the subject of an application for PLANNED DEVELOPMENT (PD) REZONING being submitted to the City of Ocala, FL.

This form certifies, as the owner(s) of record, that we exercise complete control of the property or properties indicated by address and legal.

As the owners of record with unified control, we seek from the City of Ocala, FL the necessary approvals to plan, to develop and to otherwise improve this property. Such processes as we may follow going forward as the owners of record include, but are not limited to, the preparation of applications, plans, surveys, and studies necessary to obtain zoning approval on the site.

Until such time a new or amended statement of unified control is delivered to the City of Ocala, FL, in a form substantively comparable to this from dated _____, the undersigned will remain the only entity to authorize development or related activity on the property.

Dennis Troncoso
Owner

Dessiree Troncoso
Printed Name

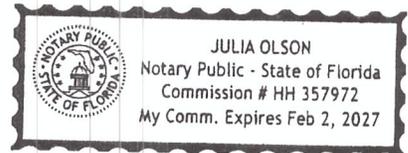
STATE OF Florida COUNTY OF Marion Before me, this 2nd day of February 2024, personally appeared Dessiree Troncoso who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed

Personally known or Produced Identification

Type of ID produced: FL DL

Signature of Notary: Julia Olson

Print Name: Julia Olson My commission expires: 02/02/2027



03

PD Book

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3.1 Introduction

The Coso-Ocala PD is envisioned as a dynamic residential community where you can live a big life without needing a big house. It is a place to foster connections and personal pride—an active community with a system of intimate park spaces, walking paths, and engaging amenities.

Comprising a total of 459, including the 42 existing multi-family units in the Timberland Apartments, the community will offer a diverse range of rear-loaded residential dwelling types. These include single-family detached homes in the form of cottage and courtyard homes, single-family attached townhomes, and multi-family residences. Emphasizing connectivity, the community will feature a thoughtfully designed system of streets and alleys, creating a cohesive environment.

The Multi-Family will be for rent, and the single-family attached and detached will be platted at one unit per lot to provide flexibility in the ownership structure. Portions of the site may be fee-simple, while others may be for rent.

Key to this vision is the integration of numerous amenities spaces and pocket/courtyard parks, providing residents with opportunities to gather, recreate, and build a sense of community.

The proposed development aims to align with the city's adopted 2035 Vision Plan principles and Comprehensive Plan by fostering efficient and sustainable land use practices and will meet the City's Planned Development intent and purpose outline on Section 122-940 listed below:

PD Intent and Purpose:

A planned development (PD) zoning district is intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:

(1) Be consistent with the city's adopted 2035 vision plan principals and the comprehensive plan; (See 3.2: Vision& Intent)

(2) Promote more efficient and economic uses of land; (See 3.4: Concept Plan)

(3) Encourage development that is more compatible with contiguous lands; (See 3.4: Concept Plan)

(4) Provide flexibility to meet changing needs, market trends, technologies, economics, and consumer preferences; (See Section 3.6: Development Standards)

(5) Encourage a mix of land uses which can reduce roadway transportation impacts; (See 3.4: Concept Plan)

(6) Preserve to the greatest extent possible and utilize existing landscape features and amenities; (See Section 3.8: Parks & Open Space)

(7) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land development procedures; (See Section 3.8: Parks & Open Space)

(8) Reduce development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities; (See Section 3.9 Circulation & Signage)

(9) Permit a more desirable built environment than would be possible through the strict application of minimum requirements of the city's other zoning and subdivision regulations;

(10) Allow for flexibility in the combining and coordinating of architectural styles, building forms, and building relationships; (See Section 3.7 Architecture)

3.2 Vision & Intent

Overall Community

It is a dynamic residential community where you can live a big life without needing a big house. It is a place to foster connections and personal pride—an active community with a system of intimate park spaces, walking paths, and engaging amenities.



Architecture

A community that embraces the charm of a cottage court-style residential development featuring a harmonious blend of single-family homes, townhomes, and multifamily housing.

All buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors.

Single-Family Detached



Townhomes (Single-Family Attached)



Multi-Family



Multi-Family (Existing)



Clubhouse



Open and Recreational Spaces

A community with an inviting landscape with a walking path, welcoming gathering spaces. Below are some examples of the proposed open space activities and programs.

All parks and open spaces will offer passive and active recreation amenities and maintain a cohesive landscape and hardscape palette.

Walking/Running Path



Dog Park



BBQ - Picnic Areas



Playground



Club House with Pool



Indoor Gym



Co-Working Space



Multi-Purpose Room



3.3 Guiding Principles

These guiding principles establish a framework for decision-making aligned with the long-term objectives of the Coso-Ocala new residential community development. Serving as guiding lights and benchmarks, these principles shape the decision-making process and guide the actions taken within the project.



Sense of Community

We will prioritize fostering meaningful connections, promoting shared experiences, and providing diverse opportunities for resident engagement. Our goal is to create an environment where residents actively participate, forging bonds that contribute to the community’s overall well-being. Beyond physical structures, we aspire to establish a vibrant, interconnected community that elevates the living experience and fosters a strong sense of belonging among its members.



Shared Spaces To Bring People Together

We will establish a comprehensive network of recreational and green spaces that embody inclusivity and connectivity, providing residents with dynamic environments to gather, entertain, and engage in recreational activities. We will design parks and recreational areas not only to enhance the well-being of our residents but also to promote a sense of community. These spaces are conceived as more than just amenities; they are integral components of a thriving community that encourages residents to come together, share experiences, and enjoy the benefits of a lively and interconnected neighborhood.



Housing For All

We will provide a diverse range of high-quality housing options tailored to the preferences and needs of community members seeking a more vibrant and fulfilling lifestyle without needing a large home. We understand that living a substantial life is not contingent on the size of one’s dwelling, and our mission is to provide thoughtfully designed and diverse housing solutions that cater to various lifestyles.



Walkability

We will create a seamlessly integrated community by establishing an extensive pedestrian pathway network that intricately connects the parks, amenities, and stormwater facilities. Rooted in the vision of fostering a pedestrian-friendly environment that promotes and actively facilitates walking and cycling as preferred modes of transportation within our community. These pathways are envisioned as more than mere connections; they are pathways to community well-being, encouraging residents to embrace healthier lifestyles, engage with their surroundings, and contribute to a more sustainable and vibrant neighborhood.

3.4 Concept Plan and Development Program

FIGURE 6. COSO-OCALA PD CONCEPT PLAN



The proposed program per the enclosed Concept Plan is 459 units, including the 42 multi-family units from the existing Timberland Apartments. The proposed new community features single-family detached, single-family attached (townhomes), and multi-family units. The plan provides a system of alleyways, which will allow for all the unit's parking to be in the rear of the units, allowing the front to be for pedestrians. The proposed development will include a central amenity with a clubhouse & pool as well as a community building to serve the entire development, a series of pocket/small parks, and the stormwater areas will have a walking pathway. The approximately 3,600 SF clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, and a multi-purpose room. The approximately 2,000 SF community building will offer co-working and multi-purpose spaces. The multi-family development will be for rent and the single-family attached and detached, may be for sale or rent to be determined at a later date. All single-family units will be on individual platted lots. All buildings will abide by the Florida Building Code.

DEVELOPMENT SUMMARY (Existing and Proposed Development)		
	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	39.33 Ac	100%

DEVELOPMENT PROGRAM (Existing and Proposed Development)			
459 Units 11.67 Du/Acre			
	Units	Development Mix %	Parking Spaces / Ratio **
Multi-Family (Existing Timberland Apartments)	42	51%	84 spaces (2 spaces per unit)
Multi-Family (3-Story)	192		248 spaces (1.3 spaces per unit)
SF-Attached Townhomes (16' x 20' Lots)	150	33%	1-per unit
SF-Detached Courtyard Homes (32' x 90' Lots)	16	16%	2-per unit
SF-Detached Cottage Homes (32' x 50' Lots)	59		1-per unit
TOTAL	459	100%	

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

** Approximately additional 150 parking spaces will be provided on-street and 30 spaces on the alleys.

*** The dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

3.5 Proposed Phasing Plan

The Plan Development will be constructed through a series of phases, shown in Figure 7, following market demand. The PD is vested/can no longer expire upon completion of site-related infrastructure (drainage, parking, utilities, landscaping).

NOTE: Phasing is subject to change based upon market demand. Changes to the phasing schedule do not require PD modification or public hearing approval.

The Multi-Family will be for rent, and the single-family attached and detached will be platted at one unit per lot to provide flexibility in the ownership structure. Portions of the site may be fee-simple, while others may be for rent.

The lengths of all the blocks in the proposed development are less than 750 feet.

FIGURE 7. CONCEPTUAL PHASING PLANS

Phase 1:

The northern portion of the site will be developed first, except for the new multi-family area, which will remain as grass/sod until Phase 3.

Phase 2:

The clubhouse and pool, as well as the southern portion of the site, will be developed second except for the new multi-family area, which will remain as grass/sod until Phase 3.

Phase 3:

The central portion of the site, encompassing the new multi-family development and Central Amenity Space, will be developed last.



3.6 Development Standards

These PD Standards are intended to communicate the design standards for the development. Deviations from the standards within this table may require a PD Amendment. Non-substantial changes to the plan may be administratively approved.

The flexible design of the Coso-Ocala Planned Development (PD) intends to provide a high-quality neighborhood that encourages a sense of place and community while considering the City’s vision for development. The Coso-Ocala PD Standards and supporting

documents provide for a high standard of development that aims to minimize the impacts to the surrounding land uses. The distribution of residential program may be adjusted according to the equivalency matrix in Section 3.10. The Coso-Ocala PD Plan provides adequate buffers, setbacks/yards, and development standards to mitigate impacts to existing residential uses in the surrounding area.

The lengths of all the blocks in the proposed development are less than 750 feet.

3.6.1 Lot Requirements Table.

The table below provides the Coso-Ocala PD Lot requirements of the four (4) proposed residential typologies.

	Single-family Detached (Courtyard Home)	Single-family Detached (Cottage Home)	Single-family Attached (Townhome)	Multi-Family
Front Yard (Minimum feet)	5'	5'	5'	15'
Interior Side Yard (Minimum feet)	3'	3'	0'	15'
Street/Alley Side Yard (Minimum feet)	8'	8'	5'	10'
Interior Rear Yard (Minimum feet)	25'	10'	25'	10'
Alley Rear Yard (Minimum feet)	25'	10'	25'	10'
Lot Width (Minimum feet)	32'	28'	16'	200'
Lot Area (Minimum square feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)*	45%	50%	45%	65%
Building Height (Maximum feet)	35'	35'	35'	4 stories or 50'

* The building coverage percentage doesn't include parking pad, balconies, exterior stairs and stoops.

3.6.2 Lot Standards Requirements Diagram

The Figure below is a graphic representation of the three proposed Single-family Lot Standards.

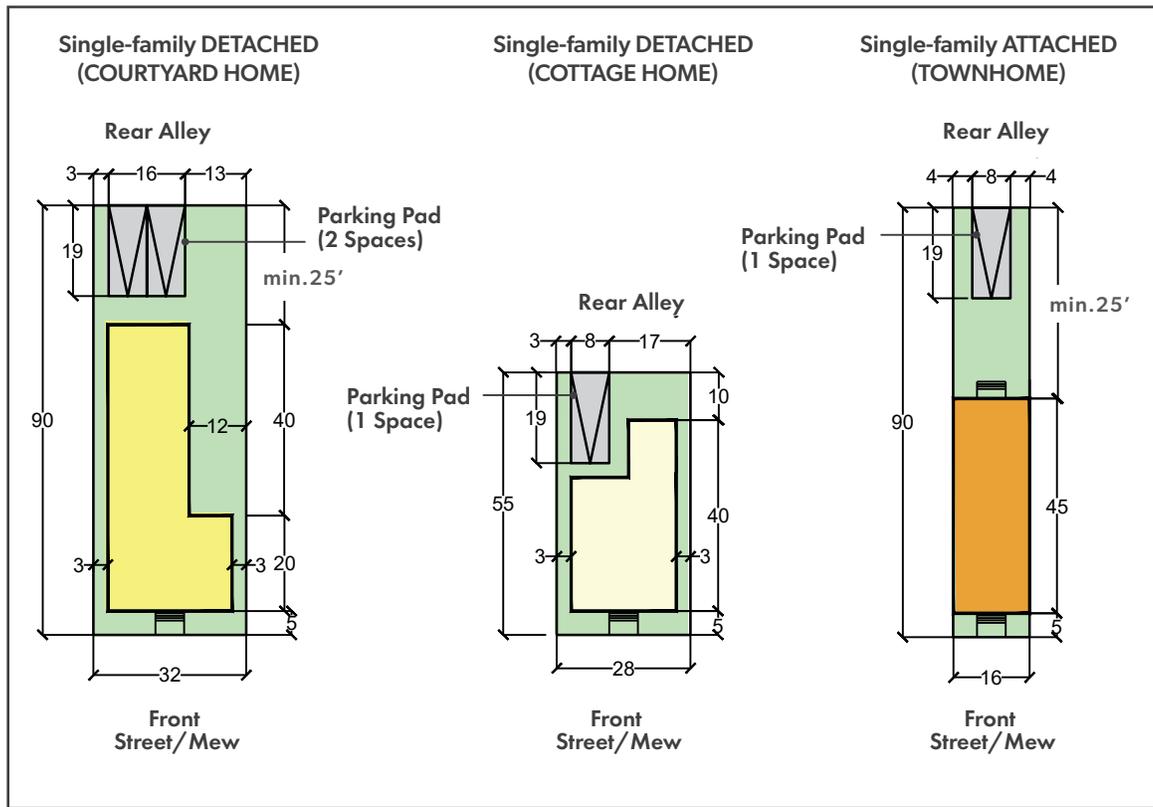


FIGURE 8. SINGLE-FAMILY ATTACHED AND DETACHED LOT REQUIREMENTS DIAGRAM

3.6.3 Typical Townhome Block Configuration Sample

The Figure below is a graphic representation of a section through a townhome block. The lengths of all the blocks in the proposed development are less than 750 feet.

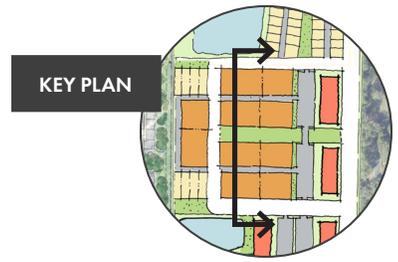


FIGURE 9. TYPICAL TOWNHOME BLOCK & LOT SECTION

3.6.4 General Development Standards Summary

STANDARDS	INTENT
Architecture /Building Materials	Building materials shall be determined and reviewed at the time of Site Plan review for development. The community will feature complementary architectural styles between the various internal neighborhoods to allow for a cohesive development pattern and unified theme.
Parking	Parking shall be in accordance with Section 122, Article V, Division 29 and Article VI of the Code of Ordinances. The development may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 12-1016.
Garages	Construction of a garage in single-family attached and detached units are not expected; instead, a designated parking area will be provided at the rear.
Access	The new development proposed on Property #2 will have primary access via the eastern entrance off SW 20th St. Meanwhile, the western entrance will serve as the primary access for the existing Timberland Apartments and double as the emergency access for Property #2. The emergency access for Property #2 will connect to the western Timberland Apartments access via stabilized surface along the northern property boundary.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. The pedestrian and internal wayfinding signage may be provided and shall not be included in the overall site signage calculation. Signage shall be pursuant with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.
Open Space	Open space within the proposed development will meet the 40% requirement. The open spaces areas will include active or passive recreation areas such as courtyards, pocket parks, linear parks, landscape areas around Multi-family buildings, buffers, wet retention areas, streetscapes/sidewalks, playgrounds, gardens, dog parks, pool areas, nature trails, or similar areas. Additionally, at least one stormwater retention in the development will be designed as aesthetic lake or pond for passive or active recreation use.
Buffers	Buffers shall be in accordance with section 122-942(a)(2). Anywhere the PD abuts a less intensive use, the buffer requirement will adhere to the minimum in section 122-260. Landscaped streetscape buffers shall be ten feet in width along internal common roadways.
Landscape	Building perimeter plantings, general shade trees and preserved trees will be incorporated into the project to provide for sustainable design and uphold a high aesthetic value within the community. The community will incorporate a consistent plant palette to ensure complimentary and unified design amongst internal neighborhoods.

3.7 Architecture

The Ocala-Coso New Development aims to create a cohesive yet diverse residential community, blending the charm of cottage-style homes with vernacular architectural elements for a harmonious mix of modern and casual design. Across multi-family, single-family, townhomes, and community buildings, the architecture will feature clean lines, a dark and soft neutral palette, and bright accent colors for doors, other areas in need of enhancements.

Warm, earthy tones will add a laid-back, inviting atmosphere. Facade elements will include porches, gable roofs, and siding, contributing to a contemporary and unified aesthetic.

Embracing a rear-loaded design for single-family and townhomes allows parking at the rear, maximizing pedestrian-friendly spaces at the front. The community is envisioned to encompass single-family homes, townhomes, and multi-family buildings—a strategy commonly observed in thriving communities. This variety caters to different preferences, accommodating growing families and individuals seeking downsizing options. Moreover, it contributes to affordability, providing housing choices for educators, first responders, and skilled workers.

The Coso-Ocala Development will showcase a “Vernacular” architectural style, which is characterized by designs tailored to local needs, the availability of construction materials, and a reflection of local traditions. The community plan emphasizes shared spaces, with homes strategically oriented towards these areas to improve safety. Additionally, the incorporation of ample windows follows environmental best practices, contributing to sustainability in design and material selection.

The design will encourage:

- Rear-loaded parking.
- Varied forms and massing.
- Gable roofs.
- Siding

- Porches
- Screened air conditioning units.
- Multiple housing styles that are harmonious with each other.

Guiding Principles

- All single-family attached and detached lots front on a street or courtyard. The main entrances for pedestrians will be at the front of the building, and parking spaces will be in the rear.
- Stoops, open colonnades, and open porches may encroach into the front setback.
- The sides of the building facing the street must take on the same architectural character as the front with the same materials.
- The primary facade is the vertical plane that reinforces the edge of the street and the outdoor room. All facades should be carefully designed with articulation, such as porches, balconies, bay windows, loggias, and cornices, and shall be of a consistent quality of materials to reinforce the character of the primary facade.
- Long facades are encouraged to be varied to make buildings look like an ensemble of smaller buildings.
- Provide transition lines to divide the facade.
- Variation, human scale, and detail in the architecture are encouraged.

Building Materials & Features

Building materials shall be determined during the Site Plan review for development. All buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark or soft neutral palette, and accent colors for elements like doors and other areas in need of enhancements.

Dwelling Type and Building Elevations

The following pages provide the proposed three residential dwelling types, their intent and sample elevations.

SINGLE-FAMILY DETACHED

SINGLE-FAMILY ELEVATION SAMPLES



INTENT

The single-family development in the proposed community will feature 2-story homes designed in Vernacular Architecture style. Each parcel will house one such unit, with variable lot sizes catering to diverse social and economic needs. Notably, these homes will have a rear-loaded design, combining practicality with aesthetic appeal. Construction of a garage is not expected; instead, a designated parking area will be provided at the rear.

Buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

SINGLE-FAMILY ATTACHED (TOWNHOMES)

TOWNHOMES BUILDING ELEVATION SAMPLES



INTENT

The single-family attached dwellings, known as townhomes, consist of a minimum of three (3) up to a maximum of ten (10) units within a single building, each on separate lots of records. Ranging from two to three stories, these townhouse dwellings serve as a transitional housing option between multi-family and single-family detached residences. Construction of a garage is not expected; instead, a designated parking area will be provided at the rear.

The townhome elevation, design in Vernacular Architecture style, reflects a harmonious blend of modern and casual elements. Buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

MULTI-FAMILY

BUILDING ELEVATION SAMPLES



INTENT

Multi-family buildings comprise three (3) or more dwelling units within a single structure on a shared development track. These buildings typically consist of separate living units, sharing common areas such as hallways, entryways, and sometimes amenities communal spaces.

Similar to townhomes, buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors. The exteriors may highlight diverse materials such as stone, enhancing an overall sense of casual elegance. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

CLUBHOUSE AND COMMUNITY BUILDING

BUILDING ELEVATION SAMPLES

INTENT



The Clubhouse and Community Building will be designed as one- or two-story structures in the Vernacular Architecture style, offering a seamless blend of modern functionality and casual charm. These buildings will showcase cohesive architectural features such as inviting porches, gable roofs, and traditional siding, creating a timeless yet approachable aesthetic. The color palette will emphasize dark and soft neutral tones, complemented by carefully chosen accent colors on details like doors and trim to add character and visual interest. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

3.8 Parks and Open Space

The parks and open space system aims to maximize the functionality of our parks and open spaces, prioritizing the well-being of both future residents and visitors. These meticulously designed areas serve as dynamic environments, enriching the community's overall well-being and acting as catalysts for developing a unique sense of identity. We aim to establish spaces that inspire residents to connect, share experiences, and actively engage in the lively tapestry of neighborhood life.

This comprehensive park and open space system will comprise a thoughtful arrangement of parks, walkways, and a central amenity space. For a detailed overview, please refer to Figure 4: Open Space Plan, which illustrates these elements' strategic layout and integration within the community.

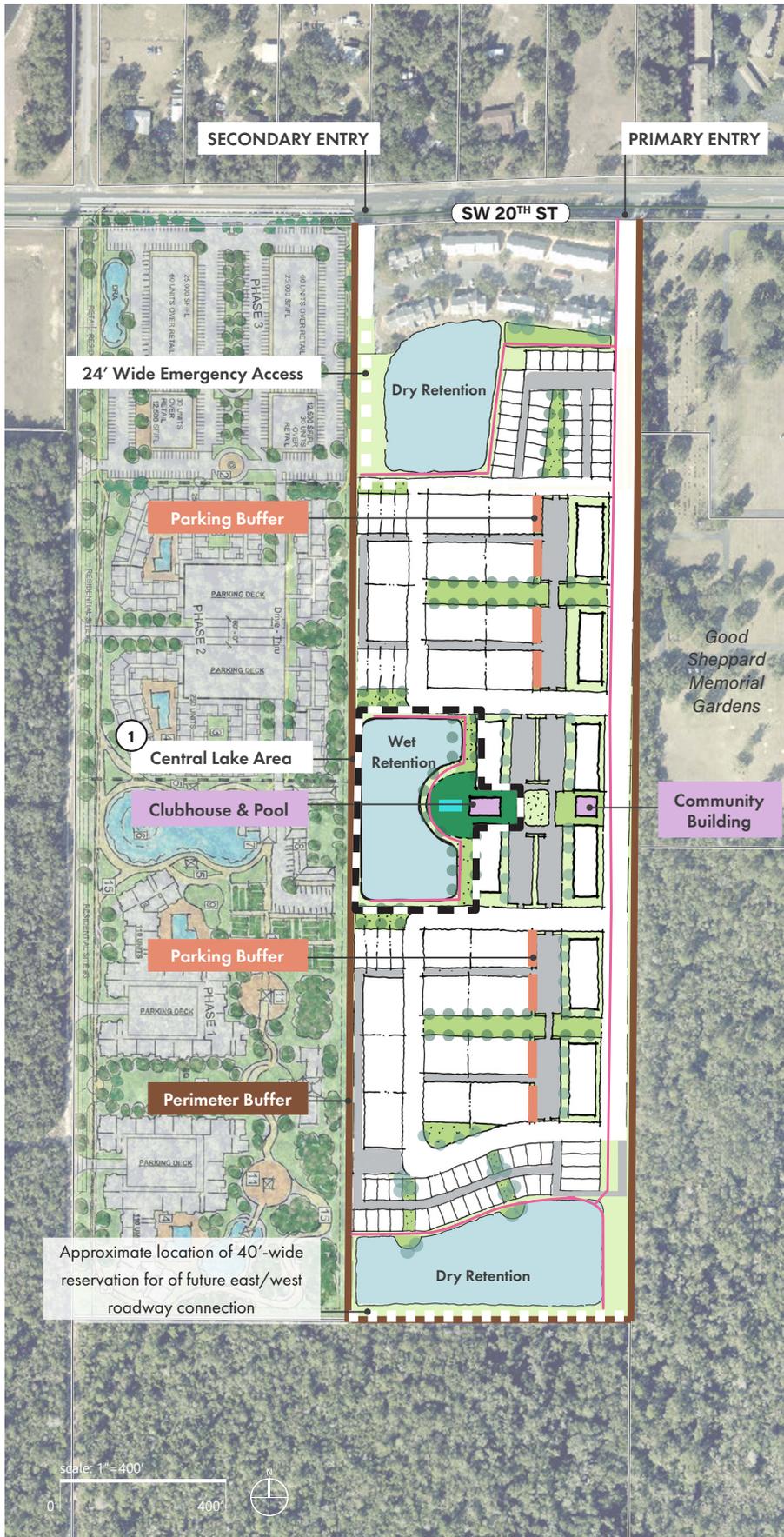
Guiding Principles

- **Parks of many scales:** Residents will have access to diverse and inclusive spaces within the community, with small, medium size parks, including pocket, linear, and central parks
- **Passive and Active Spaces:** The parks and amenity areas will be designed with a mix of passive and active uses based on future residents' needs. Proposed uses include dog parks, playgrounds, gardens, and clubhouses, ensuring diverse recreational opportunities.
- **Access and Connectivity:** A network of walkways or pathways will interconnect all parks and amenities, fostering pedestrian movement and enhancing accessibility throughout the community.
- **Resilient and Sustainable:** The parks and open space system will adopt low-impact development techniques, capturing stormwater runoff. The utilization of native and Florida-friendly vegetation and plants will not only enhance sustainability but also ensure the long-term, low-maintenance viability of the space.

Open Space Standards

Open space within the proposed development will meet the 40% code requirement. The open space areas may include active or passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, gardens, dog parks, pool areas, nature trails, or similar areas. Additionally, at least one stormwater retention area in the development will be designed as an aesthetic lake or pond for passive or active recreational use.

FIGURE 10. OPEN SPACE PLAN



Open Space Plan

The Open Space Map and legend below illustrate the proposed open space network, which integrates both passive and active recreation areas. Active spaces include the walking and running path and the Central Lake Area, which features a wet pond, clubhouse, pool, playground, dog park, and additional walking and running paths. Passive spaces encompass all linear parks and mews, stormwater management areas, and buffers. All the proposed open spaces will be private.

The tree symbols on the plan are representational and not to scale. The final location of the trees will be provided at the site plan approval process and will comply with Tree Requirements listed in Division 4 of Chapter 118: Trees, Landscaping, and Other Vegetation.

The approximately 3,600-square-foot clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, a gym, and a multi-purpose room. The approximately 2,000-square-foot community building will offer co-working and multi-purpose spaces.

The open space calculations will meet the required 40%. The table below breaks down all open space areas.

DEVELOPMENT SUMMARY (Existing and Proposed Development)		
	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	39.33 Ac	100%

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

LEGEND

- ① Central Lake Area (Passive & Active)
- Linear Parks / Mews (Passive)
- Clubhouse and Community Building
- Stormwater (Wet and Dry)
- Walking/Running Path (Active)
- Perimeter Buffer
- Parking Buffer
- Tree Symbol Representation (not to scale)

Passive and Active Recreation Spaces

The Coso-Ocala new community proposes a variety of passive and active open spaces for residents and visitors to recreate, gather, and exercise. Each park will be designed with durable and sustainable materials and incorporate a Florida-friendly plant palette. Below are the descriptions of each open space and sample images.

CENTRAL LAKE AREA (PASSIVE/ACTIVE)

Located in the heart of the community, next to the multi-family development, the Central Lake Area will feature a combination of passive and active spaces, including a clubhouse, pool, playground, dog park and walking path. The approximate 3,600 SF clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, gym, and a multi-purpose room.

LINEAR PARKS (PASSIVE)

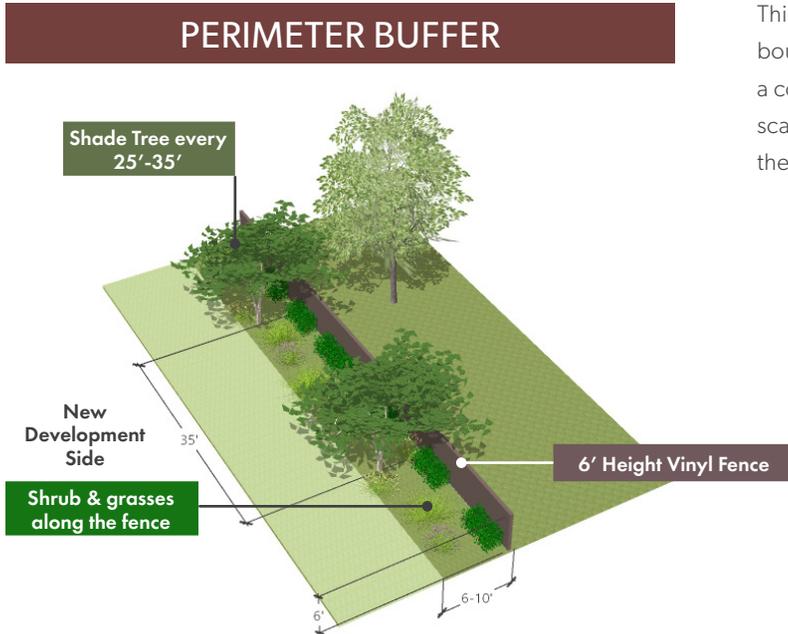
Linear Parks are narrow passive green spaces located along a row of homes or townhomes. These open spaces will feature walking paths, gardens, seating areas, and passive recreation activities for the residents living adjacent to them.

WALKING/RUNNING PATH (ACTIVE)

A network of 5' - 10' walking/running paths throughout the community will add connectivity and recreational value. Residents can walk, run, and sometimes bike on this path.

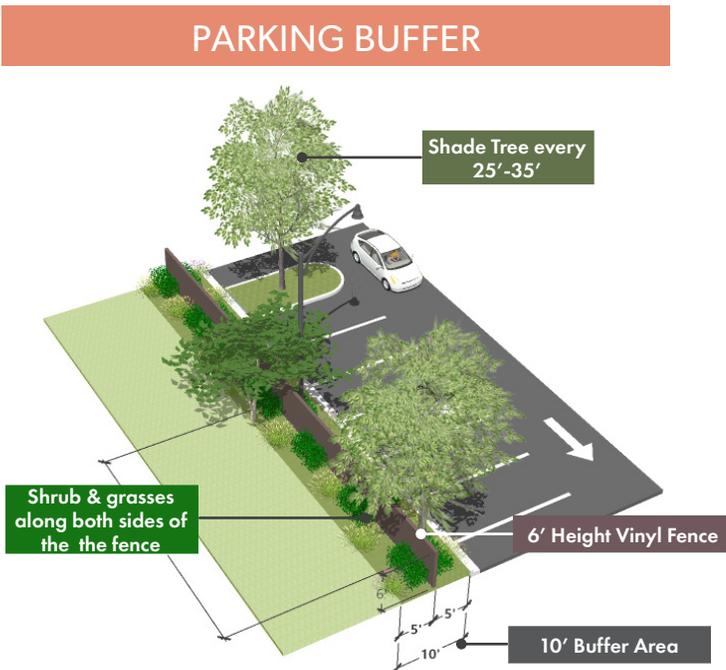
Typical Buffers

Buffers shall be in accordance with section 122-942(a)(2). Anywhere the PD abuts a less intensive use, the buffer requirement will adhere to the minimum in section 122-260. Landscaped streetscape buffers shall be ten feet (10') in width along internal common roadways. Below are examples of typical buffer configurations that will be applied throughout the site.



This perimeter buffer will cover the east, south and west boundary of the site. This 10' wide buffer typology includes a combination of a 6' high vinyl fence with shade trees and scattered grasses or shrubs along the fence consistent with the Code.

FIGURE 11. PERIMETER BUFFER TYPICAL SECTION



The perimeter parking buffer facilitates the transition between the Multi-Family surface parking and the Townhomes. It includes a 10' buffer with a 6' high vinyl fence, shade trees spaced every 25-35 feet, and scattered grasses or shrubs on both sides of the fence.

FIGURE 12. PARKING BUFFER TYPICAL SECTION

Landscape and Planting

All open space areas, including parks, buffers, and stormwater banks, will follow the City of Ocala’s Chapter 118 planting list. See the complete list below.

Building perimeter plantings, general shade trees, and preserved trees will be incorporated into the project to provide for sustainable design and uphold a high aesthetic value within the community. The community will incorporate a consistent Florida-friendly plant palette to ensure a complementary and unified design amongst internal neighborhoods.

TREE TYPE	DEFINITION	ACCEPTABLE TREES	
Shade Trees	Shade tree means any tree which shall have a mature crown in the ratio of two feet for every inch of its DBH. Shade trees will attain a combination height and crown spread sufficient to shade large areas.	Bald Cypress Elm, Drake Elm, Florida Hickory Loblolly Bay Magnolia, Southern Magnolia, Sweetbay Maple, Florida Maple, Red Maple, Silver Oak, Live	Oak, Laurel Oak, Shumard Oak, Southern Red Oak, White Oak, Willow Pecan River Birch Oak, Willow Sweetgum Tulip Tree
Ornamental Trees		Bradford Pear Crape Myrtle Elm, Drake Elm, Florida Flowering Dogwood Fringetree Holly, American Holly, Dahoon Holly, East Palatka Holly, Savannah Holly, Yaupon Ligustrum Tree Magnolia, Southern	Magnolia, Sweetbay Maple, Japanese Palm, Date Palm, Pindo Palm, Sabal Palm, Washingtonian Pine, Black Pine, Loblolly Pine, Longleaf Pine, Slash Red Bud Red Cedar Willow, Weeping

3.9 Circulation and Signage

The Coso-Ocala's proposed residential community is set to establish a well-connected network of streets and alleyways. All streets will have adequate sidewalks for residents to walk/run comfortably, street trees, lighting, signage, and on-street parking. The alleyway will be utilized for parking access and garbage pick-up.

Currently, the northern section of the property (Timberland Apartments) features two access points along SW 20th Street, spaced 620 feet apart. SW 20th Street accommodates a designated turn lane for both access points and approximately 200 feet of queuing space.

The new proposed development will have its primary access via the eastern entrance. The western entrance will serve as the main access for the existing Timberland Apartments and will also function as the emergency access for the new development. This emergency access will connect to the western Timberland Apartments entrance via a stabilized surface. The Circulation Plans on the following pages provide the location and path of the emergency access.

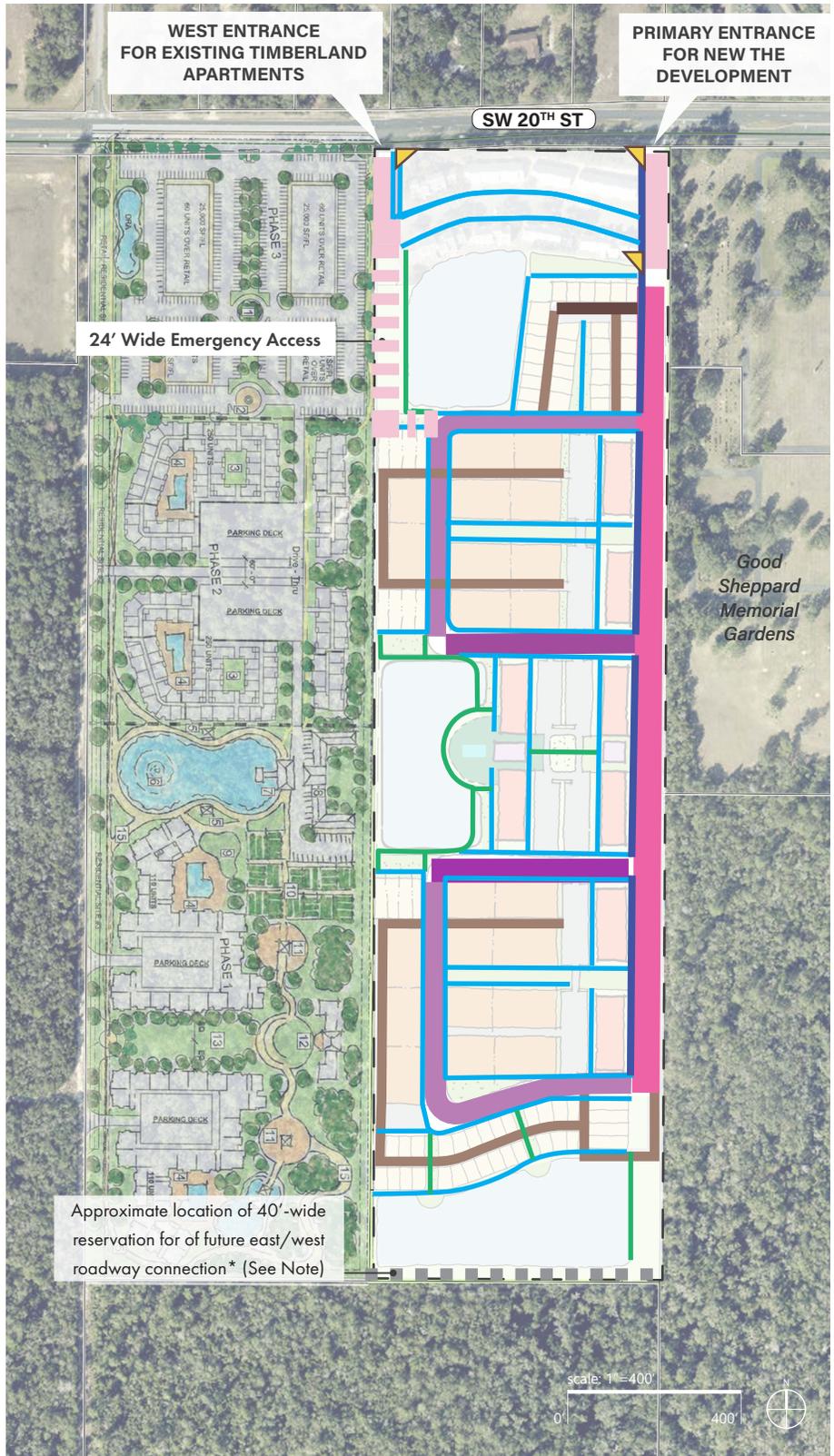
The envisioned street layout for the new development includes a main north-south road along the eastern property boundary and a network of interconnected neighborhood streets and alleyways. The main north-south road will feature on-street parking and a broad walking path. The proposed circulation plan provides adequate vehicular access and flow and prioritizes walkability by linking internal neighborhoods with public spaces and on-site recreational amenities. This pedestrian infrastructure is designed to seamlessly connect with existing public roadways, fostering alternative transportation options beyond the community boundaries. Refer to the Circulation Plans and Street Ownership Map (Figures 13 to 16) and the proposed Typical Sections on the subsequent pages for a visual representation.

Internal roadways will be meticulously designed to adhere to City standards, incorporating proper drainage and landscaping measures to ensure the development's longevity and sustainability.

Guiding Principles

- **Accessibility:** Ensure convenient and efficient access for residents, visitors, and emergency services to and from various points within the community.
- **Connectivity:** Create a well-connected network of roads, streets, and pathways that enhance accessibility between neighborhoods, amenities, and public spaces.
- **Safety:** Incorporate traffic calming measures, proper signage, and well-defined crosswalks to prioritize the safety of all users, including pedestrians, cyclists, and motorists.
- **Walkability:** Promote a pedestrian-friendly environment by including wide sidewalks, crosswalks, pedestrian islands, and green spaces, encouraging residents to walk and engage with their surroundings.
- **Emergency Access:** Ensure emergency vehicles have efficient and unimpeded access to all community areas, with well-defined emergency routes and access points.
- **Sustainability:** Consider environmentally friendly transportation solutions, such as promoting cycling, walking, and electric vehicles, to reduce the environmental impact of the transportation system.
- **Aesthetics:** Integrate landscaping and urban design elements to enhance the visual appeal of the transportation infrastructure, creating an attractive and harmonious environment.

FIGURE 13. CIRCULATION PLAN: STREET NETWORK PLAN



Street & Pedestrian Network

The Street Network Plan illustrates the proposed street hierarchy, access point, and gateway signs location. The proposed typical street, alley, and entryway sections are illustrated in Figures 14 to 19 in the following pages. The dash pink line represents the a 24' wide emergency access via stabilized surface and will meet the driveway requirements on Sec.122-216.

All alleys, surface parking areas, the Timberland Apartment entryway, and emergency access routes will be private, while the Spine Streets and Neighborhood Streets will be public. All public streets will adhere to the City of Ocala code. See Figure 24: Street Ownership Map.

NOTE:
 * The grey dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

LEGEND

Streets, Alleys & Gateway Signs

- Entryways
- Spine Street Type "A"
- Neighborhood Street Type "B"
- Neighborhood Street Type "C"
- Alley Type "A" (one-way)
- Alley Type "B" (one-way + Parking)
- Gateway Signs

Sidewalks & Path

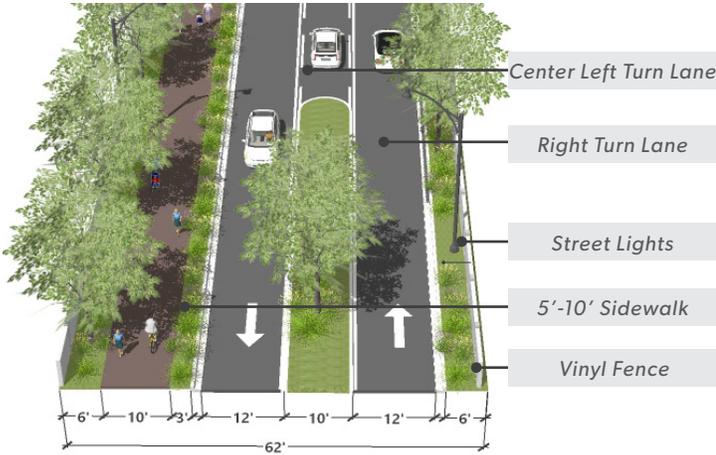
- 8' - 10' Street Sidewalk
- 5' Street Sidewalk
- 5' Open Space Walking Path

Conceptual Typical Street Sections

All of the street types will have appropriate lighting and planting according to the City of Ocala Code.

ENTRYWAY | 60' ROW

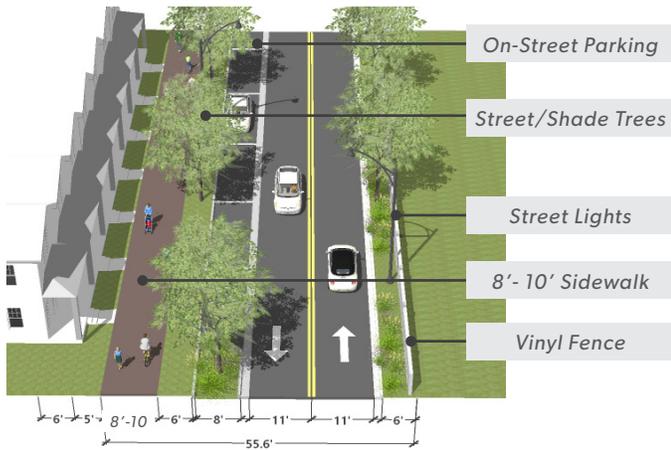
FIGURE 14. ENTRYWAY TYPICAL SECTION



The development's entryway typical section is comprised of a 2-lane divided street with a median/left turn-lane. The east entryway will feature a 8'-10' sidewalk and the west entryway a 5' sidewalk. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 14.

SPINE STREET TYPE "A" | 55.6' ROW

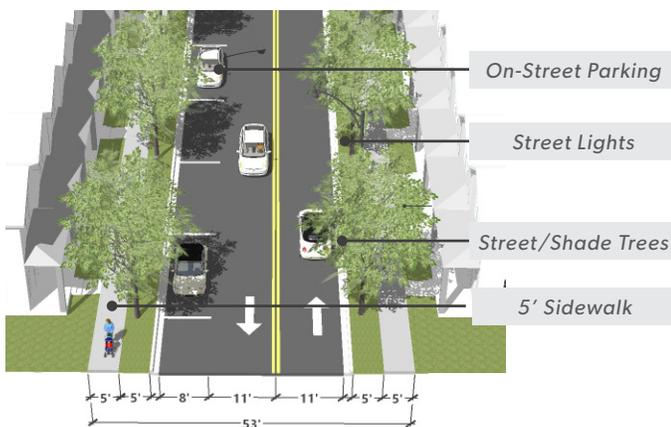
FIGURE 15. STREET TYPE "A" SECTION



The Street Type "A" is the development's spine street. This is a 55.6' ROW, 2-Lane road with on-street parking on one side, landscape strip and a 8'- 10' wide sidewalk. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 15.

NEIGHBORHOOD STREET TYPE "B" | 53' ROW

FIGURE 16. STREET TYPE "B" SECTION

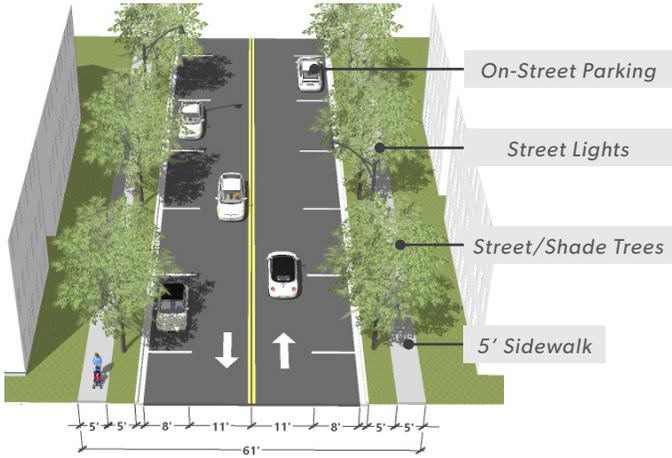


The Street Type "B" is a neighborhood street. This is a 53' ROW, 2-Lane road (11' wide lanes) with on-street parking (8' wide), on one-side of the street and a 5' wide landscape strip and sidewalk on both sides. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 16.

Conceptual Typical Street Sections (Continuation)

NEIGHBORHOOD STREET TYPE "C" | 61' ROW

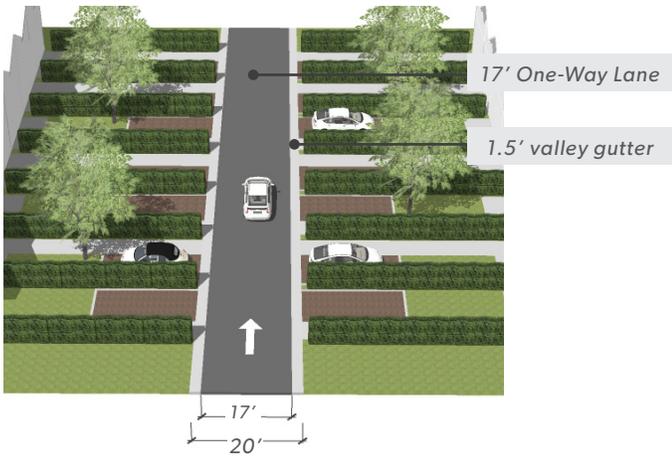
FIGURE 17. STREET TYPE "C" SECTION



The Street Type "C" is a neighborhood street. This is a 61' ROW, 2-Lane road (11' wide lanes) with on-street parking (8' wide), 5' wide landscape strip and sidewalk on both sides. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 16.

ALLEY TYPE "A" ONE WAY | 20' ROW

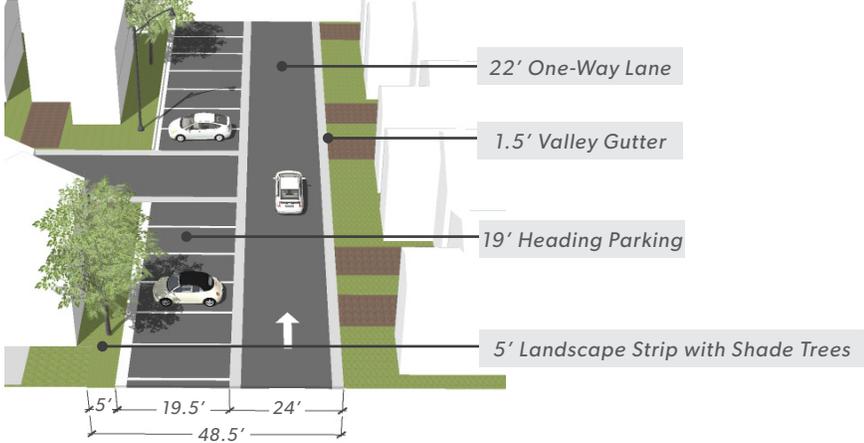
FIGURE 18. ALLEY TYPE "A" TYPICAL SECTION



The Alley Type "A" is a one-way 20' ROW street. The proposed dimensions of the alley elements are illustrated in Figure 17.

ALLEY TYPE "B" ONE-WAY + PARKING | 48.5' ROW

FIGURE 19. ALLEY TYPE "B" TYPICAL SECTION



The Alley Type "B" is a one-way 48.5' ROW street with heading parking on one side. The proposed dimensions of the alley elements are illustrated in Figure 18.

FIGURE 20. CIRCULATION PLAN: PEDESTRIAN NETWORK



Pedestrian Network Plan

This plan illustrates only the proposed pedestrian network consisting of a series of 5 to 10-foot concrete sidewalks alongside the streets and a 5-foot walking path along the open space system.

LEGEND

- 8' - 10' Street Sidewalk
- 5' Street Sidewalk
- 5' Open Space Walking Path

FIGURE 21. CIRCULATION PLAN: PARKING ONLY AREAS



Parking Areas Plan

This plan illustrates only the proposed The proposed parking areas consists of a series on-street parking for visitors, and parking bay areas for the multi-family development residents and visitors. Approximately 150 parking spaces will be provided on-street and 30 spaces on the alleys. Figures 22 and 23 on the following page illustrate the typical sections for the Multi-Family parking bay areas, with parking space and drive aisle dimensions compliant with LDR Section 122-1003.

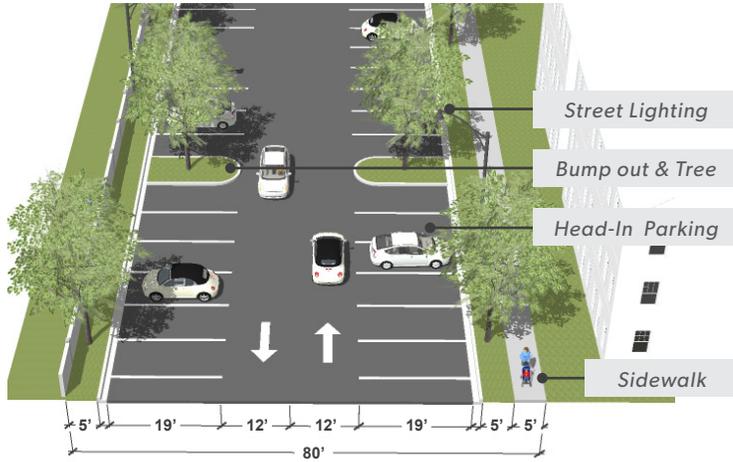
LEGEND

- On-Street & Alley Parking*
- Multi-Family Parking Bay Areas

Conceptual Typical Parking Bay Sections

SINGLE BAY PARKING | 80' ROW

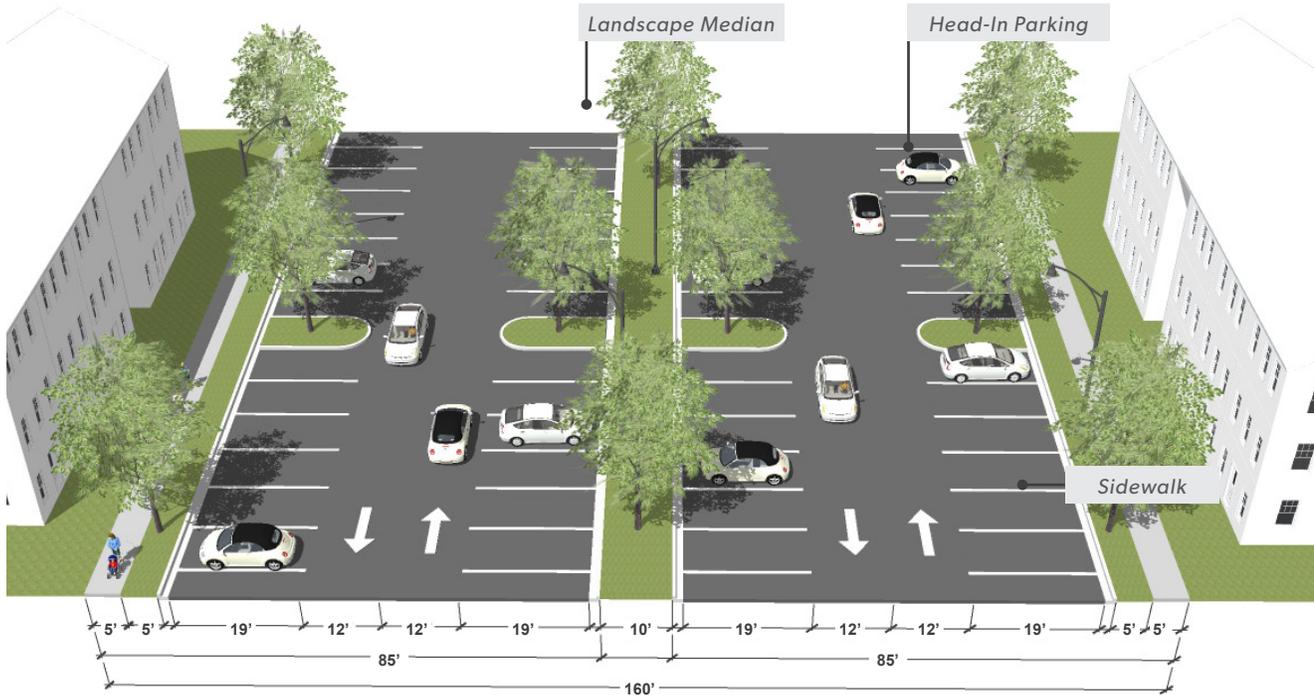
FIGURE 22. SINGLE BAY PARKING SECTION



The Single-bay parking areas will support the multi-family development. The bay will have 2-lane driving isle with 90 degree parking spaces,, divided by landscape islands with street tree every 10 spaces. The street will have a landscape strip on both sides and a 5' wide sidewalk one side. The design includes provisions for street trees and lighting along the landscape strip. The proposed design and dimensions are illustrated in Figure 22.

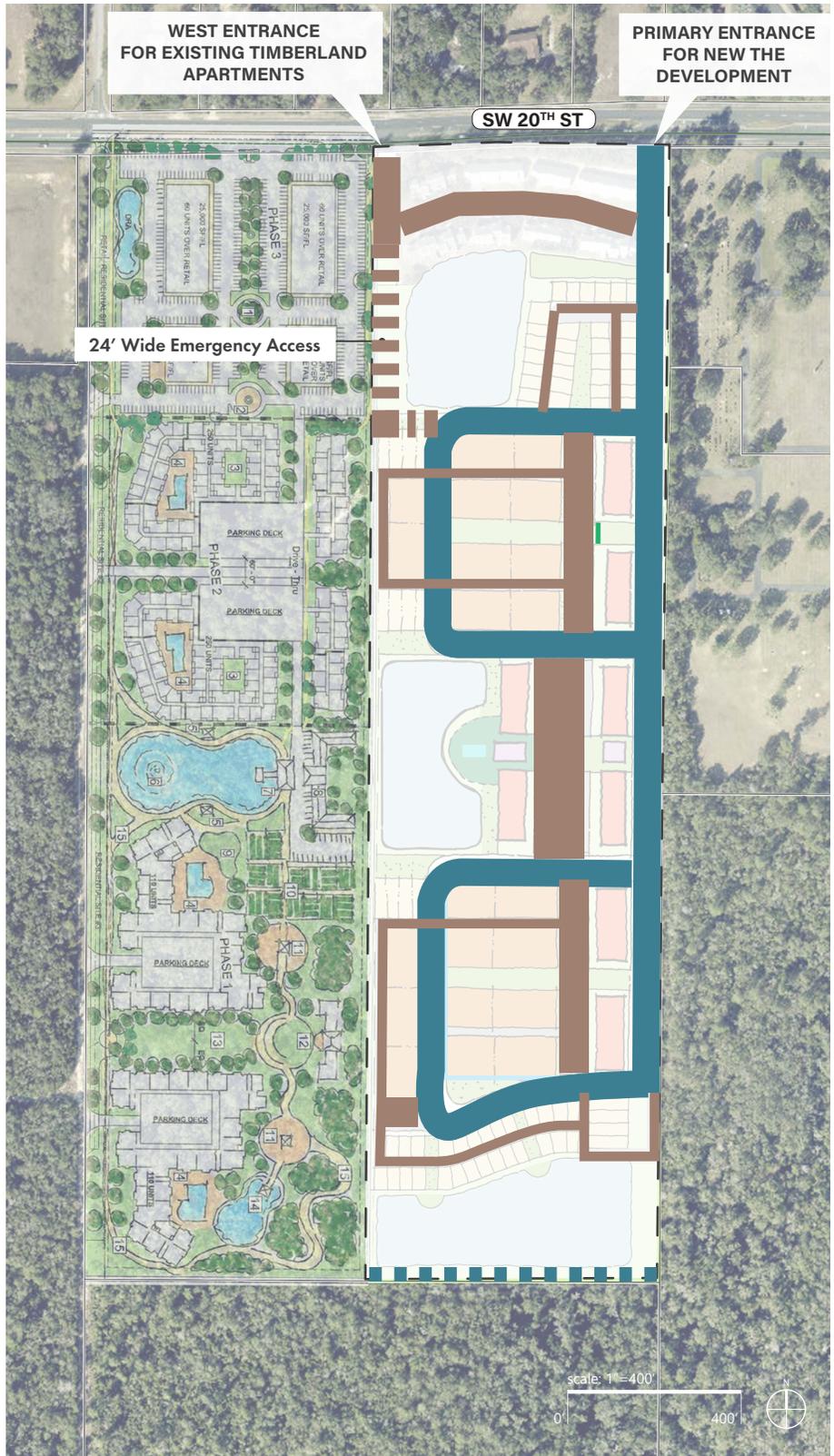
DOUBLE BAY PARKING | 160' ROW

FIGURE 23. DOUBLE BAY PARKING SECTION



The double-bay parking areas will support the multi-family development. Both parking bays will be divided by a 10' wide landscape median with street trees. Each parking bay will have 2-lane driving isle with 90 degree parking spaces, divided by landscape bulb outs every 10 spaces, and a landscape strip and 5' sidewalk. The proposed typical street design and dimensions are illustrated in Figure 23.

FIGURE 24. STREETS OWNERSHIP MAP



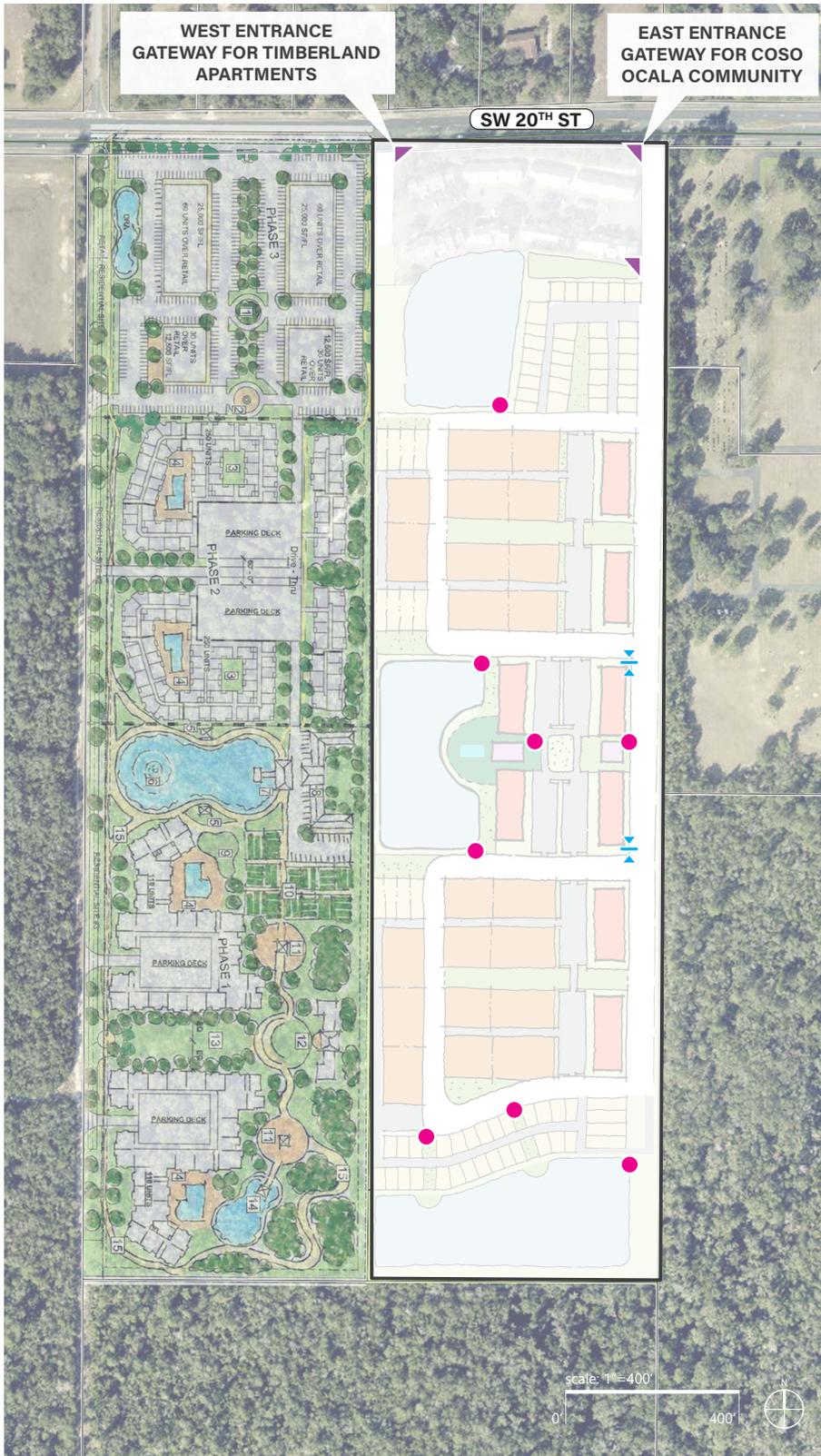
Streets Ownership

The map on this page highlights the public and private streets. All alleys, surface parking areas, the Timberland Apartment entryway, and emergency access routes will be private, while the Spine Streets and Neighborhood Streets will be public. All public streets will adhere to the City of Ocala code.

LEGEND

- PUBLIC:** Spine and Neighborhood Streets
- PRIVATE:** Timberland Apartment Entryway, Emergency Access, Alleys and Surface Parking Area

FIGURE 25. SIGNAGE PLAN



Signage Plan

The Signage Plan outlines the proposed street signage types for the Coso-Ocala PD, designed with a consistent color and materials palette. The signs will be made from a combination of stone and stucco, using a neutral color scheme with accent colors where appropriate. Detailed descriptions, intents, and examples of the three proposed signs can be found in Figures 26 to 28. All signage will comply with City Code 110-158.

LEGEND

- ▼ Gateway Signs
- Community Markers
- ▶ Directional Signs

Typical Sign Types

GATEWAY SIGNS

Gateways signs will mark the entrances to the community at SW 20th Street and the Spine Street. Positioned perpendicular to the street, the horizontal gateway signs will measure 18–20 feet in length and up to 8 feet in height. They will feature a vertical column and wall base made of stucco, or stone, with a panel prominently displaying the community name on both sides. Low-maintenance landscaping and lighting will enhance the design, ensuring the name remains visible.

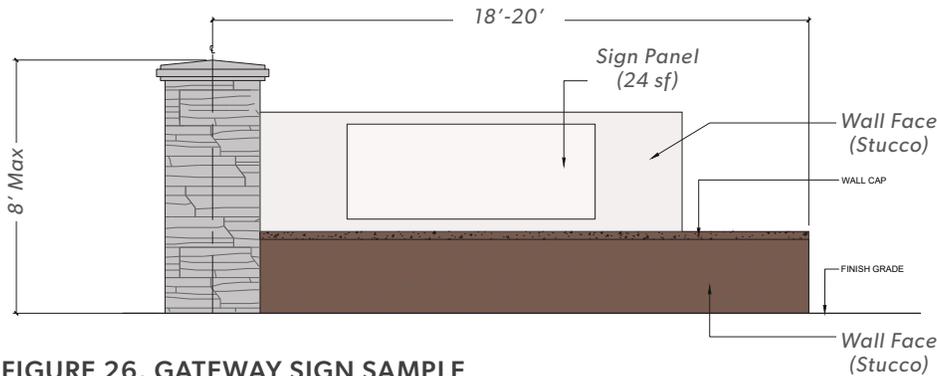


FIGURE 26. GATEWAY SIGN SAMPLE

COMMUNITY MARKERS



FIGURE 27. COMMUNITY MARKER SAMPLE

Community markers enhance the sense of place and continuity within the community. Positioned near ponds, parks, open spaces, and amenities, they highlight these areas as key features. Made of stone, the markers will share a consistent design and may be double-sided, depending on placement. Due to their smaller scale, minimal or no landscaping is required.

DIRECTIONAL SIGNS

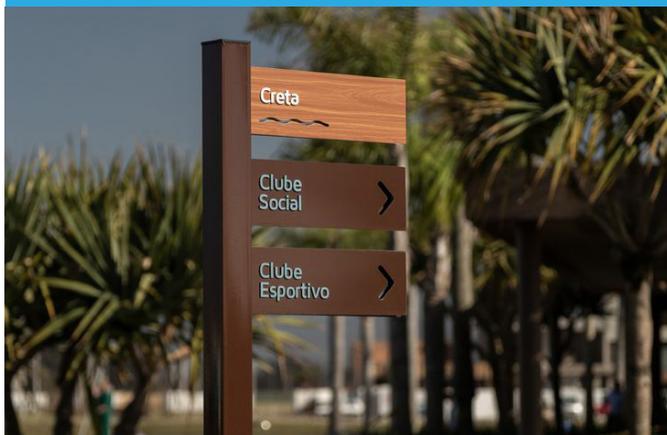


FIGURE 28. DIRECTIONAL SIGN SAMPLE

Directional signs are crucial for guiding residents and visitors to amenities and common areas. Strategically placed along spine and neighborhood streets, they will provide clear directions to the clubhouse, community building, and parking areas. Built from aluminum, the signs will feature a neutral color, such as brown.

The recommended font size is a minimum of 3" for capital letters, with a 70% contrast between the message and background. Additionally, adherence to the Americans with Disabilities Act (ADA) placement requirements is necessary to ensure these signs are accessible and inclusive for all members of the community.

3.10 Trip Generation & Equivalency Matrix

This section provides a Trip Generation Report based on the proposed Coso-Ocala PD development program along with a Trip Equivalency Matrix which compares trip impacts for different land use scenarios.

A traffic impact analysis, in accordance with City of Ocala Traffic Guidelines, will be conducted during the site plan approval process or earlier if requested by the Planning and Zoning Commission or City Council Members. The project number for the traffic impact analysis is TIA25-002.

FIGURE 29. TRIP GENERATION REPORT

The trip generation potential of the proposed development was calculated in accordance with trip generation equations from the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*. Land use code (LUC) 210 (Single-Family Detached Housing), LUC 215 (Single-Family Attached Housing), and LUC 220 (Multifamily Housing [Low-Rise]) were utilized to approximate the trip generation potential of the existing 42 single-family attached units in the Timberland Apartments complex and the proposed 459 units on the property to the south. **Table 1** summarizes the trip generation calculations.

Table 1: Trip Generation Calculations, Coso-Ocala PD

ITE Land Use Code	Land Use	Size	Units	Daily Trips	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
215	Existing Single-Family Attached Housing	42	Dwelling Unit(s)	270	16	4	12	21	12	9
210	Single-Family Detached Housing	75	Dwelling Unit(s)	776	57	14	43	76	48	28
215	Single-Family Attached Housing	150	Dwelling Unit(s)	1,094	72	18	54	86	51	35
220	Multi-Family (3-Story)	192	Dwelling Unit(s)	1,306	82	20	62	103	65	38
Total New Project Trips				3,176	211	52	159	265	164	101
Total External Project Trips (including Timberland Apartments)				3,446	227	56	171	286	176	110

Trip generation was calculated using data from the ITE Trip Generation Manual, 11th Edition

Single-Family Detached Housing [ITE 210]

Daily $Ln(T) = 0.92 Ln(X) + 2.68$, X is No. of Dwelling Units
 AM Peak Hour of Adjacent Street $Ln(T) = 0.91 Ln(X) + 0.12$, X is No. of Dwelling Units; (25% in / 75% out)
 PM Peak Hour of Adjacent Street $Ln(T) = 0.94 Ln(X) + 0.27$, X is No. of Dwelling Units; (63% in / 37% out)

Single-Family Attached Housing [ITE 215]

Daily $T = 7.62(X) - 50.48$, X is No. of Dwelling Units
 AM Peak Hour of Adjacent Street $T = 0.52(X) - 5.70$, X is No. of Dwelling Units; (25% in / 75% out)
 PM Peak Hour of Adjacent Street $T = 0.60(X) - 3.93$, X is No. of Dwelling Units; (59% in / 41% out)

Multifamily Housing (Low-Rise) [ITE 220]

Daily $T = 6.41(X) + 75.31$, X is No. of Dwelling Units
 AM Peak Hour of Adjacent Street $T = 0.31(X) + 22.85$, X is No. of Dwelling Units; (24% in / 76% out)
 PM Peak Hour of Adjacent Street $T = 0.43(X) + 20.55$, X is No. of Dwelling Units; (63% in / 37% out)

The new units proposed with the Coso-Ocala PD are expected to generate approximately 3,176 daily trips, 211 AM peak hour trips (52 entering, 159 exiting), and 265 PM peak hour trips (164 entering, 101 exiting). Combined with the existing Timberland Apartments, it is expected that the overall development will generate approximately 3,446 daily trips, 227 AM peak hour trips (56 entering, 171 exiting), and 286 PM peak hour trips (176 entering, 110 exiting).

Access to the development is proposed via the two existing driveways fronting SW 20th Street, which both currently feature ingress westbound left-turn lanes and allow all movements into and out of the development. The primary entrance for the Coso-Ocala PD is expected to be the eastern driveway, signed as SW 51st Terrace. A preliminary travel demand model was performed for the proposed development, indicating that approximately 68% of project traffic is expected to travel to and from the east and 32% of project traffic is expected to travel to and from the west.

FIGURE 30. TRIP EQUIVALENCY MATRIX.

TRIP EQUIVALENCY MATRIX ¹							
Land Use ²		ITE LUC	PM Peak Hour Trip Rate	Equivalency Statement	TO		
					Single Family Detached Housing (DU)	Single Family Attached Housing (DU)	Multifamily Housing Low Rise (DU)
FROM	Single Family Detached Housing (DU)	210	0.94	1 DU is equal to	1.000	1.649	1.843
	Single Family Attached Housing (DU)	215	0.57	1 DU is equal to	0.606	1.000	1.118
	Multifamily Housing Low Rise (DU)	220	0.51	1 DU is equal to	0.543	0.895	1.000

Notes:

¹ Trip Equivalency Matrix was developed using average PM peak hour trip generation rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

² DU = dwelling unit

3.11 Tree Mitigation

Site development under the PD zoning will adhere to Article II, Sec. 118 of the City Land Development Code, which governs the removal and replacement of trees on private property to preserve trees as a vital natural resource for the community's health, safety, and welfare. Property #2, being a heavily wooded area, will undergo a tree cruise instead of a tree survey to determine the final tree mitigation plan required for site plan approval. The tree cruise methodology to be utilized, is outlined below.

Proposed Methodology:

A representative 1-acre plot will be submitted for approval. An analysis of this 1-acre plot will include the following:

Once the location of the center of the subject 1-acre plot is determined, each tree that is "in" the plot shall be analyzed for:

1. Species name of each tree; common and scientific.
2. Diameter measurement at 4.5 feet from grade.
3. Health and structural condition rating.
4. Each tree, 4 inches of diameter or greater, shall have a numbered tag placed into them.
5. GPS location
6. Representative photography.
7. A written report. The written report shall contain a link to a digital Google aerial map with icons that, when hovered over or clicked on, will display the information listed above.
8. An extrapolation of this subject 1-acre plot will be applied to the entire project, which will mathematically forecast the inventory on the entire assignment area.

3.12 Topography, Drainage and Utilities

The Coso-Ocala Development is located within the Southwest Florida Water Management District (SWFWMD). The PD is required and intends to provide a stormwater design that will conform with SWFWMD and the City of Ocala, FL standards. As for the utility provider, the development is within the City of Ocala Utilities service area. The Timberland Apartments in the north parcel is currently served by the public potable water and wastewater system. The City of Ocala Water Resources Department has confirmed that there is sufficient capacity in the potable water and wastewater systems to serve the remaining proposed development. The nearest publicly available utilities are located within the right-of-way of SW 20th St. These utilities consist of a 24-inch potable water main and an 8-inch sanitary sewer main.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1413

Agenda Item #: e.

Submitted By: Emily W. Johnson, AICP

Presentation By: Emily W. Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public hearing to amend the PD, Planned Development, Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street (Parcel 24274-000-00), approximately 12.61 acres (Case No. PD24-45735) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, Economic Hub

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner: Boyd Real Estate, LLC
- Property Owner: 25th Avenue Ocala LLC
- Agent: David Tillman, Tillman & Associates Engineering, LLC

Key Points:

This request is to replace the approved PD Plan and Standards book with the requested amended documents PD Plan and Standards included in the agenda packet. Specifically, the petitioner has submitted the request to amend the following (no other changes are proposed to the PD Plan or Standards Book):

- Reduce the width of the road right-of-way along the eastern boundary from 50-feet to 45-feet.
- Reduce the street-side setback for corner lots from 15-feet to 10-feet.
- Reduce the width of the utility easements from 10-feet to 5-feet.

On November 19, 2024, the City Council adopted Ordinance 2025-6 to rezone the subject property from INST, Institutional, to PD, Planned Development. The PD Plan and Standards Book were subsequently adopted via Resolution 2025-5, for the construction of 55 single-family homes, including passive recreation areas, a pavilion, playground, a perimeter walking trail, and landscape buffers along the perimeter of the site.

PD Plan and Standards Book Details:

The amended PD Plan and Standards Book reflect a reduction in the width the road right-of-way along the eastern boundary from 50-feet to 45-feet. The Standards Book indicates that the right-of-way will be publicly dedicated and maintained by the city. The requested road width deviates from Subsection 114-91(n), which requires that roads be a minimum of 50-feet in width.

Additionally, the applicant is requesting a reduction the street-side setback for corner lots from 15-feet to 10-feet, and the width of the utility easements from 10-feet to 5-feet. The amended PD Plan depicts a 5-foot Electric Utility Easement on either side of the typical right-of-way. The requested reduction has been reviewed by Ocala Electric Utility (OEU) and approved on with the condition that the requirements of Subsection 70-602(o)(3) will be met.

FINDINGS AND CONCLUSIONS:

- The amended PD Plan is consistent with the minimum standards required for a reduced electric utilities easement pursuant to Subsection 70-602(o)(3).
- The applicant is requesting a variation to Subsection 114-91(n), to allow for a 45-foot-wide right-of-way. This variation is in addition to the variations previously approved by city council for PD24-45735 under Resolution 2025-5.
- The proposed amendment is not anticipated to alter the project's impact on Levels of Service. Adequate public facilities exist to service the proposed development. The proposed development will be required to extend sewer services to this project.

Staff recommends approval.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: This resolution will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVES:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- PD Plan
- PD Standards Book
- Letter(s) of Objection

RESOLUTION 2025-XX

A RESOLUTION APPROVING AN AMENDMENT TO THE PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (GREEN FAMILY TRUST PD) FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NE 25TH AVENUE AND NE 28TH STREET (PARCEL 24274-000-00), APPROXIMATELY 12.61 ACRES (CASE NO. PD24-45735).

Whereas, Boyd Real Estate, LLC (the “applicant”) submitted a PD Plan (Case PD24-45735) for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street, approximately 12.61 acres to allow for the construction of 55 single-family homes, including passive recreation areas, a pavilion, playground, a perimeter walking trail, and landscape buffers along the perimeter of the site; and

Whereas, as an associated Ordinance 2025-6 amended the zoning map of the City of Ocala changing parcel 24274-000-00 from INST, Institutional, to PD, Planned Development; and

Whereas, the applicant submitted an amendment to PD Plan and Standards Book (Case PD24-45735) requesting to reduce the width of the road right-of-way along the eastern boundary from 50-feet to 45-feet, the street-side setback for corner lots from 15-feet to 10-feet, and the width of the utility easements from 10-feet to 5-feet; and

Whereas, on June 9, 2025, the Planning and Zoning Commission recommended _____ of the applicant’s request by a __ to __ 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 amended Green Family Trust PD plan (Exhibit “A”) and PD standards book (Exhibit “B”).
2. The effective date for this resolution will be July 15, 2025.
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:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES, 01 MINUTES, 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES, 52 MINUTES, 55 SECONDS EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES, 34 SECONDS WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH STREET; THENCE SOUTH 88 DEGREES, 52 MINUTES, 23 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

4. A certified copy of the Resolution shall be recorded by the Clerk of the City of Ocala in the public records of Marion County, Florida.

This resolution adopted this _____ day of _____, 2025.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen M. Dreyer
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney



Applicant: Boyd Real Estate LLC
Property Owner: 25th Avenue Ocala LLC
Project Planner: Emily W. Johnson, AICP
Amendment Request: Public hearing to amend the PD, Planned Development, Plan and Standards Book.

Parcel Information

Acres: ±12.61 acres
Parcel(s)#: 24274-000-00
Location: The northeast corner of the intersection of NE 25th Avenue and NE 28th Street
Existing use: Vacant/Undeveloped
Future Land Use Designation: Neighborhood
Zoning Designation: PD, Planned Development
Special District(s)/Plan(s): PD Plan approved by Resolution 2025-5
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Medium Residential (County)	R-1, Single-Family Dwelling (County)	Church/Place of Worship
East	Neighborhood	R-1A, Single-Family Residential	Single-Family Residence
South	Neighborhood	R-1A, Single-Family Residential	Single-Family Residences (Raven Glen subdivision), adjacent to NE 28 th Street
West	Medium Residential (County) Neighborhood	R-1, Single Family Dwelling (County) R-1A, Single-Family Residential A-1, Agricultural	Single-Family Residences (Baldwin Heights subdivision), adjacent to NE 25 th Avenue

Applicant Request

The petitioner is requesting to amend the PD, Planned Development, Plan and Standards Book. Specifically, the petitioner has submitted the request to amend the following (no other changes are proposed to the PD Plan or Standards Book):

- Reduce the width of the road right-of-way along the eastern boundary from 50-feet to 45-feet.
- Reduce the street-side setback for corner lots from 15-feet to 10-feet.
- Reduce the width of the utility easements from 10-feet to 5-feet.

Background:

On November 19, 2024, the City Council adopted Ordinance 2025-6 to rezone the subject property from INST, Institutional, to PD, Planned Development. The PD Plan and Standards Book were subsequently adopted via Resolution 2025-5, for the construction of 55 single-family homes, including passive recreation areas, a pavilion, playground, a perimeter walking trail, and landscape buffers along the perimeter of the site. The following background information was presented at the original rezoning and public hearings:

- The south 200-feet of the subject property was annexed into the City in 1964 with a zoning designation of Agricultural (A-1). The remainder of the property was annexed in 2005, with a requested zoning designation of Planned Unit Development (PUD-05) and a land use classification of Low Density Residential; while the annexation and land use change were approved, the Conceptual PUD Plan was not approved, and the northern portion of the subject property was designated as “No Zoning.”
- On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Low-Density Residential Future Land Use

Classification; the subject property is currently classified as Neighborhood.

- In 2015, the entire property was rezoned Institutional (INST). However, a site plan has never been submitted to facilitate development. The subject property is currently vacant and undeveloped.
- The subject property lies at the northernmost boundary of the City limits along NE 25th Avenue. The surrounding area is residential in nature, and primarily developed with single-family residences as the urban environment transitions into Marion County. Nearby subdivisions include:
 - Raven Glen Unit 1 (PB 7 Pg 1), which is zoned R-1A and was platted in 2002. The plat approved 128 lots on 49.93 acres (density of 2.56 dwelling units per acre). The lots are approximately 80-feet-wide by 120-feet-long.
 - Raven Glen Unit 2 (PB 9 Pg 1), which is zoned R-1A and was platted in 2005. The plat approved 111 lots on 42.55 acres (density of 2.60 dwelling units per acre). The lots are approximately 80-feet-wide by 120-feet-long.
 - Baldwin Heights (PB S Pg 96), which is zoned R-1 (County) and was platted in 1978. The plat approved 11 lots on approximately 3.60 acres (density of 3.05 dwelling units per acre). The lots are approximately 104-feet-wide by 140-feet-long.
 - Carol Estates (PB V, Pg 26), which is zoned R-1 (County) and was platted in 1982. The plat approved 137 lots on approximately 61.60 acres (density of 2.22 dwelling units per acre). Lot sizes are approximately 90-feet-wide by 150-feet-long.

Staff Analysis

Factual Support

Proposed PD Plan and Standards

The amended PD Plan and Standards Book reflect a reduction in the width the road right-of-way along the eastern boundary from 50-feet to 45-feet. The Standards Book indicates that the right-of-way will be publicly dedicated and maintained by the City. The requested road width deviates from Subsection 114-91(n), which requires that roads be a minimum of 50-feet in width.

Additionally, the applicant is requesting a reduction the street-side setback for corner lots from 15-feet to 10-feet, and the width of the utility easements from 10-feet to 5-feet. The amended PD Plan depicts a 5-foot Electric Utility Easement on either side of the typical right-of-way. The requested reduction has been reviewed by Ocala Electric Utility (OEU) and approved on with the condition that the requirements of Subsection 70-602(o)(3) will be met.

Neighborhood Meeting

A neighborhood meeting was held in June 2024, with the agent providing information regarding the proposed development and nearby residents asking questions pertaining to the level of affordability, traffic, roadway and access conditions, and wildlife.

Due to the timing and nature of the amendment request, a second neighborhood meeting was deemed unnecessary. The approved uses, unit count, and subdivision layout will not be substantially altered by the amendment request.

Consistency with Comprehensive Plan

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

1. Future Land Use Element Policy 6.4: Neighborhood. The intent of the Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single-family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multi-family uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.

Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreational 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.

The Neighborhood category is generally characterized as a walkable form with unique and identifiable neighborhoods where the predominant land use is residential and the primary modes of transportation include walking, bicycles, automobiles, and bus transit. Buildings are generally low and mid-rise in character. Housing types associated with this category are predominately single-family detached homes, attached homes like row houses or townhomes, and garden style multi-family buildings. The history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals. Higher densities on existing small lots may be allowed in order to create a mix and diversity of housing types.

Parks and open spaces ranging in size should be provided throughout the Neighborhood land use category areas. Stormwater management facilities should be designed as recreational amenities and included in parks and open spaces. Public parks or open spaces should be located within walking distance of the majority of housing units within neighborhoods. Parking for non-residential uses will be limited and located on the street and in the rear of the building screened from surrounding residential uses. Non-residential uses should be accessible by sidewalks, bikeways and public transit.

There is no minimum density and intensity in this future land use category. The maximum density before any incentives is 5 dwelling units per gross acre for single family residential and 12 dwelling units per gross acre for multifamily residential. The maximum intensity before any incentives for non-residential development is 0.25 FAR.

Staff Comment: The Neighborhood Future Land Use classification identifies residential as the primary use, and emphasizes that the history, character, and connectivity of existing neighborhoods should be considered when evaluating potential development. The surrounding area is characterized by single-family residential uses, and connectivity will be further evaluated during the subdivision review process. The proposed PD amendment will not alter the approved density

or development pattern of the PD.

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 existing PD zoning district is compatible with the existing neighborhood development pattern and provides for development at a density that is contextually appropriate for the area.

3. Future Land Use Element 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.

Staff Comment: As identified in the Level of Service Analysis below, there appears to be adequate public facilities exist to service the subject property.

Consistency with Land Development Regulations

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

1. Section 122-946(a): Substantial changes to a PD plan shall require city council approval, and any revised PD plan approved by city council shall be adopted by resolution prior to approval of a site plan or conceptual subdivision plan that includes substantial changes. A revised PD plan proposing substantial changes shall meet all requirements of this division and shall be heard at public hearings before the planning and zoning commission and city council after due public notice. Changes in land uses and density/intensity greater than five percent shall be considered substantial. For purposes of this subsection, other substantial changes are defined as: changes to project access, circulation plan, land use arrangement, buffers, a change to the approved PD standards book or the elements required to be included therein, and any other changes deemed substantial by the site plan review committee.

The applicant is proposing changes to the project circulation plan, as well as a reduction in setbacks and utilities easement width.

2. Subsection 70-602(o)(3): A ten foot utility easement parallel to the right of way on both sides will be required for all underground subdivisions. Exceptions may be granted by the Electric Utility providing all the following conditions are met:

- a. There must be a substantial reason that providing an electric (utility) easement would be detrimental to the project and not in the best interest of the city (or Marion County) as a whole.

The applicant is requesting the easement reduction on the basis that the original PD plan did not appropriately account for the site geometry. The approved lot layout and roadway configuration cannot be maintained if the 10-foot utility easement is required to fall outside of the right-of-way, which would be detrimental to the project as a whole.

- b. Where a subdivision has reduced setback provisions that would place transformers closer than 20 feet to buildings.

The applicant is requesting to reduce setbacks to 15-feet from the front property line, 5-feet from interior side property lines, 10-feet from street side property lines, and 10-feet from rear property lines.

- c. Those developments where curb and gutter are used and a minimum of 12 feet from back-of-curb to back of right-of-way is present on both sides of the right-of-way. The maximum slope from back-of-curb to back of right-of-way shall be no more than .1, with no swales or other obstructions that would interfere with the safe operation and maintenance of the electric facilities.

The applicant is proposing right-of-way cross sections depicting an optional curb. The 50-foot-wide cross section depicts 14-feet from the back-of-curb to the back-of-right-of-way, with a 5-foot-wide electric utilities easement located outside of the right-of-way. The 45-foot-wide cross section depicts a variable distance between the back-of-curb and the back-of-right-of-way, with a 5-foot-wide electric utilities easement located within the right-of-way.

- d. There must be no foreseeable need to widen the roadways within the project to the point that would require relocation of installed OEU facilities.

The proposed roadways are interior to a subdivision with a specified number of lots. There is no foreseeable need to widen the roadways.

- e. There must be room within the right-of-way to set aside the five-foot furthest from the road on both sides of the right-of-way solely for installation of underground and pad mounted electric facilities. This reserved area must be specified on the Improvement Plan and be approved by OEU prior to final approval by the city or Marion County.

The applicant is proposing cross sections which depict 5-foot easements reserved specifically for the installation of electric facilities. OEU has reviewed the proposed cross sections and conditionally approved the request.

- f. If water or gas facilities are to be installed within the right-of-way, there must be at least a five-foot horizontal separation between electric and water or gas facilities.

The applicant is proposing cross sections which depict 5-foot easements reserved specifically for the installation of electric facilities. Any easements proposed outside of the right-of-way for other utilities will be considered and approved as part of the subdivision plans.

- g. Locating the electric facilities within the right-of-way will not pose any increased safety risk of injury or property damage to either OEU or the public.

OEU has reviewed the proposed cross sections and conditionally approved the request.

Variations from Code of Ordinances

The petitioner is requesting the following variation to the Code of Ordinances as part of this request:

- 1. Subsection 114-91(n): Street right-of-way widths and sight distances shall be as follows unless otherwise indicated or required by law:

Street Type	Minimum ROW (feet)
-------------	--------------------

With curb & gutter	50
Marginal access	50

The applicant is requesting to reduce the right-of-way along the eastern boundary of the subdivision from 50-feet to 45-feet. The subject right-of-way provides marginal access to the internal lots of the subdivision, and connects to NE 28th Street as a stabilized secondary emergency access. The Standards Book indicates that the right-of-way will be publicly dedicated and maintained by the City.

Level of Service (LOS)

Transportation: The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below.

- **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
NE 25 th Ave	2	35 MPH	Collector	E	11,232	8,000	D

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. The affected segment of NE 25th Avenue is currently operating above the adopted Level of Service.

Potable Water: City utilities are available at this location; connections will be determined during the subdivision review process. A city water main runs along NE 25th 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).

Sanitary Sewer: The proposed development will be required to extend sewer services to this project. A force main is available along NE 25th Avenue to the south and west of the subject property; and an existing 8” gravity main currently serves the Raven Glen Unit 1 subdivision to the south. Connections will be determined during the subdivision review process.

- *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).

Solid Waste: The subject property is 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.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

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 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

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

Stormwater: The subject property is not located within a Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location. There are 45 service requests in the single-family residential subdivisions located to the south of the subject property (Raven Glen Units 1 and 2).

Fire Service: Ocala Fire Rescue Station #5 is located approximately 0.5 miles from the subject property at 2340 NE 25th Avenue. This distance falls within the desired industry standard of 1.5 miles for fire service.

Schools: The subject property is serviced by Ocala Springs Elementary (operating at 121.48% capacity), Fort King Middle (68.36%) and Vanguard High Schools (89.33%). The proposed development may generate up to 6 additional Elementary School-aged students, 3 additional Middle School-aged students, and 4 additional High School-aged students.

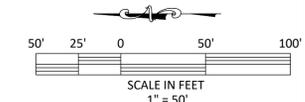
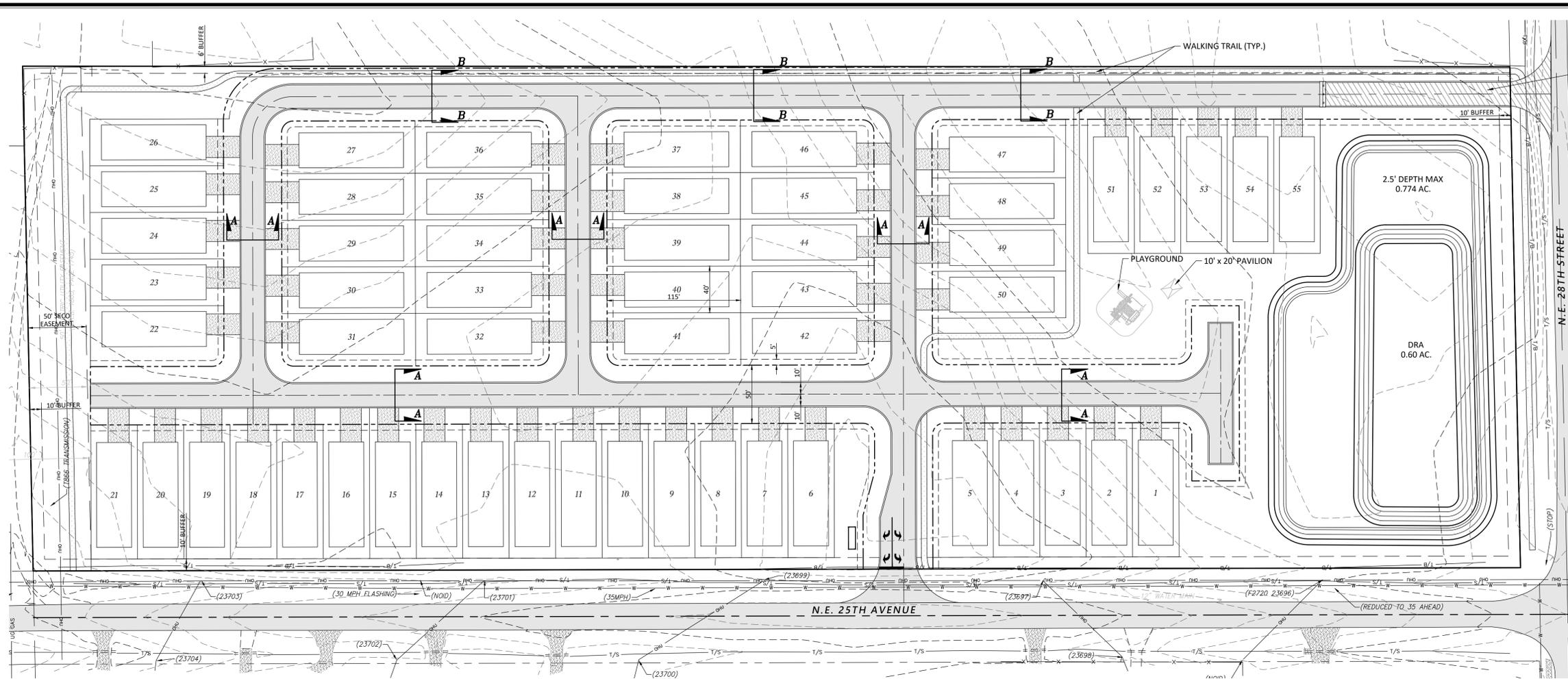
Project Dwelling Units (SFR)			
School Level	SFR Student Generation Rate	63 SFR (max. 5 d.u./acre permitted by FLU)	55 SFR (proposed by PD Plan)
E	0.13	8	7
M	0.064	4	3
H	0.094	5	5

Staff Findings and Recommendation

- The proposed amendment is consistent with the existing Neighborhood Future Land Use classification pursuant to Code of Ordinances Section 122-244.
- The amended PD Plan is consistent with the minimum standards required for a reduced electric utilities easement pursuant to Subsection 70-602(o)(3).
- The applicant is requesting a variation to Subsection 114-91(n), to allow for a 45-foot-wide right-of-way. This variation is in addition to the variations previously approved by city council for PD24-45735 under Resolution 2025-5.
- The proposed amendment is not anticipated to alter the project’s impact on Levels of Service. Adequate public facilities exist to service the proposed development. The proposed development will be required to extend sewer services to this project.

Staff Recommendation: Approval of the revision to PD24-45735

EXHIBIT A
GREEN FAMILY DECLARATION OF TRUST
AMENDED PD PLAN



OWNER: GREEN FAMILY TRUST
 DEVELOPER: BOYD REAL ESTATE GROUP
 DESIGNER: TILLMAN & ASSOCIATES ENGINEERING, LLC.
 ADDRESS: 6811 NE 37TH LN
 SILVER SPRINGS FL 34488-2108
 PARCEL: 24274-000-00

PROJECT AREA:
 RESIDENTIAL = 12.61 ± AC.

LAND USE & ZONING (CITY OF OCALA):
 EXISTING FUTURE LAND USE: NEIGHBORHOOD
 EXISTING ZONING: INST (INSTITUTIONAL)
 PROPOSED ZONING: PD
 PROPOSED LAND USE: NEIGHBORHOOD

DRA AREA:
 PROVIDED: 1.37 ± AC (10.86 %)

OPEN SPACE:
 REQUIRED: 5.04 ± AC (12.61*0.4)
 DRA: (LIGHT BLUE HATCH) 0.774 ± AC
 REMAINDER OPEN SPACE: (GREEN HATCH) 5.417 ± AC
 TOTAL PROVIDED: 6.19 ± AC (49.0%)
 OPEN SPACE AGGREGATE REQUIRED 0.50 AC (5.04 AC * 10%)
 OPEN SPACE AGGREGATE PROVIDED: 0.58 AC (11.5%) (WALKING TRAIL & IOS)

DENSITY:
 ALLOWED:
 RESIDENTIAL: 12.61 X 5 = 63 UNITS
 PROVIDED:
 40' X 110' MIN. LOT = 55 UNITS

PROPOSED BUFFERS:
 PROPOSED BUFFERS TO ADHERE TO CITY OF OCALA CODE REQUIREMENTS AT MINIMUM.

UTILITY COMPANIES:
 WATER CITY OF OCALA
 SEWER CITY OF OCALA
 ELECTRIC CITY OF OCALA

- NOTES:
- LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
 - THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
 - PROJECT IS WITHIN FLOODZONE "X" ACCORDING TO FIRM PANEL #12083C0735D.
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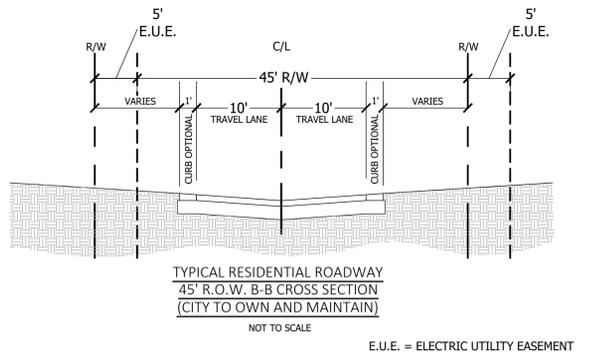
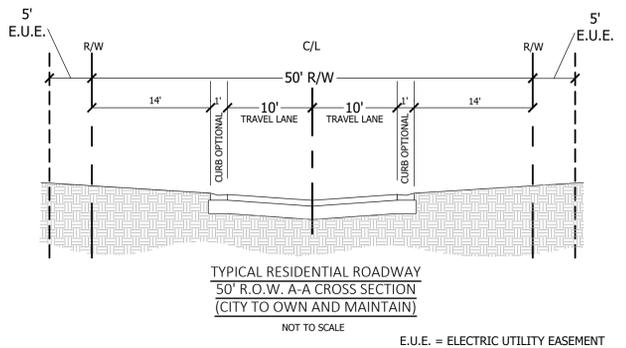
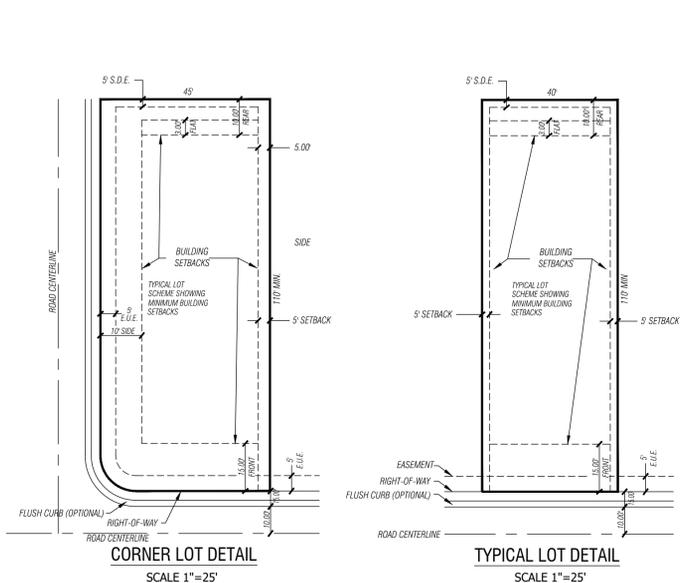
LEGAL DESCRIPTION FOR PARCEL 24274-000-00

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH/ STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH/ AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES, 01 MINUTES, 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES, 52 MINUTES, 55 SECONDS EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES, 34 SECONDS WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH/ STREET; THENCE SOUTH 88 DEGREES, 52 MINUTES, 23 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

ITEMS TO BE DEVIATED FROM CODE REQUIREMENTS:

- LOT SIZE AND SETBACKS - SEE DEVELOPMENT STANDARDS
- RESIDENTIAL BLOCKS - CERTAIN BLOCKS MAY BE LESS THAN 240' IN LENGTH.
- SIDEWALKS - NO INTERNAL SIDEWALKS BEING PROPOSED. SIDEWALKS OR PAY FEE IN LIEU OF TO BE ESTABLISHED ALONG NE 28TH STREET AND NE 25TH AVENUE
- UTILITY EASEMENTS TO BE REDUCED FROM 10' TO 5' OUTSIDE OF R.O.W.



Tillman & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

NO.	DATE	REVISIONS

BOYD DEVELOPMENT - NE 25TH AVENUE
 CONCEPT PLAN
 CITY OF OCALA, FLORIDA
CONCEPT PLAN

DATE 04/08/2025
 DRAWN BY RS
 CHKD. BY RS
 JOB NO. 23-8340

SHT. _____



STABILIZED SECONDARY EMERGENCY ACCESS

WALKING TRAIL (TYP.)

10' BUFFER

2.5' DEPTH MAX 0.774 AC.

DRA 0.60 AC.

PLAYGROUND 10' x 20' PAVILION

N.E. 28TH STREET

N.E. 25TH AVENUE

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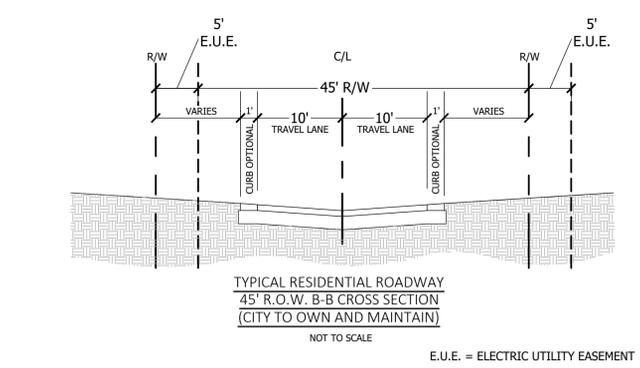
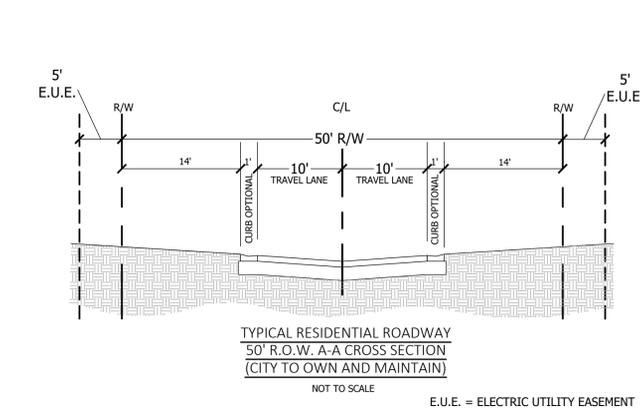
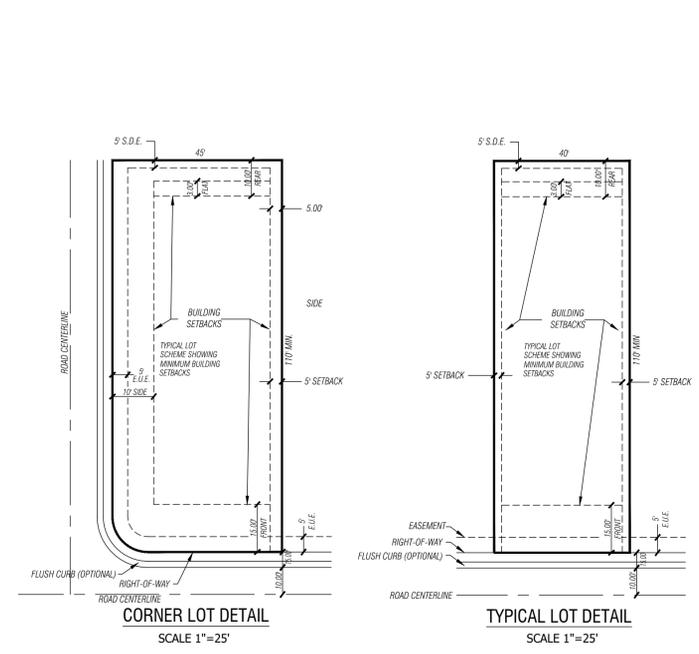
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 WATER CITY OF OCALA
 SEWER CITY OF OCALA
 ELECTRIC CITY OF OCALA

SCALE IN FEET
 1" = 50'

Tillman & Associates
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NO.	DATE	REVISIONS



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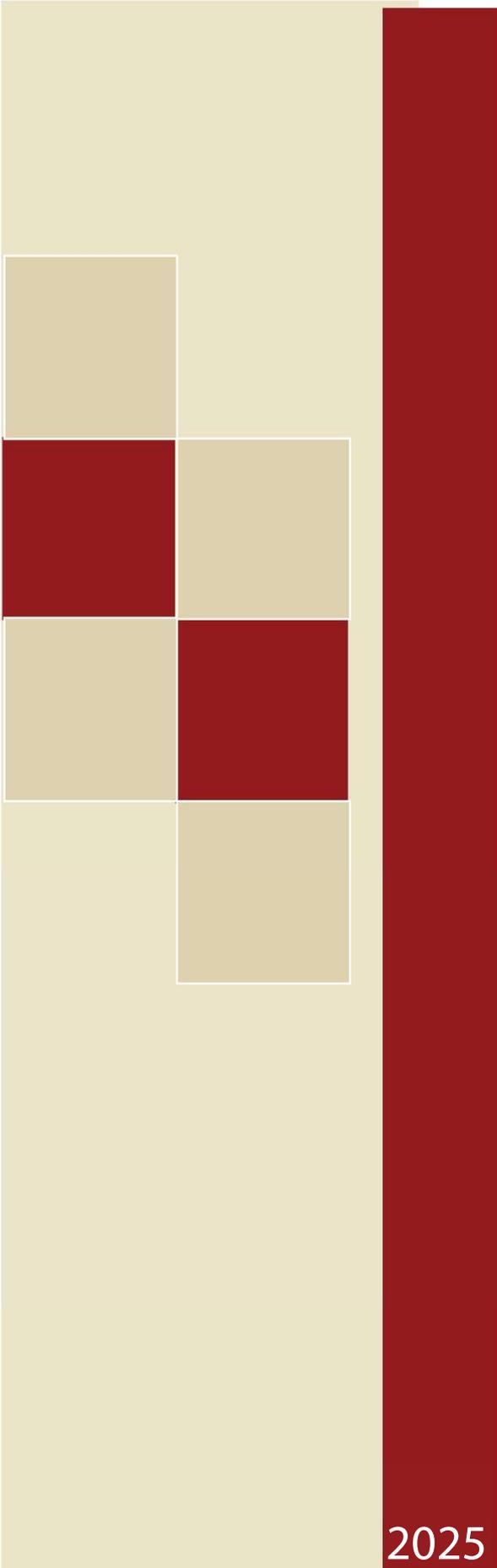
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 CITY OF OCALA, FLORIDA

CONCEPT PLAN

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 DRAWN BY RS
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SHT. _____

EXHIBIT B
GREEN FAMILY DECLARATION OF TRUST
AMENDED PD STANDARDS BOOK



Boyd Development NE 25th Avenue

Amended PD Standards and Concept

Prepared For:
Boyd Development

Prepared: April 2025

2025

Tillman & Associates
ENGINEERING, LLC.

Tillman & Associates

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Civil Engineering . Environmental . GIS . Land Planning . Landscape Architecture
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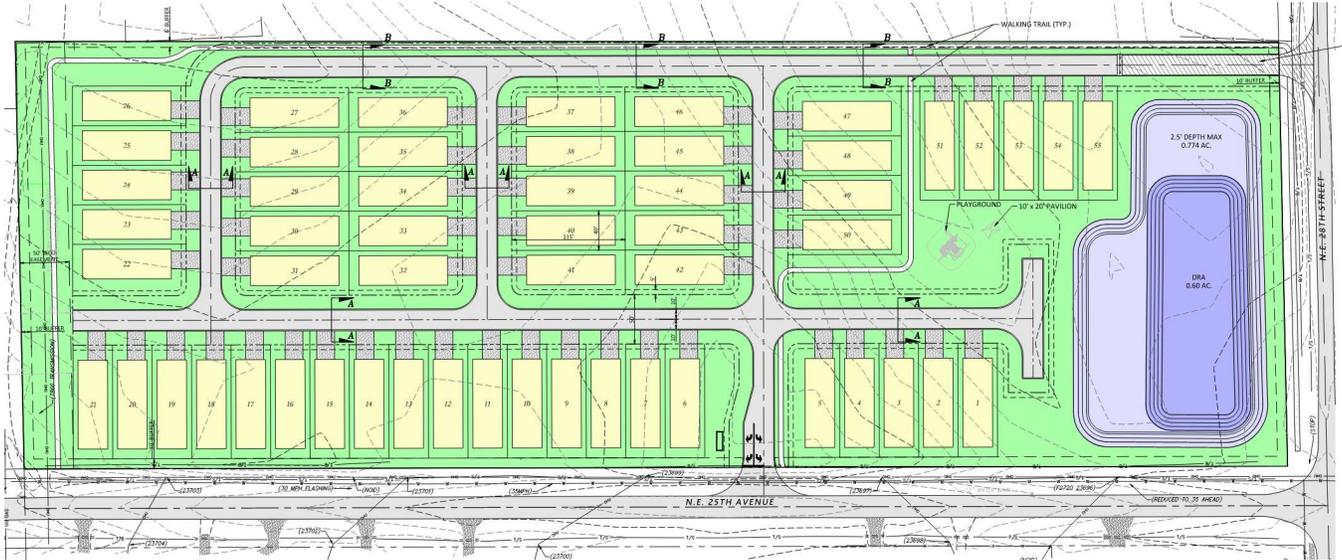
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North



Phasing:

NA

Introduction:

The Boyd Development NE 25th Avenue (PD) comprises 12.61 +/- acres within the City of Ocala located along NE 25th Avenue just north of NE 28th Street. The property is designated Neighborhood within the City of Ocala Comprehensive Plan.

The PD Plan for Boyd Development NE 25th Avenue provides a blueprint for the preferred development patterns, design qualities, and transportation systems, at a conceptual level, for this project.

These Standards serve as the foundation for the planning development efforts of the plan, consistent with the provisions of the City’s Planned Development district and Neighborhood Future Land Use classification. In compliance with the City’s PD requirements, the Boyd Development NE 25th Avenue PD Plan is comprised of several components intended to provide assurance that the development of the property complies with the standards and requirements of the City’s Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development within this area.

The PD Plan identifies and graphically depicts the scope and provides the land uses and density/intensity envisioned within the project.

The Development Standards may be amended by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PD Plan includes Standards that have been developed based on existing site features, available infrastructure, the City’s overall vision for the area and similarly situated activity. The PD Plan provides sustainable land use which is compatible internally and with adjacent properties. The Standards provide flexibility to best respond to current and future market forces, changes in building and development patterns and community demographics. The project’s proposed densities and intensities are consistent with the Neighborhood Future Land Use classification of the city’s adopted Comprehensive Plan. The project is designed to provide adequate and compatible housing for this area.

Table 1: Boyd Development NE 25th Avenue Land Use Classification

<u>Land Use</u>	<u>Intent</u>
Neighborhood	Detached Single Family Residential lots

Overall Guiding Principles:

The Boyd Development NE 25th Avenue PD consists of residential single-family dwellings. The following standards are intended to provide a framework for development and provide for implementation of the overall vision.

Architecture

- Architecture shall be of a similar style and level of quality as the examples shown on page 10 of this document.
- Buildings shall include architectural features that provide visual interest and recognize local character.
- Façade colors shall be low reflectance, subtle, or neutral tone colors. Building trim and accent areas may feature brighter colors, including primary colors.
- Buildings should be organized and arranged to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to provide detached single family homesites.
- Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Buildings shall be organized to group the utilitarian functions away from the public view from public streets. HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be screened and incorporated into the overall design of the building and landscaping.
- Each individual homesite will utilize individual waste receptacles for garbage pick-up.
- Pedestrian and automobile traffic should be separated to the extent possible where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway areas may be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 20 feet in height; pedestrian level lighting should generally not exceed 15 feet in height. Lighting must include cut-off fixtures to minimize light pollution on adjacent properties.

Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians and motorists.
- The design of site and street lighting shall include existing and future tree locations to maintain appropriate levels of illumination.
- Promote use of LED lighting
- Light fixtures and security lighting shall be cut-off fixtures.
- Promote use of “dark sky” principles and practices.
- Streetlights, if required, will be added at a one-time charge to the customer. Estimated costs will be provided as part of the actual electrical service design (Sec. 70-621)
- Electric utility infrastructure and service provisions shall follow the policies and procedures in accordance with the City of Ocala Code Ordinances, Sec. 70-541 through Sec.70-720.

Signage

- Entrance monuments / signs shall be located to create an arrival threshold.
- Sign construction and placement shall comply with Florida Department of Transportation regulations, e.g. line -of-sight safety requirements.
- Signs shall complement the project site through style, material, and color.
- Signs shall not adversely impact the vision of pedestrians and motorists.
- Secondary emergency access shall have sign indicating this is emergency access only.

Amenities

- Usable aggregate open space as required Sec. 122-942(a)(4)(d) will comprise amenities comparable to those shown on page 11 or amenities of equivalent value to future residents.

Landscape

- Plants shall be Florida No. 1.
- Landscape plantings should include a diverse combination of deciduous and evergreen trees, shrubs, grasses, and ground covers.
- Drought tolerant plants are encouraged.
- Promote low-use irrigation.
- Landscape materials that are problematic invasive are prohibited.
- Shade trees shall be 10’ away from underground utilities.
- Shade trees shall be 4’ away from edge of pavement, curb, or sidewalk.
- Shade trees shall not conflict with buildings.

Development Standards:

This PD is intended to provide for flexibility in design while meeting the City's intent for the development of the area. The PD Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The PD Plan provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining residential uses.

Land uses shall be in accordance with the Standards of the PD Plan.

*These standards apply in addition to the City of Ocala Land Development Regulations. In cases where these standards do not conflict with the requirements of the Land Development Regulations, then normal code requirements will apply. ***These standards deviate from normal requirements.***

Table 2-1: Development Standards

Standard	Requirement
Lot Size and Setbacks *	See Development Table Below
Parking	Parking shall be pursuant to Section 122, Article VI, Division 2 of the Code of Ordinance.
Signage	To comply with Section 110-158 of the City Code of Ordinances
Buffers	See concept plan for further details. Material to be used from list provided in this standards packet. Existing trees and vegetation to be preserved as much as possible especially along perimeter of project. Replacement or infill to be determined at site plan process.
Open Space	There shall be a minimum open space requirement of 40 percent of the total gross acreage for single family development in any PD project. 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. (Sec. 122-942(a)(4)(d) Based on concept both open and aggregate space will be met.
Building Materials	25% of the street facing side of a building and signs shall have a minimum of two different but complimentary materials, for example, stucco and flagstone, plus trim, sill, or cap with stone sill or with wood trim. Hardie board panels and lap siding.
Access	Project shall provide at least two accesses to public or private road as generally illustrated on the PD Plan. One shall be declared for emergency purposes. Will comply with 114-91(d)
Residential Blocks*	Residential blocks may be a minimum of 300' but not exceed 600' in length. Reduction to min.190' is requested on certain blocks. LDR Sec 114-95 (b).
Sidewalks*	In lieu of sidewalks being constructed on internal streets the project shall provide a walking trail as depicted on concept plan. Stabilized material to be utilized. Sidewalk to be provided or fee pay in lieu of for frontage along NE 28 th Street and NE 25 th Avenue. This is deviating from Sec. 114-92(b) (c) (d).
Streets	Concept provides adequate circulation and connectivity to adjacent R.O.W. as well as adjacent parcels.
Utility Easements*	Applicant is requesting 5' electric utility easement outside of R.O.W.
R.O.W. widths*	Applicant is requesting to reduce R.O.W. width from 50' to 45' along ROW delineated on concept as B-B. This deviates from Sec 114-91 (n) which requires a minimum of 50' in width. All roads to be maintained by City.

Table 2-2: Development Standards

Proposed Uses	
Category	Uses
SFR	Residential Lots

Proposed Development Standards								
Structure type		Minimum lot			Minimum setbacks			Max Height
		Width	Depth	Area	Front	Rear	Side/corner	
SFR	Principal	40'	110' minimum	4,400 SF	15'	10'	5'/10' (20')*	40'
	Accessory				N/A	5'	5'/5'	20'
	Amenity				15'	10'	5'	20'

Principal structure

A structure on a lot or parcel which is used, arranged, adapted or designed for the predominant or primary use for which the lot or parcel is or may be used as a home.

* Project reserves the ability to allow zero side lot line setback with 10' minimum separation between structures.

Accessory structure

A subordinate building or structure on the same lot that is devoted to the principle structure, such as outdoor storage, carport and pool with enclosure. *Accessory structures only be allowed in the side and rear yard.

Amenities

These standards are not applicable to individual homesite lots. This is intended for amenity area development within common areas.

Architectural Styles: Single Family Residence

One-story



Amenities:
Amenities proposed are in balance with the number of units being proposed (53). Multiple parks are within the vicinity as well.



Multi-modal Path with stabilized material to be determined at site plan.

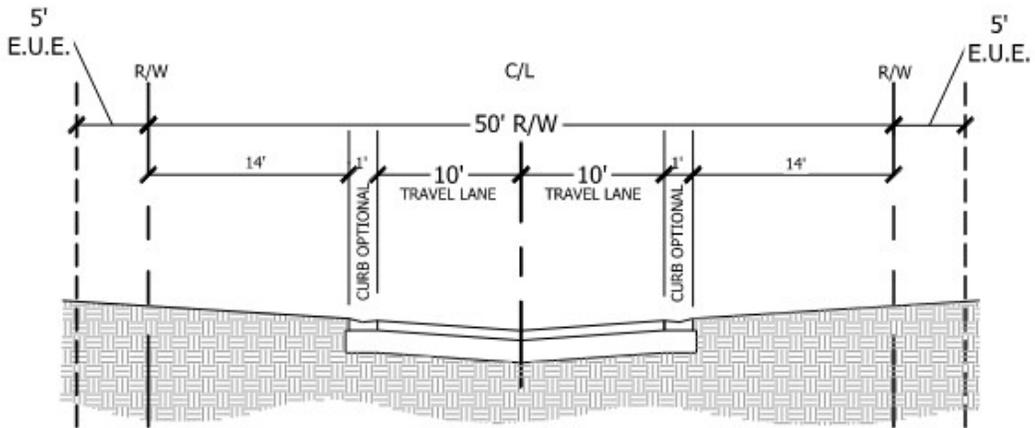


Similar 10' X 20' pavilion with benches



Playground Equipment or Similar

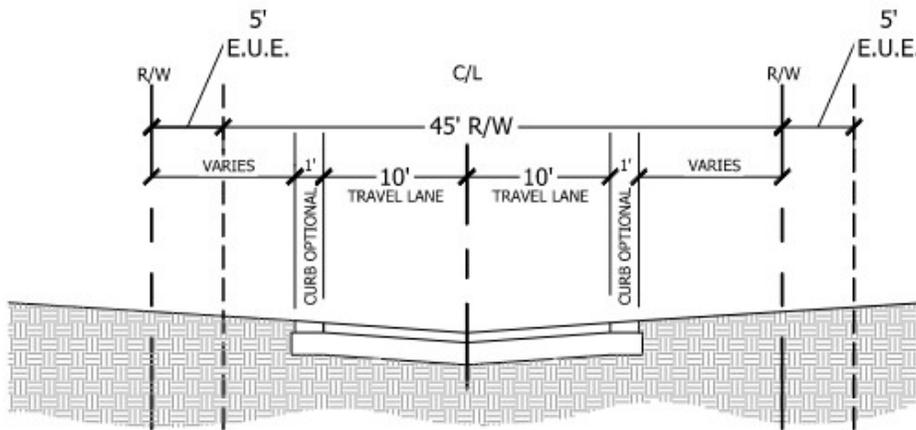
Roadway Section:



TYPICAL RESIDENTIAL ROADWAY
50' R.O.W. A-A CROSS SECTION
(CITY TO OWN AND MAINTAIN)

NOT TO SCALE

E.U.E. = ELECTRIC UTILITY EASEMENT

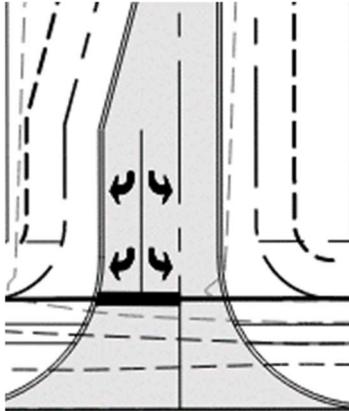
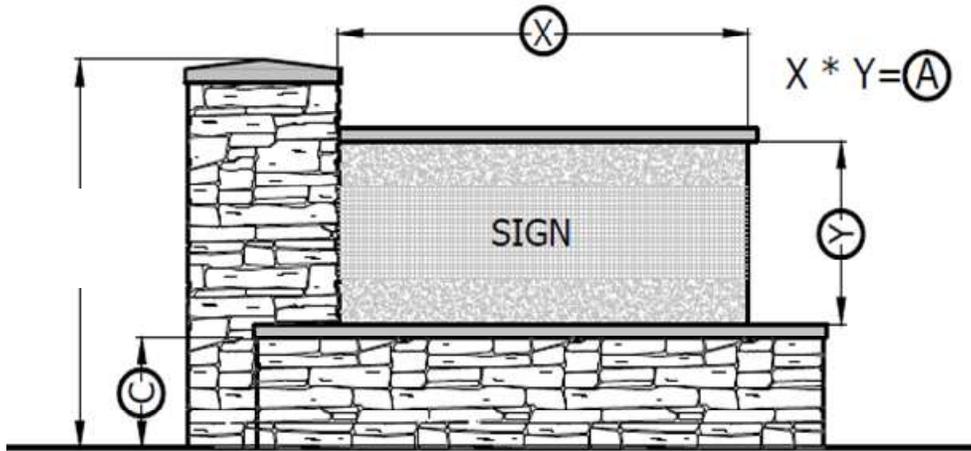


TYPICAL RESIDENTIAL ROADWAY
45' R.O.W. B-B CROSS SECTION
(CITY TO OWN AND MAINTAIN)

NOT TO SCALE

E.U.E. = ELECTRIC UTILITY EASEMENT

Entrance Sign:



Sign to be located on one side of entrance and not within site triangle.

Entrance Sign:

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110.

Standards

- Monument signs must be set back at least 10' from the side lot line and 5 feet from R.O.W.
- Monument signs shall have two different but complimentary materials, for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.

Dimensions

- Sign area maximum = 24 sf each side A
- Height (max): 8' B
- Pedestal height (min/max) 2'/ 5' C

Number of Signs

- One monument sign at each entry is allowed along street frontage.
- Internal directional signs not to exceed what is allowed per Code of Ordinances

Prohibitions

- Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination.
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means.
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet wall of a building.
- Signs should not interfere with views of buildings.
- Excessive number of individual signs.

Plant Sample:

Planting material	
Botanical Name	Common Name
Shrubs, Grasses, Groundcovers	
Agapanthus africanus	Lily-of-the-Nile
Dianella tasmanica 'Variegata'	Variegated Flax Lily
Dietes vegeta	African Iris
Illicium parviflorum	Yellow Anise
Ilex vomitoria 'Stokes Dwarf'	Schilling's Dwarf Yaupon Holly
Ligustrum japonicum	Ligustrum
Liriope muscari	Liriope
Muhlenbergia capillaris	Muhly Grass
Paspalum notatum 'Argentine'	Argentine Bahia
Pittosporum tobira 'Variegata'	Variegated Pittosporum
Serenoa repens	Saw Palmetto
Spartina bakeri	Cordgrass
Stenotaphrum secundatum 'Floratam'	St. Augustine 'Floratam'
Tulbaghia violacea	Society Garlic
Trachelospermum jasminoides	Creeping Jasmine
Viburnum obovatum 'Mrs. Shillers Delight'	Dwarf Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Zamia floridana	Coontie
Trees	
Acer rubrum 'Florida Flame'	Flame Red Maple
Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly
Ilex vomitoria	Weeping Yaupon Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Ligustrum, tree-form
Liquidambar styraciflua	Sweetgum
Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia
Myrica cerifera	Wax Myrtle
Pinus elliottii	Slash Pine
Pinus palustris	Longleaf Pine
Prunus angustifolia	Chickasaw Plum
Sabal palmetto	Sabal Palm
Taxodium distichum	Bald Cypress
Ulmus alata 'Winged'	Winged Elm
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak

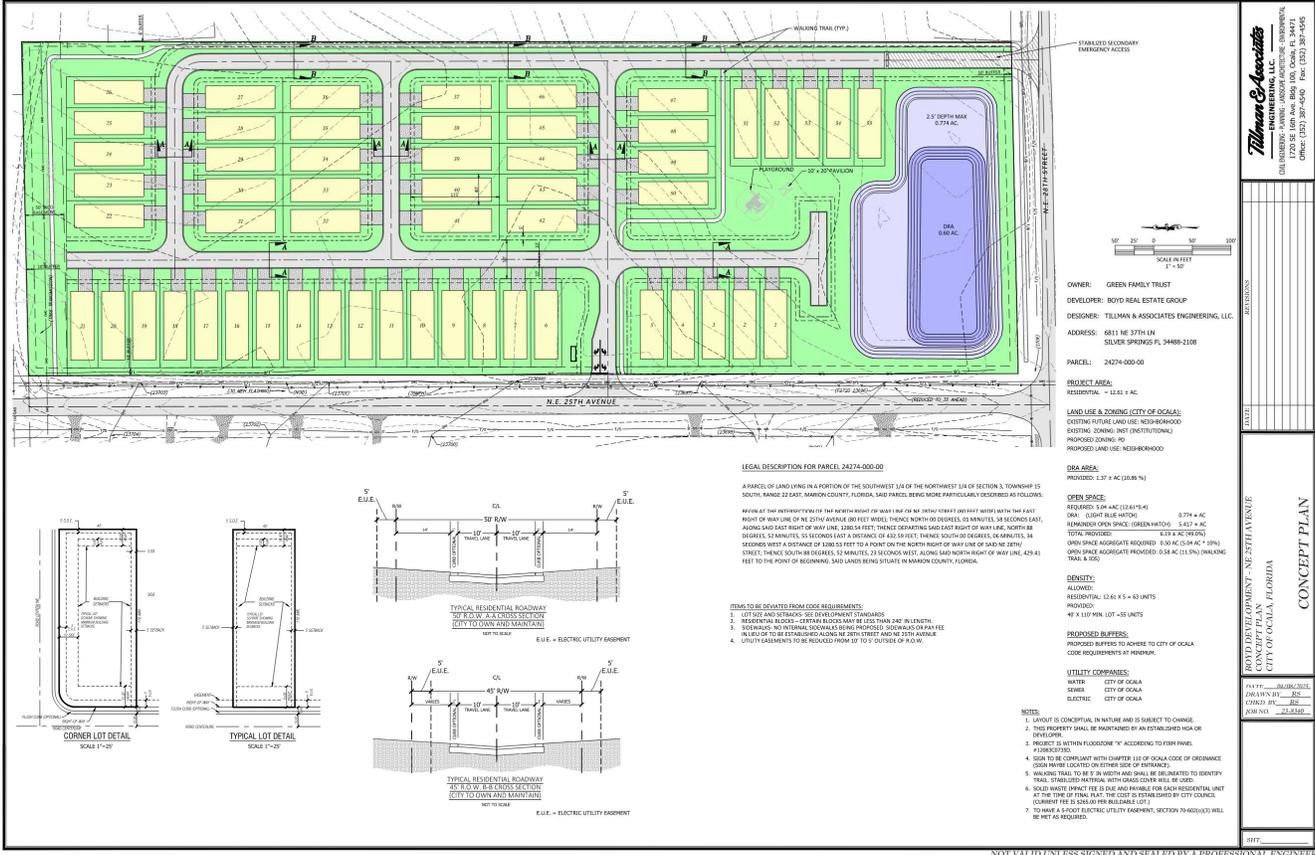
Exhibit 'A' Legal Description:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES, 01 MINUTES, 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES, 52 MINUTES, 55 SECONDS EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES, 34 SECONDS WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH STREET; THENCE SOUTH 88 DEGREES, 52 MINUTES, 23 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

Tillman & Associates

ENGINEERING, L.L.C.



LEGAL DESCRIPTION FOR PARCEL 24274-000-00

A PARCEL OF LAND LIVING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL THAT INTERVENE FROM THE NORTH RIGHT OF WAY LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. LOT SIZE AND SPACING - SEE DEVELOPMENT STANDARDS

2. RESIDENTIAL BOUNDARY - SEE DEVELOPMENT STANDARDS

3. SIDEWALKS - NO INTERNAL SIDEWALKS BEING PROPOSED. SIDEWALKS OR PATH FEE IN USE OF TO BE ESTABLISHED ALONG NE 25TH STREET AND IN 200' BUFFER

4. UTILITY EASEMENTS TO BE REDUCED FROM 10' TO 5' OUTSIDE OF R.O.W.

ITEMS TO BE DERIVED FROM CODE REQUIREMENTS

1. LOT SIZE AND SPACING - SEE DEVELOPMENT STANDARDS
2. RESIDENTIAL BOUNDARY - SEE DEVELOPMENT STANDARDS
3. SIDEWALKS - NO INTERNAL SIDEWALKS BEING PROPOSED. SIDEWALKS OR PATH FEE IN USE OF TO BE ESTABLISHED ALONG NE 25TH STREET AND IN 200' BUFFER
4. UTILITY EASEMENTS TO BE REDUCED FROM 10' TO 5' OUTSIDE OF R.O.W.

OWNER: GREEN FAMILY TRUST
DEVELOPER: BOYD REAL ESTATE GROUP
DESIGNER: TILLMAN & ASSOCIATES ENGINEERING, L.L.C.
ADDRESS: 4811 NE 37TH LN
 SILVER SPRINGS, FL 34408-2108
PARCEL: 24274-000-00
PROJECT AREA: 12.616 AC

LAND USE & ZONING (CITY OF OCALA)
 EXISTING FUTURE LAND USE: NEIGHBORHOOD
 EXISTING ZONING: UNZ (INSTITUTIONAL)
 PROPOSED ZONING: R0
 PROPOSED LAND USE: NEIGHBORHOOD

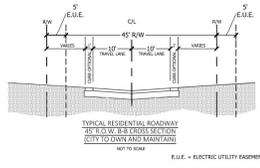
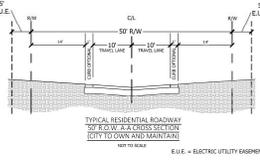
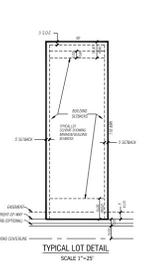
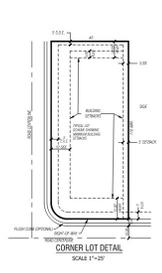
DRA AREA:
 PROVIDED: 1.37 AC (10.81%)
 REQUIRED: 0.96 AC (7.61%)
 OPEN SPACE: 0.774 AC
 FURNISHED OPEN SPACE (GREEN/PATIO): 0.617 AC
 TOTAL PROVIDED: 0.774 AC (6.16%)
 OPEN SPACE AGGREGATE REQUIRED: 0.50 AC (3.94% + 10%)
 OPEN SPACE AGGREGATE PROVIDED: 0.96 AC (7.61%) (UNLESS TABLE 8.100)

DENSITY:
 ALLOWED: RESIDENTIAL 12.61 X 5 = 63 UNITS
 PROVIDED: 45 X 150' MIN. LOT = 45 UNITS

ENCLOSED BUFFER:
 PROPOSED BUFFERS TO ADHERE TO CITY OF OCALA CODE REQUIREMENTS AT NEIGHBOR.

UTILITY COMPANIES:
 WATER: CITY OF OCALA
 SEWER: CITY OF OCALA
 ELECTRIC: CITY OF OCALA

NOTES:
 1. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
 2. THIS PROPERTY SHALL BE BOUNDARIED BY AN ESTABLISHED OR A NEW DEVELOPER.
 3. PROJECT TO BE WITHIN FLOODZONE "W" ACCORDING TO FIRM PANEL #120803030.
 4. SIGN TO BE COMPLIANT WITH CHAPTER 133 OF OCALA CODE OF ORDINANCE (OGA) HAVING LOCATED ON EITHER SIDE OF ENTRANCE.
 5. WALKING TRAIL TO BE 6" IN WIDTH AND SHALL BE BOUNDARIED TO IDENTIFY TRAIL. TRAILLED THROUGH WITH LAND COVER WILL BE 200'.
 6. SOIL WASTE IMPACT FEE IS DUE AND PAYABLE FOR EACH RESIDENTIAL UNIT AT THE TIME OF FINAL PLAN. THE COST IS ESTABLISHED BY CITY CODES. (CURRENT FEE IS \$40.00 PER RESIDABLE LOT).
 7. TO HAVE A 6 FOOT ELECTRIC UTILITY EASEMENT, SECTION 76.06(3)(3) WILL BE MET AS REQUIRED.



Tillman & Associates
 ENGINEERING, L.L.C.
 12025 E. 10th Ave., Suite 100, Ocala, FL 34701
 OFFICE: (352) 387-4500 FAX: (352) 387-4505

AUTUMN 2018

DATE: _____

DRAWN BY: _____

CHECKED BY: _____

DATE: _____

SCALE: _____

PROJECT: _____

SHEET: _____

CONCEPT PLAN

RESOLUTION 2025-5

A RESOLUTION APPROVING A PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (GREEN FAMILY TRUST PD) FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NE 25TH AVENUE AND NE 28TH STREET (PARCEL 24274-000-00), APPROXIMATELY 12.61 ACRES (CASE NO. PD24-45735).

Whereas, Boyd Real Estate, LLC submits a PD plan (Case PD24-45735) for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street, approximately 12.61 acres to allow for the construction of 55 single-family homes, including passive recreation areas, a pavilion, playground, a perimeter walking trail, and landscape buffers along the perimeter of the site; and

Whereas, as an associated Ordinance 2025-6 amends the zoning map of the City of Ocala changing parcel 24274-000-00 from INST, Institutional, 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 to 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 Green Family Trust 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:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES, 01 MINUTES, 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES, 52 MINUTES, 55 SECONDS EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES, 34 SECONDS WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH STREET; THENCE SOUTH 88 DEGREES, 52 MINUTES, 23 SECONDS WEST, ALONG SAID

NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

4. A certified copy of the Resolution shall be recorded by the Clerk of the City of Ocala in the public records of Marion County, Florida.

This resolution adopted this 19 day of November, 2024.

ATTEST:

By: Angel B. Jacobs
Angel B. Jacobs
City Clerk

CITY OF OCALA

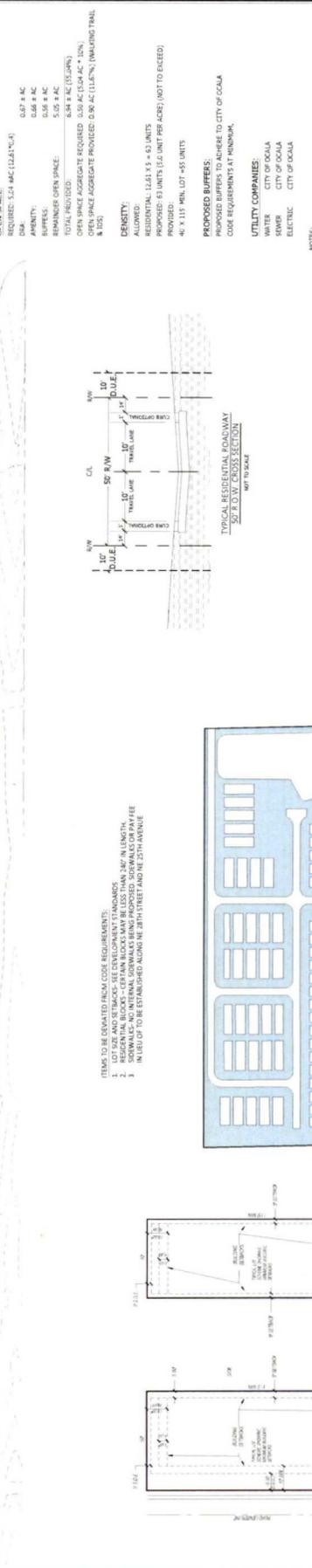
By: Barry Mansfield
Barry Mansfield
President, Ocala City Council

Approved as to form and legality:

By: William E. Sexton
William E. Sexton
City Attorney

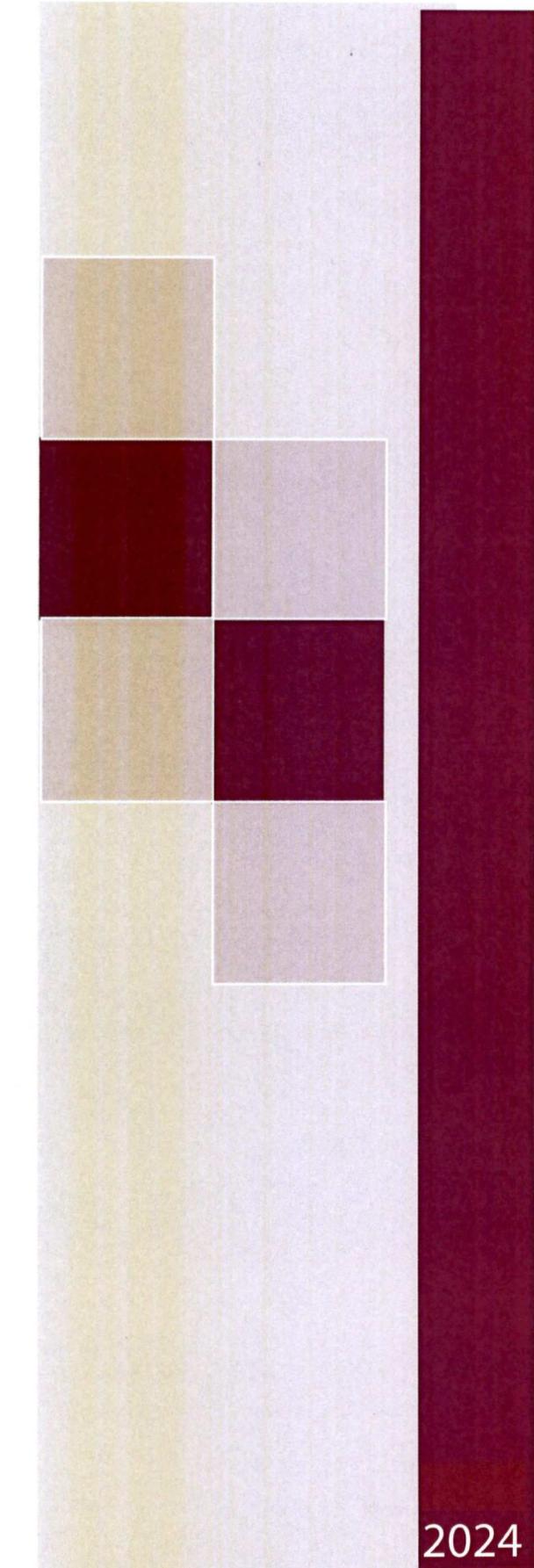
EXHIBIT A
GREEN FAMILY DECLARATION OF TRUST
PD PLAN

DATE:	
REVISIONS:	



LEGAL DESCRIPTION FOR PARCEL 24274-000-00
 A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 25TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 1280.34 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 1280.34 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 1280.34 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 1280.34 FEET; THENCE SOUTH 88 DEGREES, 32 MINUTES, 21 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 428.41 FEET TO THE POINT OF BEGINNING, SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

EXHIBIT B
GREEN FAMILY DECLARATION OF TRUST
PD STANDARDS BOOK



Boyd Development NE 25th Avenue

PD Standards

Prepared For:
Boyd Development

Prepared: June 2024

2024

Tillman & Associates
ENGINEERING, LLC.

Tillman & Associates
ENGINEERING, LLC.

Civil Engineering . Environmental . GIS . Land Planning . Landscape Architecture
1720 SE 16th Ave, Bldg. 100 Ocala, FL 34471
Phone: 352.387.4540 Fax: 352.387.4545
www.tillmaneng.com

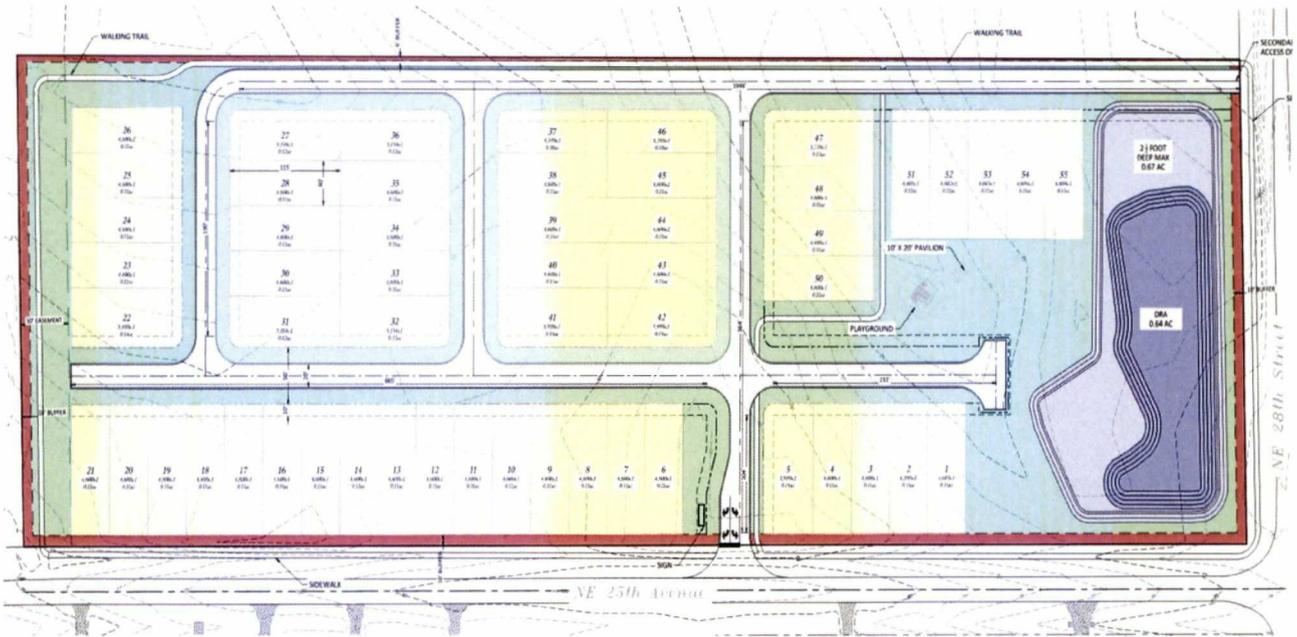
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Tillman & Associates

ENGINEERING, LLC.

Conceptual Site Plan:



North


Phasing:

NA

Introduction:

The Boyd Development NE 25th Avenue (PD) comprises 12.61 +/- acres within the City of Ocala located along NE 25th Avenue just north of NE 28th Street. The property is designated Neighborhood within the City of Ocala Comprehensive Plan.

The PD Plan for Boyd Development NE 25th Avenue provides a blueprint for the preferred development patterns, design qualities, and transportation systems, at a conceptual level, for this project.

These Standards serve as the foundation for the planning development efforts of the plan, consistent with the provisions of the City’s Planned Development district and Neighborhood Future Land Use classification. In compliance with the City’s PD requirements, the Boyd Development NE 25th Avenue PD Plan is comprised of several components intended to provide assurance that the development of the property complies with the standards and requirements of the City’s Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development within this area.

The PD Plan identifies and graphically depicts the scope and provides the land uses and density/intensity envisioned within the project.

The Development Standards may be amended by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PD Plan includes Standards that have been developed based on existing site features, available infrastructure, the City’s overall vision for the area and similarly situated activity. The PD Plan provides sustainable land use which is compatible internally and with adjacent properties. The Standards provide flexibility to best respond to current and future market forces, changes in building and development patterns and community demographics. The project’s proposed densities and intensities are consistent with the Neighborhood Future Land Use classification of the city’s adopted Comprehensive Plan. The project is designed to provide adequate and compatible housing for this area.

Table 1: Boyd Development NE 25th Avenue Land Use Classification

<u>Land Use</u>	<u>Intent</u>
Neighborhood	Detached Single Family Residential lots

Overall Guiding Principles:

The Boyd Development NE 25th Avenue PD consists of residential single-family dwellings. The following standards are intended to provide a framework for development and provide for implementation of the overall vision.

Architecture

- Architecture shall be of a similar style and level of quality as the examples shown on page 10 of this document.
- Buildings shall include architectural features that provide visual interest and recognize local character.
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- Pedestrian and automobile traffic should be separated to the extent possible where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway areas may be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 20 feet in height; pedestrian level lighting should generally not exceed 15 feet in height. Lighting must include cut-off fixtures to minimize light pollution on adjacent properties.

Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians and motorists.
- The design of site and street lighting shall include existing and future tree locations to maintain appropriate levels of illumination.
- Promote use of LED lighting
- Light fixtures and security lighting shall be cut-off fixtures.
- Promote use of “dark sky” principles and practices.
- Streetlights, if required, will be added at a one-time charge to the customer. Estimated costs will be provided as part of the actual electrical service design (Sec. 70-621)
- Electric utility infrastructure and service provisions shall follow the policies and procedures in accordance with the City of Ocala Code Ordinances, Sec. 70-541 through Sec.70-720.

Signage

- Entrance monuments / signs shall be located to create an arrival threshold.
- Sign construction and placement shall comply with Florida Department of Transportation regulations, e.g. line -of-sight safety requirements.
- Signs shall complement the project site through style, material, and color.
- Signs shall not adversely impact the vision of pedestrians and motorists.
- Secondary emergency access shall have sign indicating this is emergency access only.

Amenities

- Usable aggregate open space as required Sec. 122-942(a)(4)(d) will comprise amenities comparable to those shown on page 11 or amenities of equivalent value to future residents.

Landscape

- Plants shall be Florida No. 1.
- Landscape plantings should include a diverse combination of deciduous and evergreen trees, shrubs, grasses, and ground covers.
- Drought tolerant plants are encouraged.
- Promote low-use irrigation.
- Landscape materials that are problematic invasive are prohibited.
- Shade trees shall be 10’ away from underground utilities.
- Shade trees shall be 4’ away from edge of pavement, curb, or sidewalk.
- Shade trees shall not conflict with buildings.

Development Standards:

This PD is intended to provide for flexibility in design while meeting the City's intent for the development of the area. The PD Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The PD Plan provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining residential uses.

Land uses shall be in accordance with the Standards of the PD Plan.

*These standards apply in addition to the City of Ocala Land Development Regulations. In cases where these standards do not conflict with the requirements of the Land Development Regulations, then normal code requirements will apply. *These standards deviate from normal requirements.*

Table 2-1: Development Standards

Standard	Requirement
Lot Size and Setbacks *	See Development Table Below
Parking	Parking shall be pursuant to Section 122, Article VI, Division 2 of the Code of Ordinance.
Signage	To comply with Section 110-158 of the City Code of Ordinances
Buffers	See concept plan for further details. Material to be used from list provided in this standards packet. Existing trees and vegetation to be preserved as much as possible especially along perimeter of project. Replacement or infill to be determined at site plan process.
Open Space	There shall be a minimum open space requirement of 40 percent of the total gross acreage for single family development in any PD project. 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. (Sec. 122-942(a)(4)(d)) Based on map provided on concept, open space to be provided will be 55%+/- . Aggregate open space at 10% will still be met.
Building Materials	25% of the street facing side of a building and signs shall have a minimum of two different but complimentary materials, for example, stucco and flagstone, plus trim, sill, or cap with stone sill or with wood trim. Hardie board panels and lap siding.
Access	Project shall provide at least two accesses to public or private road as generally illustrated on the PD Plan. One shall be declared for emergency purposes and be gated. Will comply with 114-91(d)
Residential Blocks*	Residential blocks may be a minimum of 240', but not exceed 776' in length. Reduction to 190' is requested on certain blocks. LDR Sec 114-95 (b).
Sidewalks*	In lieu of sidewalks being constructed on internal streets the project shall provide a walking trail as depicted on concept plan. Stabilized material to be utilized. Sidewalk to be provided or fee pay in lieu of for frontage along NE 28 th Street and NE 25 th Avenue. This is deviating from Sec. 114-92(b) (c) (d).
Streets	Concept provides adequate circulation and connectivity to adjacent R.O.W. as well as adjacent parcels.

Table 2-2: Development Standards

Tillman & Associates

ENGINEERING, LLC.

Proposed Uses	
Category	Uses
SFR	Residential Lots

Proposed Development Standards								
Structure type		Minimum lot			Minimum setbacks			Max Height
		Width	Depth	Area	Front	Rear	Side/corner	
SFR	Principal	40'	110'	4,400 SF	15'	10'	5'/15' (20')*	40'
	Accessory				N/A	5'	5'/5'	20'
	Amenity				15'	10'	5'	20'

Principal structure

A structure on a lot or parcel which is used, arranged, adapted or designed for the predominant or primary use for which the lot or parcel is or may be used as a home.

* Project reserves the ability to allow zero side lot line setback with 10' minimum separation between structures.

Accessory structure

A subordinate building or structure on the same lot that is devoted to the principle structure, such as outdoor storage, carport and pool with enclosure. *Accessory structures only be allowed in the side and rear yard.

Amenities

These standards are not applicable to individual homesite lots. This is intended for amenity area development within common areas.

Architectural Styles: Single Family Residence

One-story



Tillman & Associates

ENGINEERING, LLC.

Amenities:
Amenities proposed are in balance with the number of units being proposed (53). Multiple parks are within the vicinity as well.



Multi-modal Path with stabilized material to be determined at site plan.

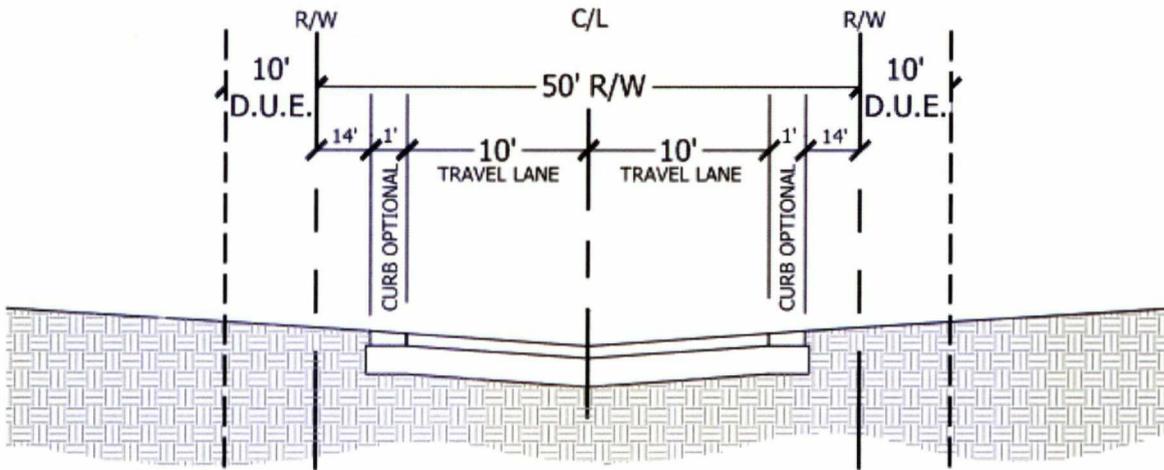


Similar 10' X 20' pavilion with benches



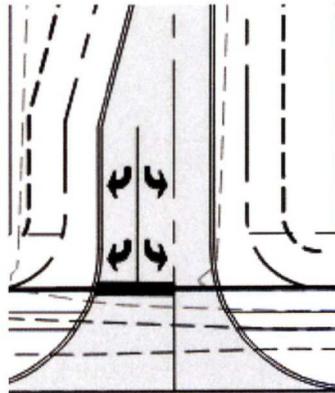
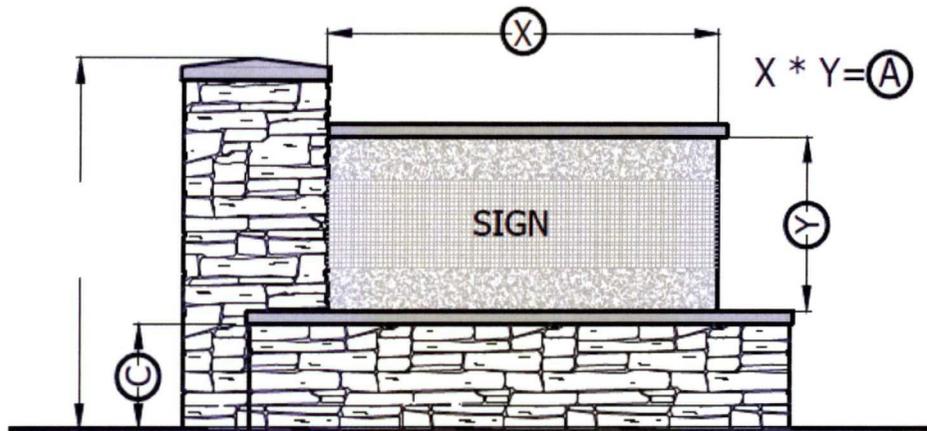
Playground Equipment or Similar

Roadway Section:



TYPICAL RESIDENTIAL ROADWAY
50' R.O.W. CROSS SECTION
NOT TO SCALE

Entrance Sign:



Sign to be located on one side of entrance and not within site triangle.

Plant Sample:

Planting material	
Botanical Name	Common Name
Shrubs, Grasses, Groundcovers	
Agapanthus africanus	Lily-of-the-Nile
Dianella tasmanica 'Variegata'	Variegated Flax Lily
Dietes vegeta	African Iris
Illicium parviflorum	Yellow Anise
Ilex vomitoria 'Stokes Dwarf'	Schilling's Dwarf Yaupon Holly
Ligustrum japonicum	Ligustrum
Liriope muscari	Liriope
Muhlenbergia capillaris	Muhly Grass
Paspalum notatum 'Argentine'	Argentine Bahia
Pittosporum tobira 'Variegata'	Variegated Pittosporum
Serenoa repens	Saw Palmetto
Spartina bakeri	Cordgrass
Stenotaphrum secundatum 'Floratam'	St. Augustine 'Floratam'
Tulbaghia violacea	Society Garlic
Trachelospermum jasminoides	Creeping Jasmine
Viburnum obovatum 'Mrs. Shillers Delight'	Dwarf Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Zamia floridana	Coontie
Trees	
Acer rubrum 'Florida Flame'	Flame Red Maple
Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly
Ilex vomitoria	Weeping Yaupon Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Ligustrum, tree-form
Liquidambar styraciflua	Sweetgum
Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia
Myrica cerifera	Wax Myrtle
Pinus elliottii	Slash Pine
Pinus palustris	Longleaf Pine
Prunus angustifolia	Chickasaw Plum
Sabal palmetto	Sabal Palm
Taxodium distichum	Bald Cypress
Ulmus alata 'Winged'	Winged Elm
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak

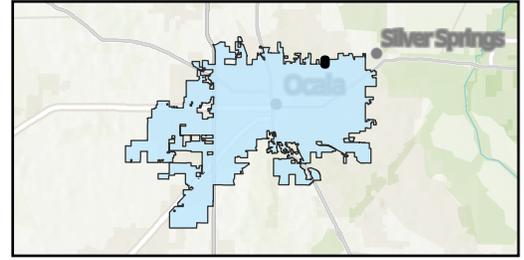
Exhibit 'A' Legal Description:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

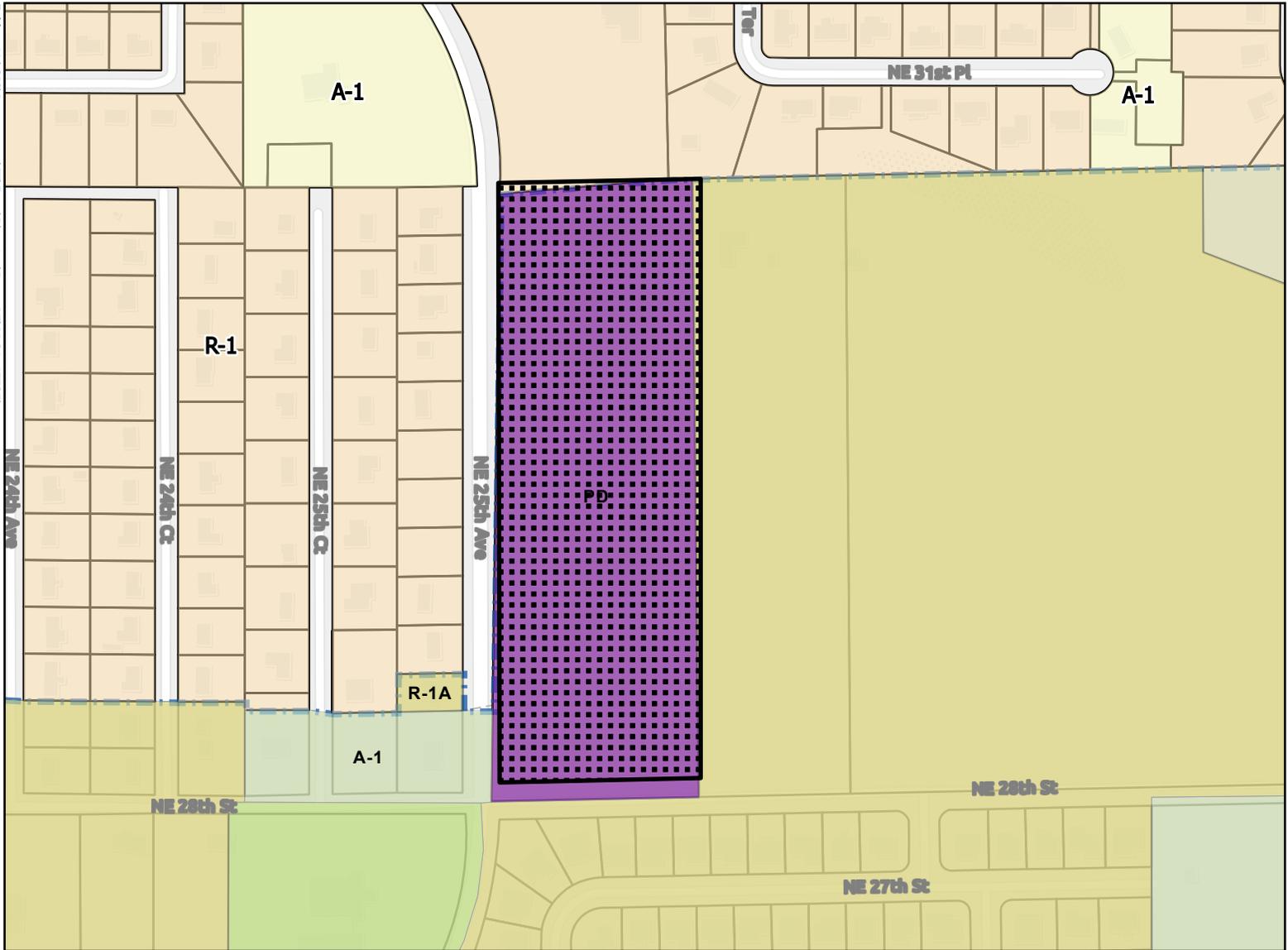
BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES, 01 MINUTES, 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES, 52 MINUTES, 55 SECONDS EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES, 34 SECONDS WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH STREET; THENCE SOUTH 88 DEGREES, 52 MINUTES, 23 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

CASE MAP

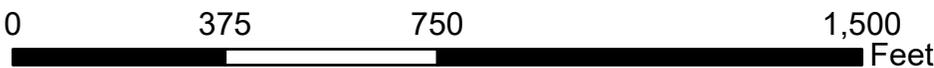
Case Number: PD24-45735
Parcel: 24274-000-00
Property Size: 12.61 Acres
Land Use Designation: Neighborhood
Zoning: PD, Planned Development
Proposal: Amendment to the PD Plan and Standards Book



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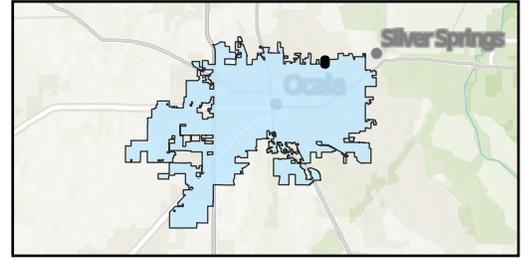


- Subject Parcel
- PD: Planned Development
- A-1: Agricultural
- R-1A: Single Family Residential
- INST: Institutional
- A-1 (County)
- MH: Mobile Home Park
- R-1 (County)
- City Limits
- Parcels



CASE MAP

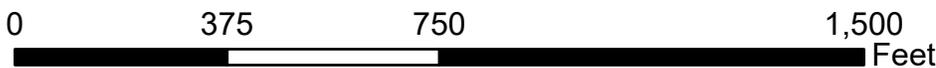
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-  Parcels
-  Subject Parcel
-  City Limits





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1419

Agenda Item #: a.

Submitted By: Emily W. Johnson, AICP

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to rezone approximately 18.24 acres for the property located southwest of the intersection at SW 48th Avenue and SW 49th Place (Parcel 23832-000-00 and a portion of 23894-002-00) from R-3, Multi-Family Residential, to B-2, Community Business (Case ZON25-0007) (Quasi-Judicial).

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Applicant/Property Owner: Circle Fore LLC
- Agent: James W. Gooding III, Gooding & Batsel, PLLC

Key Points:

The petitioner is requesting to rezone from R-3, Multi-Family Residential, to B-2, Community Business, to allow for future commercial development. A subdivision improvement plan is currently under review for Circle Fore II At SW 48th Ave (SUB23-45452), for a commercial plat containing 3 lots, 3 tracts, and associated public roadway and stormwater infrastructure improvements. The subject properties are identified as Lot 1 and Tract 1 on the proposed improvement plan.

Zoning and Land Use Details:

The subject properties were previously rezoned from OP, Office Park, and B-2, Community Business, to R-3, Multi-Family Residential, via Ordinance 2021-14. A site plan has never submitted.

Additionally, the properties are designated as Low Intensity Future Land Use Category, and future development is subject to Future Land Use Policies 18.8 and 18.21, as amended by Ordinance 2021-30 and Ordinance 2023-

15, respectively.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The B-2, Community Business, zoning district is appropriate with the intended use of the subject property. Adjacent properties to the south and west are existing B-2 and B-4 zoned properties located along a major arterial roadway (SR 200).
- No level of service issues have been identified for public facilities as a result of the zoning amendment.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM R-3, MULTI-FAMILY RESIDENTIAL, TO B-2, COMMUNITY BUSINESS, FOR CERTAIN PROPERTY LOCATED SOUTHWEST OF THE INTERSECTION AT SW 48TH AVENUE AND SW 49TH PLACE (PARCEL 23832-000-00 AND A PORTION OF 23894-002-00), APPROXIMATELY 18.24 ACRES (CASE NO. ZON25-0007); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as B-2, Community Business:

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY MOST CORNER OF RACE WASH 200 AS RECORDED IN PLAT BOOK 13, PAGE 59 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.41°48'12"W., 409.32 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES: (1) N.89°49'41 "W., 713.71 FEET; (2) THENCE N.89°57'31 "W., 426.03 FEET TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7776, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID SECTION 33, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00° 21'41"E., 264.07 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°52'07"W., 142.47 FEET TO THE EAST RIGHT OF WAY LINE OF S.W. 51ST TERRACE (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG SAID EAST RIGHT OF WAY LINE, N.00°21'47"E., 80.75 FEET TO THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7654, PAGE 955 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF SAID LANDS THE FOLLOWING TWO (2) COURSES: (1) S.89°38'13"E., 541.55 FEET; (2) THENCE N.39°39'16"E., 441.91 FEET TO THE SOUTHERLY MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7654, PAGE 955, ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927 THE FOLLOWING FIVE (5) COURSES: (1) N.39° 39'16"E., 60.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 48°45'27", AND A CHORD BEARING AND DISTANCE OF N.64°02'00"E., 181.62 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, A DISTANCE OF 187.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 52°27'25", AND A CHORD BEARING AND DISTANCE OF N.62°11'01"E., 123.75 FEET; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, A DISTANCE OF 128.18 FEET TO A POINT OF TANGENCY; (4) THENCE N.35°57'18"E., 125.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°11'43", AND A CHORD BEARING AND DISTANCE OF N.09°39'28"W., 35.72 FEET; (5) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, A DISTANCE OF 39.79 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.W. 48TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S.54°03'07"E., 130.51 FEET; (2) THENCE S.53°45'32"E., 27.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 06°25'54", AND A CHORD BEARING AND DISTANCE OF S.57°17'24"E., 230.00 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.12 FEET TO THE END OF SAID CURVE; THENCE S.35°

57°18'W., 202.00 FEET; THENCE S.54°02'42"E., 324.09 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 48TH ROAD (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.41°48'12"W., 171.50 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 18.24 ACRES, MORE OR LESS.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from R-3, Multi-Family Residential, to B-2, Community Business, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener’s error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano

Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2025-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Rezoning Staff Report

Case No. ZON25-0007

Planning & Zoning Commission: June 9, 2025

City Council (1st Reading): July 1, 2025

City Council (Adoption): July 15, 2025

Applicant/Property Owner: Circle Fore LLC
Project Planner: Emily W. Johnson, AICP
Amendment Request: Rezone the subject properties from R-3, Multi-Family Residential, to B-2, Community Business.

Parcel Information

Acres: ±18.24 acres
Parcel(s)#: 23832-000-00 and a portion of 23894-002-00
Location: Southwest of the intersection at SW 48th Avenue and SW 49th Place
Existing use: Vacant/undeveloped, subdivision improvement plan SUB23-45452 for Circle Fore II At SW 48th Ave is under review.
Future Land Use Designation: Low Intensity
Zoning Designation(s): R-3, Multi-Family Residential
Special District(s)/Plans(s): Future Land Use Policy 18.8 (Ord. 2021-30)
Future Land Use Policy 18.21 (Ord. 2023-15)
Overlay(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	R-3, Multi-Family Residential O-1, Office	Multi-family residential (Canter Apartments) Medical office (Florida Cancer Specialists & Research Institute)
East	Low Intensity	B-2, Community Business R-3, Multi-Family Residential No Zoning	Vacant, undeveloped Derelict single-family residence constructed in 1956
South	Low Intensity Medium Residential (County)	B-2, Community Business G-U, Governmental Use B-4, General Business A-1, General Agriculture (County)	Drive-through restaurant (Chic-fil-a) Car wash (Racewash Express) City of Ocala Fire Station #6 Water retention area Vacant/undeveloped, subdivision improvement plan SUB23-45452 under review Single-family residence
West	Commercial (County) High Residential (County)	A-1, General Agriculture	Vacant and undeveloped

Applicant Request

The petitioner is requesting to rezone from R-3, Multi-Family Residential, to B-2, Community Business, to allow for future commercial development. The subject properties are comprised of Parcels 23832-000-00 and a portion of 23894-002-00 and contain approximately 18.24 acres.

Background

Parcel 23832-000-00 was annexed in November 2005, as part of a larger parcel containing approximately 64.29 acres. Upon annexation, the parcel was designated as Professional Services and Retail Services Future Land Use with an accompanying Future Land Use Policy (FLUP) 12.8, which limited the development potential to 1,176,198 square feet of building space for retail/office uses. Later in 2008, a zoning change was requested to B-2, Community Business, and OP, Office Park (ZON08-0024) to implement Professional Services and Retail Services future land use designations.

Parcel 23894-002-00 was annexed into the City of Ocala in August 2007, as part of a larger parcel containing approximately 39.00 acres. Upon annexation, the parcel was designated as Retail Services Future Land Use for future retail development, with an accompanying future land use policy (FLUP). FLUP 12.22 limited the aggregate development to what was allowed under the previous County land use designation and required the owner/developer to submit a Developer’s Agreement consistent with the City’s Land Development regulations regarding buffers, landscaping, site design, architectural elements, and other requirements.

On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Professional Services and Retail Services Future Land Use Classifications while assigning the new designation of Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being less than High Intensity/Central Core and Medium Intensity/Special District districts. The FLUPs were subsequently renumbered to 18.8 and 18.21 upon adoption of the Evaluation and Appraisal Report amendments by Ordinance 2021-20.

Future Land Use Policies 18.8 and 18.21 were further amended to allow for development consistent with the existing Low Intensity Future Land Use Category and removed language pertaining to a Developer’s Agreement, traffic impact analysis, and traffic improvements as these items were incorporated as land development regulations since the inception of the FLUP’s.

On November 15, 2022, the City Council adopted Ordinance 2023-14 which rezoned the subject properties from B-2, Community Business, and OP, Office Park, to R-3, Multi-Family Residential. A site plan for development has never been submitted.

A subdivision improvement plan is currently under review for Circle Fore II At SW 48th Ave (SUB23-45452), for a commercial plat containing 3 lots, 3 tracts, and associated public roadway and stormwater infrastructure improvements. The subject properties are identified as Lot 1 and Tract 1 on the proposed improvement plan.

Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	R-3, Multi-Family Residential	Intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan.	10,000	50-feet

Proposed	B-2, Community Business	Intended for community businesses, including retail sales, personal and business services, and all office uses. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.	10,000	50-feet
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Staff Analysis

Factual Support

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

- a. Future Land Use Element Policy 6.3: Low Intensity: The intent of the Low Intensity 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 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.

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

Staff comment: The proposed B-2 zoning district and the intended use are generally consistent with the intention of the Low Intensity FLU.

- b. Future Land Use Element 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.

As identified in the Level of Service Analysis below, there appears to be adequate public facilities to service the subject properties.

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

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

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2 , B-2A, B-4, B-5, SC, M-1, M-2, G-U, INST, A-1, PD, FBC
----------------------	--

The requested B-2 zoning district is consistent with the existing Low Intensity FLU designation.

Level of Service Analysis

Transportation: The subject segment of SW 48th Avenue is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan. Automotive traffic will likely access the properties via SW College Road (SR 200). The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW College Road (SR 200)	6	50 MPH	Arterial	D	56,805	42,400	C

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. The affected segment of SW College Road (SR 200) is currently operating above the adopted Level of Service.

Potable Water: City utilities are available at this location. Any new connections will be determined during the site plan review process. City water mains run along SW 48th Avenue and SW 49th Place.

- *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).

Sanitary Sewer: City utilities are available at this location. Any new connections will be determined during the site plan review process. City gravity mains run along SW 48th Avenue and SW 49th Place.

- *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).

Solid Waste: The subject property is located within the City’s service area; any future changes in refuse pickup will be determined during the site plan review process.

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for non-residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the city.

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 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

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 are partially located within FEMA Flood Zone “AE”, defined by the Flood Insurance Rate Map (FIRM) as a high-risk area with a 1% annual chance of flooding. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

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 #6 is located approximately 58-feet from the subject properties, at 5220 SW 50th Court. This distance fall within the desired industry standard of 1.5 miles for fire service.

Schools: The proposed rezoning is not anticipated to affect schools.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The proposed rezoning is consistent with the existing Future Land Use Policies affecting the properties.
- The B-2, Community Business, zoning district is appropriate with the intended use of the subject property. Adjacent properties to the south and west are existing B-2 and B-4 zoned properties located along a major arterial roadway (SR 200).
- No level of service issues has been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: *Approval*

ORDINANCE 2023-14

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM B-2, COMMUNITY BUSINESS, AND OP, OFFICE PARK, TO R-3, MULTI-FAMILY RESIDENTIAL, FOR CERTAIN PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF SW 48 AVENUE AND SW 48 ROAD, OCALA, FLORIDA (CASE NO. ZON22-44855); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as R-3, Multi-Family Residential:

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY MOST CORNER OF RACE WASH 200 AS RECORDED IN PLAT BOOK 13, PAGE 59 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.41°48'12"W., 409.32 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES: (1) N.89°49'41"W., 713.71 FEET; (2) THENCE N.89°57'31"W., 426.03 FEE TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7776, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID SECTION 33, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°21'41"E., 264.07 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°52'07"W., 142.47 FEET TO THE EAST RIGHT OF WAY LINE OF S.W. 51ST TERRACE (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG SAID EAST RIGHT OF WAY LINE, N.00°21'47"E., 80.75 FEET TO THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7654, PAGE 955 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF SAID LANDS THE FOLLOWING TWO (2) COURSES: (1) S.89°38'13"E., 541.55 FEET; (2) THENCE N.39°39'16"E., 441.91 FEET TO THE SOUTHERLY MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7654, PAGE 955, ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927 THE FOLLOWING FIVE (5) COURSES: (1) N.39°39'16"E., 60.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 48°45'27", AND A CHORD BEARING AND DISTANCE OF N.64°02'00"E., 181.62 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, A DISTANCE OF 187.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 52°27'25", AND A CHORD BEARING AND DISTANCE OF N.62°11'01"E., 123.75 FEET; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, A DISTANCE OF 128.18 FEET TO A POINT OF TANGENCY; (4) THENCE N.35°57'18"E., 125.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY,

HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°11'43", AND A CHORD BEARING AND DISTANCE OF N.09°39'28"W., 35.72 FEET; (5) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, A DISTANCE OF 39.79 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.W. 48TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S.54°03'07"E., 130.51 FEET; (2) THENCE S.53°45'32"E., 27.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 06°25'54", AND A CHORD BEARING AND DISTANCE OF S.57°17'24"E., 230.00 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.12 FEET TO THE END OF SAID CURVE; THENCE S.35°57'18"W., 202.00 FEET; THENCE S.54°02'42"E., 324.09 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 48TH ROAD (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.41°48'12"W., 171.50 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 18.24 ACRES, MORE OR LESS.

(aka Parcels #23832-000-00 and portions of Parcels #23894-002-00 and #23894+002-00)

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from B-2, Community Business, and OP, Office Park, to R-3, Multi-Family Residential, as to lands described in Section 1 of this ordinance.

Section 3. Severability Clause. Should any provision or section of this ordinance be held by a Court of Competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall become effective upon the later of:

- (a). Approval by the mayor, or upon becoming law without such approval; or
- (b). The effective date of Ordinance No. _____ (Ref: Future Land Use Policy Case FLUP22-44857).

ATTEST:

By: Angel B. Jacobs
Angel B. Jacobs
City Clerk

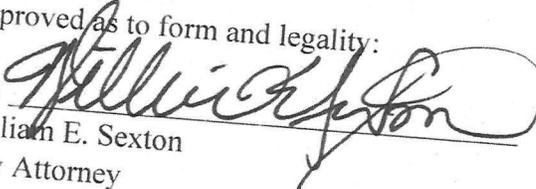
CITY OF OCALA

By: Ire Bethea Sr.
Ire Bethea Sr.
President, Ocala City Council

Approved/ Denied by me as Mayor of the City of Ocala, Florida, on 11/17, 2022.

By: Reuben Kent Guinn
Reuben Kent Guinn
Mayor

Approved as to form and legality:

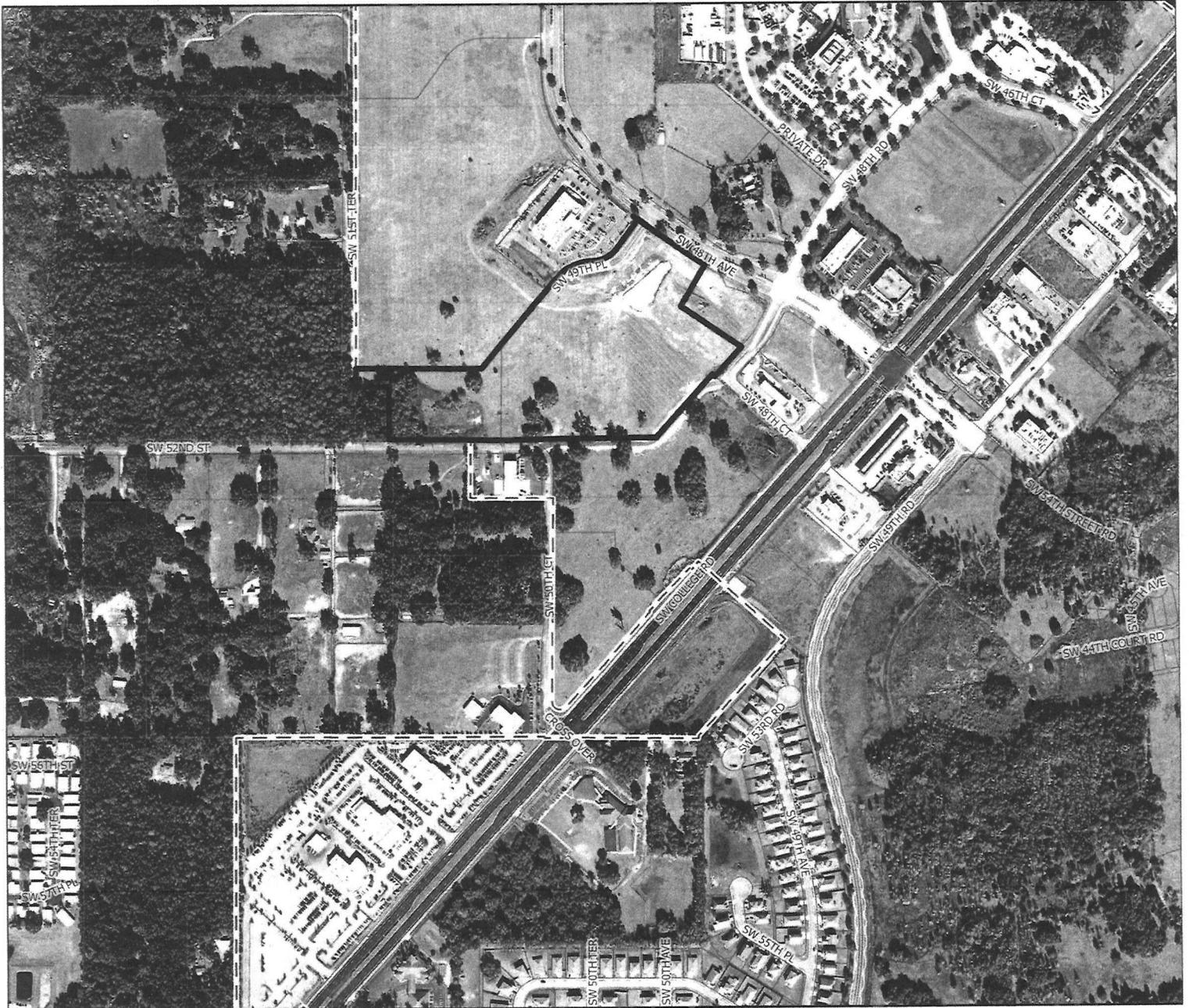
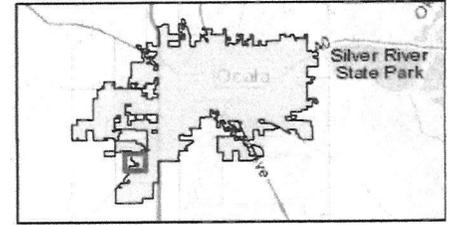
By: 
William E. Sexton
City Attorney

Ordinance No: 2023-14
Introduced: 11/1/2022
Adopted: 11/15/2022
Legal Ad No: Star Banner – 8007053 – November 4, 2022

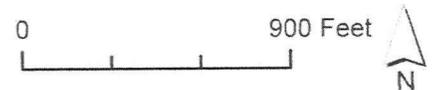
AERIAL MAP

P & Z Meeting: July 11, 2022
Location Map

Case Number: FLUP22-44857
Parcel Number: 23832-000-00
Property Size: Approximately 18.24 acres
Land Use Designation: Low Intensity
Zoning: B-2, Community Business and OP, Office Park
Proposal: A request to rezone from B-2, Community Business and OP, Office Park to R-3, Multi-family Residential



 Property
 City Limits

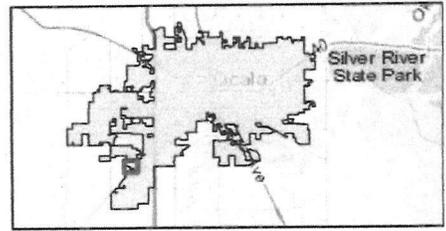


Prepared by the City of Ocala
Growth Management Department

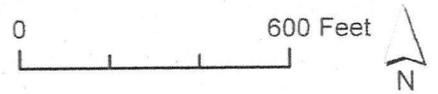
ZONING CASE MAP

P & Z Meeting: August 08, 2022
 Location Map

Case Number: ZON22-44855
 Parcel Number: 23832-000-00
 Property Size: Approximately 18.24 acres
 Land Use Designation: Low Intensity
 Zoning: B-2, Community Business and OP, Office Park
 Proposal: A request to rezone from B-2, Community Business and OP, Office Park to R-3, Multi-family Residential



- Property
- B-2: Community Business
- B-4: General Business
- GU: Governmental Use
- INST: Institutional
- O-1: Office
- OP: Office Park
- PUD-03: Planned Unit Development-3 Units
- Planned Development
- R-3: Multi-Family Residential



Prepared by the City of Ocala
 Growth Management Department

CASE MAP

Case Number: ZON25-0007

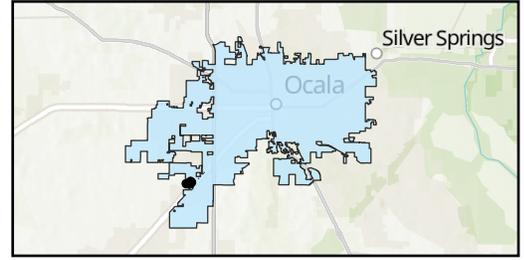
Parcel: 23832-000-00 and a portion of 23894-002-00

Property Size: Approximately 18.24 Acres

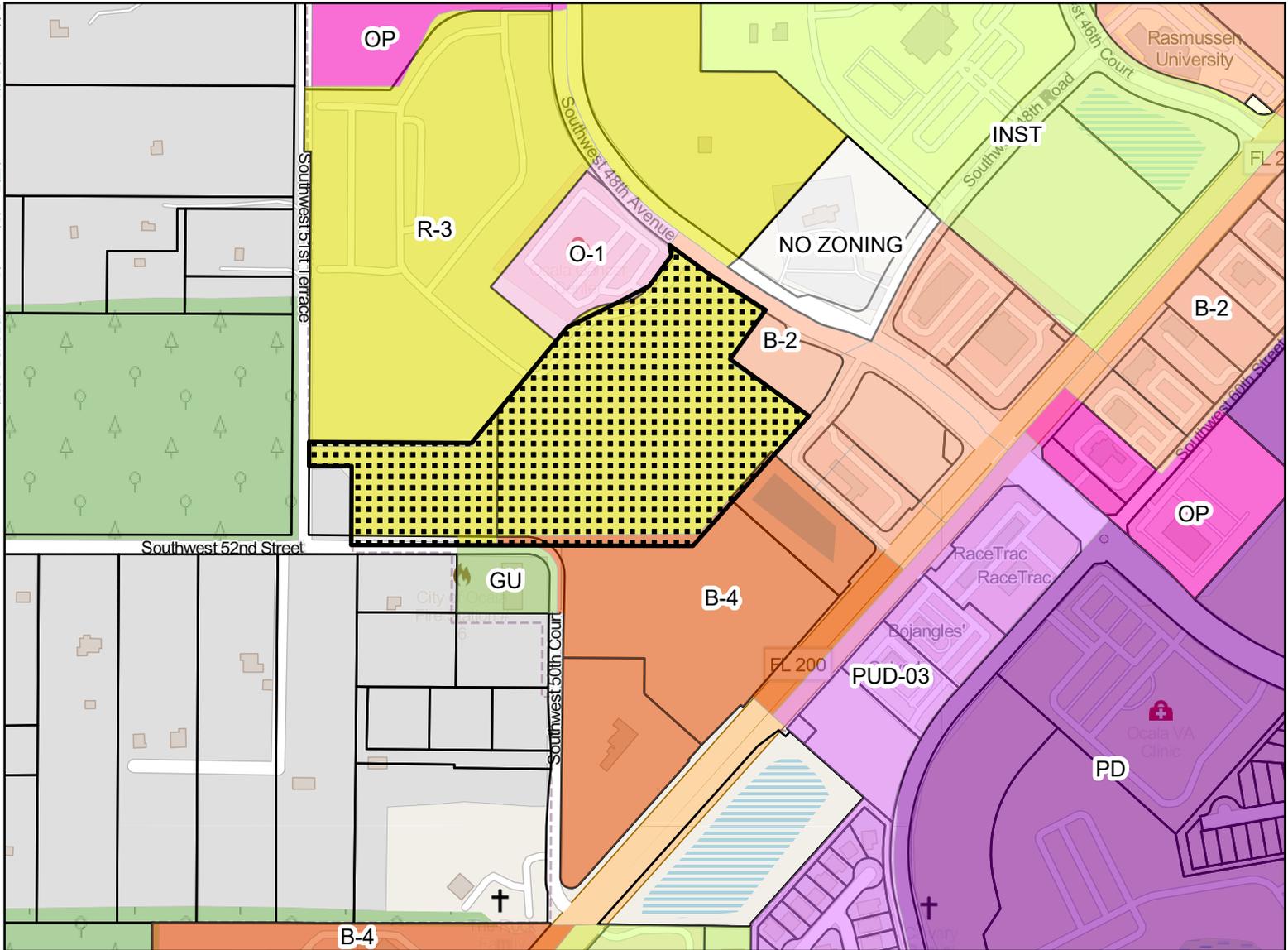
Land Use Designation: Low Intensity

Zoning: R-3, Multi-Family Residential

Proposal: Requesting to Restore to original B-2 Zoning



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- | | | |
|-------------------------|--|-------------------------------|
| Subject Parcel | O-1: Office | R-3: Multi-Family Residential |
| B-2: Community Business | OP: Office Park | SC: Shopping Center |
| B-4: General Business | PUD-03: Planned Unit Development-3 Units | NO ZONING |
| GU: Governmental Use | Planned Development | Parcels |
| INST: Institutional | | |



CASE MAP

Case Number: ZON25-0007

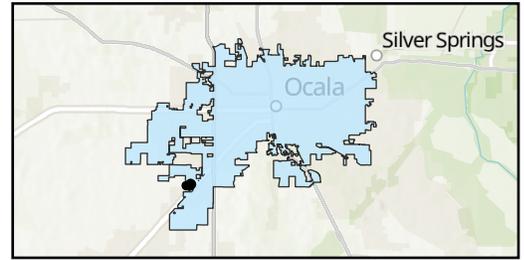
Parcel: 23832-000-00 and a portion of 23894-002-00

Property Size: Approximately 18.24 Acres

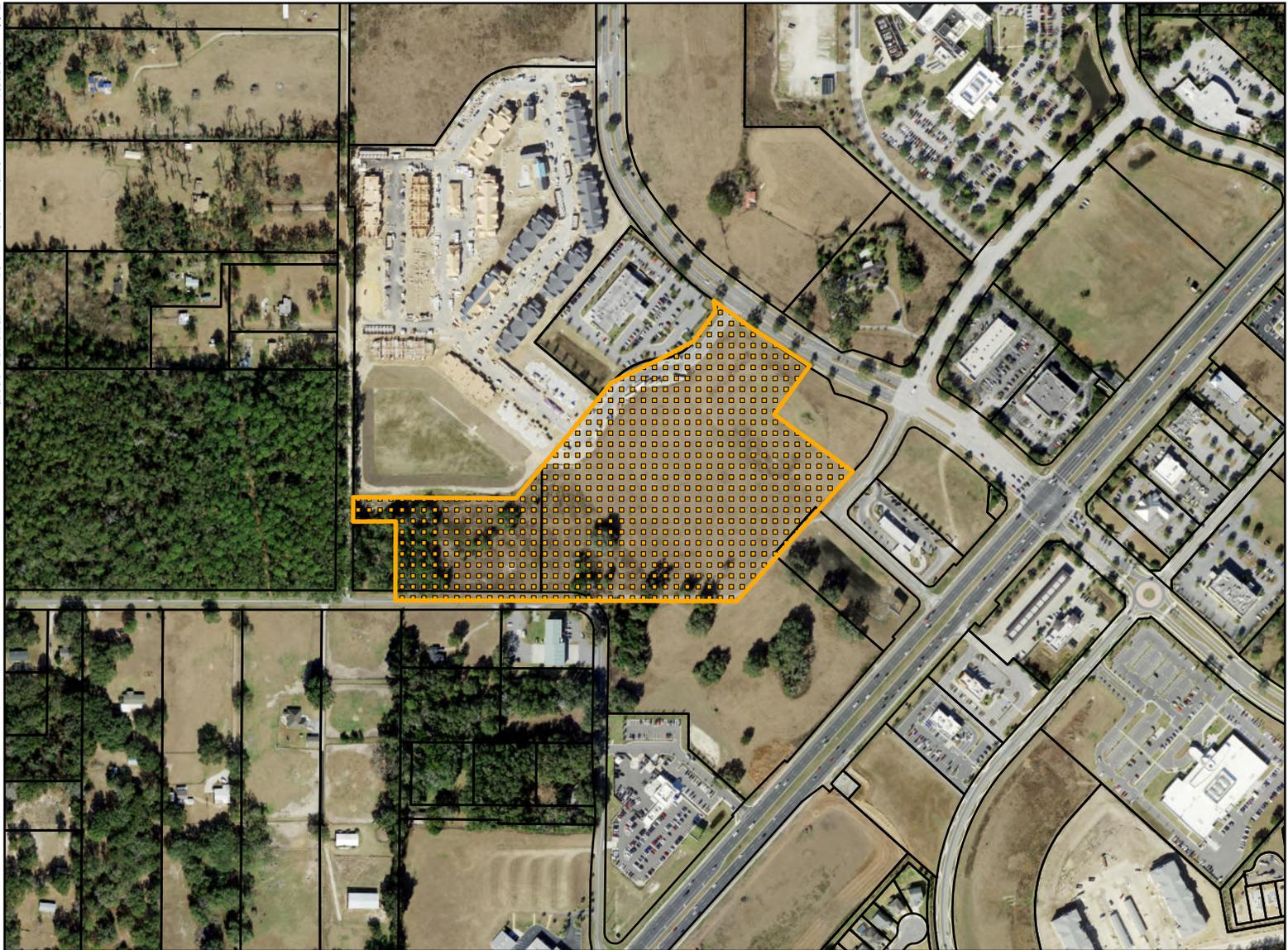
Land Use Designation: Low Intensity

Zoning: R-3, Multi-Family Residential

Proposal: Requesting to Restore to original B-2 Zoning



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 SubjectParcel

 Parcels





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1382

Agenda Item #: a

Submitted By: Emily W. Johnson, AICP

Presentation By: Jeff Shrum

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to consider an amendment to a Site Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes (New Old Town Village LLC) for approximately 38.9 acres located in the 4300-4600 block of E Silver Springs Boulevard (Parcels 27028-004-03, 27028-004-00, 27028-004-01, 27029-000-02, 27028-003-00, and a portion of 2735-000-002) (DMA23-45430). This is the first of two public hearings; the second will be held on June 17, 2025, before the City Council.

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place, Economic Hub

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Owner: New Old Town Village LLC & NSC SILVER SPRINGS LLC

Key Points::

- **Chapter 163 Development Agreement (DMA23-45430)** has been submitted to amend the agreement to recognize the land swap between the two property owners. The amendment would:
 - Remove a 0.64-acre portion of property (Parcel 27028-004-03) from the terms and conditions of the agreement.
 - Add a 0.59-acre portion of property (Parcel 2735-000-002) to the agreement, subject to the terms, conditions, and proposed revisions set forth therein.
 - Revise language pertaining to the allowance of cross-access between the development and neighboring properties.

There are no other modifications proposed to the agreement.

Summary Petitioners Request and Concurrent Petitions:

The applicant is working with an adjoining commercial property owner to swap portions of their respective properties to create parcels that are more conducive for future development. The applicant is proposing to swap a rear portion of the subject property with the westerly adjoining commercial property to obtain more commercial frontage along a major arterial roadway. The rear portion is proposed to be further developed as parking infrastructure to support the existing commercial use. The two property owners have arranged a mutually beneficial agreement to transfer property between their respective developments. As a result, there are six proposed petitions to facilitate their future development intentions, which includes the exchange of portions of their properties. The associated concurrent petitions are as follows:

- **Chapter 163 Development Agreement (DMA23-45430)** has been submitted to amend the agreement to recognize the land swap between the two property owners. The amendment would:
 - Remove a 0.64-acre portion of property (Parcel 27028-004-03) from the terms and conditions of the agreement.
 - Add a 0.59-acre portion of property (Parcel 2735-000-002) to the agreement, subject to the terms, conditions, and proposed revisions set forth therein.
 - Revise language pertaining to the allowance of cross-access between the development and neighboring properties.
 - There are no other modifications proposed to the agreement.
- **Abrogation (ABR23-45418)** requests to abrogate a portion of NE 47th Court, a 50-foot-wide unimproved right-of-way located between Parcels 2735-009-002 and 2735-006-017.
 - The conceptual PD Plan reflects the access connection shifted slightly south from NE 47th Court to a proposed road bisecting PID 2735-006-017, providing for continued connectivity and cross access between NE 49th Avenue and NE 46th Avenue.
- **Future Land Use Map Amendment (LUC23-45427)** requests to change the future land use designation of Parcels 2735-009-002 and 2735-006-017 from Neighborhood to Low Intensity.
 - Provides for a consistent land use category to promote a unified development plan.
- **Rezoning to B-2 (ZON23-45419)** has been submitted to rezone a 0.59-acre portion of PID 2735-000-002 from PD, Planned Development, to B-2, Community Business. The rezoning memorializes a land swap agreement between two property owners and adjusts the zoning delineation between their properties.
- **Rezoning to Planned Development (PD23-45431)** requests to include a 0.64-acre portion of parcel 27028-004-03 and include parcels 2735-009-002 and 2735-006-017 along with the proposed abrogated right-of-way between the two aforementioned parcels, allowing development of a mixed-use subdivision, containing both commercial and residential uses.
 - The majority of the subject properties remain vacant and undeveloped, with the exception of Parcel

2735-009-001 (0.41 acres) which was developed with an existing business and professional office in 1963. City records indicate that a business tax receipt has not been active on the property since 2023.

- The proposed PD Plan and Standards Book would replace the conceptual plan approved by Resolution 2016-4 for 13,600 s.f. of retail and 25,000 s.f. of office uses (PUD14-0002, Avatar Properties).
- **Resolution PD Plan and Standards Book (RES2025-XX)** depicts development in two phases, a commercial development tract containing approximately 4.17 acres and a residential development tract containing approximately 2.66 acres.
 - Commercial uses are proposed to include all uses permitted by-right and by special exception in the B-2, Community Commercial, zoning District, with the exception of car washes. The maximum Floor Area Ratio (FAR) consistent with the future land use category is 0.75, which allows for up to 136,233 square feet.
 - Residential uses include single-family detached, single-family attached (townhome), and multi-family dwellings. The minimum allowed density consistent with the future land use category is 3 dwelling units per acre, which requires 7 dwelling units. The maximum allowed density consistent with the future land use category is 18 dwelling units per acre, which allows for up to 47 dwelling units.
 - Twenty-five percent (25%) of the gross acreage will be preserved as open space, and ten percent (10%) will be preserved as aggregate open space.
 - A 40-foot-wide natural buffer is depicted along the southern property line between the proposed residential development tract and the existing single-family residential subdivision, and a 25-foot-wide natural buffer is depicted between the eastern entrance roadway and said existing single-family residential subdivision.

FINDINGS AND CONCLUSIONS:

- The amendment removes a 0.64-acre portion of property (Parcel 27028-004-03) from the terms and conditions of the agreement.
- The amendment adds a 0.59-acre portion of property (Parcel 2735-000-002) to the agreement, subject to the terms and conditions set forth therein.
- The amendment would allow for the developer to provide cross-access between the adjacent properties.
- There are no other modifications proposed to the agreement.

Staff recommends approval.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW: The Amendment is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes

- Deny
- Table

SUPPORT MATERIALS:

- Proposed Amendment
- Case Map
- Aerial Map

Recording Costs: \$ _____

This Instrument Prepared by and Record and Return to:
W. James Gooding III
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

**FIFTH AMENDMENT TO
DEVELOPMENT AGREEMENT
PURSUANT TO CHAPTER 163, FLORIDA STATUTES**

THIS FIFTH AMENDMENT TO DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into this ____ day of _____, 2025, by and between:

- **CITY OF OCALA, a Florida municipal corporation** (the “City”); and
- **NEW OLD TOWN VILLAGE, LLC, a Florida limited liability company** (“Successor Developer”).

RECITALS:

- A. On or about November 26, 2002, the City and August Properties, Inc., a Florida corporation, Autumn Homes, Inc., a Florida corporation, and Arthur I. Appleton entered into a Development Agreement Pursuant to Chapter 163, Florida Statutes, recorded in Official Records Book 3369, Page 1080, Public Records of Marion County, Florida (the “Original Development Agreement”).
- B. On August 26, 2003, the City entered into a First Amendment to Development Agreement with Lowe’s Home Center, Inc. Homeland, LLC and Richard Shultz and Deborah D. Shultz, his wife, covering the property now occupied by Lowe’s home Improvement Center, which was recorded in Official Records Book 3606, Page 1745, Public Records of Marion County, Florida (hereinafter the “First Amendment”).
- C. On July 24, 2007, The City entered into a Second Amendment to Development Agreement with Old Town Village Partners, LLC, a Florida Limited Liability Company (“Old Town”) covering the property owned by Old Town, which was recorded in Official Records Book 4959, Page 1196, Public Records of Marion County, Florida (hereinafter the “Second Amendment”).
- D. On April 7, 2009, The City entered into a Third Amendment to Development Agreement with Uttermost Properties, LLC, a Florida Limited Liability Company (“Uttermost”) covering the property owned by Uttermost which was recorded in Official Records Book 5230, Page 683, Public Records of Marion County, Florida (hereinafter the “Third Amendment”).
- E. On December 15, 2015, The City entered into a Fourth Amendment to Development Agreement with Lowe’s Mark Center, LLC a Florida Limited Liability Company (“Lowe’s”) covering the property owned by Lowe’s which was recorded in Official Records Book 6321, Page 241, Public Records of Marion County, Florida (hereinafter the “Fourth Amendment”). The Original Development Agreement as amended by the First Amendment, by the Second Amendment, by the Third Amendment and by the Fourth Amendment is hereinafter referred to as the “Development Agreement”.

- F. Successor Developer is currently the owner of the following described property formerly owned by Old Town (the “Property”):

Lot 3, LOWE’S AUTUMN COMMERCIAL CENTER, as per plat recorded in Plat Book 7, Pages 171 and 172, Public Records of Marion County, Florida,

which is a portion of the Property encumbered by the Original Development Agreement.

- G. Successor Developer has entered into an agreement with NSC Silver Springs, LLC, a Florida limited liability company (“NSC”), to swap the real property described on Exhibit “A”, which is subject to the Original Development Agreement, for the real property owned by NSC described on Exhibit “B”.
- H. The City and Successor Developer desire to amend the Original Development Agreement as set forth herein.
- I. The City Council of the City has published notice of its intent to consider entering into this Agreement and has held public hearings on June 9, 2025 and on June 17, 2025, to consider this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Successor Developer agree as follows.

- 1. Incorporation of Recitals.** The foregoing recitations are true and correct and are hereby incorporated herein by reference.

2. Background.

- 2.1. The development of the land described on Exhibit “A” shall be subject to an approved Planned Development (“PD”) zoning or, if no such zoning is approved, a separate written agreement between the City and NSC.
- 2.2. Paragraphs 6(a)(1) and 6(a)(3) established buffering requirements, including for that portion of the Property abutting Glynnwood Subdivision. A portion of such Property abutting Glynnwood Subdivision is being released from the buffering requirements of such paragraphs pursuant to paragraph 3.3 below; that portion shall be buffered pursuant to the PD zoning or separate agreement as set forth in paragraph 2.1. The portion of the Property not released shall remain subject to paragraph 6(a)(1) and paragraph 6(a)(3).

3. Partial Release.

- 3.1. The City releases the real property described on Exhibit “A” hereto from all the terms of the Original Development Agreement.
- 3.2. Successor Developer submits the real property described on Exhibit “B” to all the terms of the Original Development Agreement.

- 3.3. The City releases that portion of the Property lying adjacent to Lots 5 through 9, Block I, Glynnwood Unit 4, as per plat thereof recorded in Plat Book H, Page 6, Public Records of Marion County, Florida, less and except the South 50' thereof from the buffering requirements set forth in Paragraphs 6(a)(1) and 6(a)(3) of the Original Development Agreement.
4. **Cross Access.** Paragraph 6(c)(2) is amended to read: "The City shall not require, but the Developer may provide cross access rights between the Property and NE 49th Avenue lying north of the residential development in Glynnwood Subdivision."
5. **Effect on the Original Development Agreement.** Successor Developer submits the real property described on Exhibit "B" to all terms of the Original Development Agreement.
 - 5.1. The Original Development Agreement is amended to the extent set forth herein.
 - 5.2. Except as set forth herein the Original Development Agreement is not amended or modified.
 - 5.3. All references in the Original Development Agreement or herein to this Agreement or similar terms, shall be deemed to refer to the Original Development Agreement as amended hereby.

THEREFORE, the parties hereto have executed this Agreement effective the date first set forth above.

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SIGNATURES START ON NEXT PAGE**

ATTEST:

CITY OF OCALA a Florida municipal corporation

ANGEL B. JACOBS, City Clerk

BY: _____
KRISTEN M. DREYER,
President Ocala City Council

Approved as to form and legality

WILLIAM SEXTON, City Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 2025, by **KRISTEN M. DREYER, President of OCALA CITY COUNCIL**, on behalf of the City, () who is personally known to me, or () who produced _____, as identification.

Notary Public, State of Florida
My Commission Expires:

Signed, sealed and delivered
in our presence as witnesses:

NEW OLD TOWN VILLAGE. LLC,
a Florida limited liability company

Witness #1 Signature

BY: _____
KENNETH B. KIRKPATRICK,
Its Manager

Witness #1 Printed Name

Witness #1 Address

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me, by means of ___ physical presence or ___ online notarization this _____ day of _____, 2025, by **KENNETH B. KIRKPATRICK, Manager of NEW OLD TOWN VILLAGE, LLC, a Florida limited liability company**, on behalf of said company, () who is personally known to me, or () who produced _____ as identification.

Notary Public, State of Florida
My Commission Expires:

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND IN THE N.E. 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 3 OF LOWE'S AUTUMN COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 7, PAGE 171 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF GLYNNWOOD UNIT FOUR, AS RECORDED IN PLAT BOOK H, PAGE 6, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 40 (BEING A 200 FOOT RIGHT OF WAY) (ALSO KNOWN AS EAST SILVER SPRINGS BOULEVARD), THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF SAID GLYNNWOOD UNIT 4 AND THE EAST BOUNDARY OF THE AFOREMENTIONED LOT 3 OF LOWE'S AUTUMN COMMERCIAL CENTER, S.00°01'29"E., A DISTANCE OF 290.21 FEET; THENCE DEPARTING SAID EAST AND WEST BOUNDARIES, N.36°03'28"W., A DISTANCE OF 234.69 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT WAY OF LINE OF STATE ROAD NO. 40; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N.53°56'32"E., A DISTANCE OF 170.72 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.46 ACRES MORE OR LESS.

EXHIBIT "B"

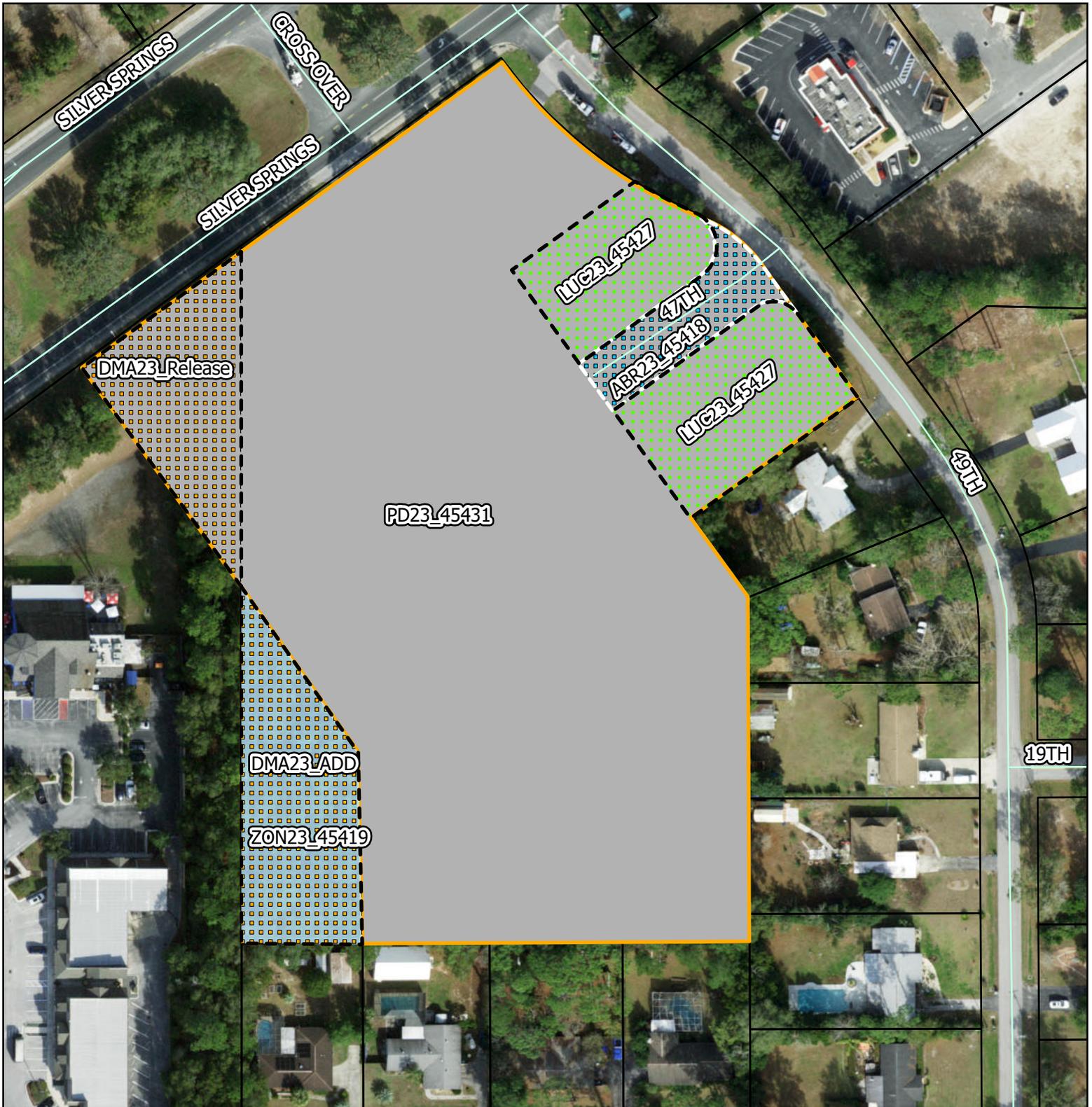
DESCRIPTION:

A PARCEL OF LAND LYING IN THE N.W. 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, ALSO BEING PORTIONS OF LOTS 6 THROUGH 9, BLOCK I, AS RECORDED GLYNNWOOD UNIT FOUR, AS RECORDED IN PLAT BOOK H, PAGE 6, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A PORTION OF N.E. 47TH COURT AS SHOWN ON SAID PLAT. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID GLYNNWOOD UNIT FOUR, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 (BEING A 200 FOOT RIGHT OF WAY) (ALSO KNOWN AS EAST SILVER SPRINGS BOULEVARD); THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF SAID GLYNNWOOD UNIT 4, S.00°01'29"E., A DISTANCE OF 290.21 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST BOUNDARY, S.36°03'28"E., A DISTANCE OF 186.37 FEET; THENCE S.00°15'25"E., A DISTANCE 157.99 FEET TO A POINT ON THE SOUTH BOUNDARY OF LOT 9, BLOCK F OF SAID GLYNNWOOD UNIT FOUR; THENCE ALONG SAID SOUTH BOUNDARY, S.89°44'35"W., A DISTANCE OF 110.27 FEET TO THE S.W. CORNER OF SAID LOT 9; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID GLYNNWOOD UNIT 4, N.00°01'29"W., A DISTANCE OF 309.14 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.59 ACRES MORE OR LESS.

P:\JG\Rudniansyn Todd\Old Town Village\Dev K\New Old Town Village Fifth Amendment to Development Agreement JG 6-3-25.docx

Collective Project Map





Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-1392

Agenda Item #: a.

Submitted By: Emily W. Johnson, AICP

Presentation By: Aubrey Hale

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to change the code of ordinances by amending the definitions, permitted uses chart, and supplemental regulations pertaining to Congregate Living Facilities and Short Term Rental Residences (COD25-0001).

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

City staff prepared an amendment to the Code of Ordinances in response to questions and concerns raised by the general public pertaining to community residential homes (often referred to as “sober homes” and “halfway houses”), fraternity or sorority houses, rooming/boarding houses, community work release facilities, transitional recovery facilities/recovery residences, transitional treatment facilities/residential treatment facilities, and addictions receiving facilities (therein collectively referred to as “congregate living facilities”), as well as short term rental residences.

The Ordinance proposes changes to the use definitions, permitted uses chart, and supplemental regulations as further outlined below. The Ordinance revises terminology pertaining to recovery residences and residential treatment facilities and incorporates exemptions to be consistent with state statutes. For ease of reference, staff has incorporated color coding to the redlined Ordinance; blue indicates proposed changes, red indicates deletions, while green indicates that the use is remaining unchanged but relocated.

Additionally, recent changes in state law, including the adoption of Senate Bill (SB) 954, are anticipated to take effect on July 1, 2025. SB 954 requires the city council to adopt an ordinance establishing procedures for the review and approval of recovery residences which receive voluntary certification from the Florida Association of Recovery Residences (FARR) pursuant to F.S. 397.487. Additionally, SB 954 stipulates that the ordinance must grant reasonable accommodations from the strict application of the Code of Ordinances to such facilities;

the ordinance cannot require a public hearing as part of the procedure. The proposed Ordinance incorporates a waiver process consistent with SB 954.

Short term rental residences:

- Creates a use and definition under Section 122-3 for short term rental residences and categorizes the use as a residential operation permitted in any zone designated for single-family or multi-family residential development.
- Establishes supplemental district regulation under a new Section 122-1231 which requires the owner of any short term rental residence to obtain a business tax receipt, as appropriate.
- Table of permitted uses and legend (Section 122-287) updated to reflect the short term rental residences and reference supplemental regulations.
- Applicable zoning districts updated to reflect short term rental residences.

Congregate Living Facilities:

- Creates a new district use category under Section 122-2A for “congregate living facilities” which includes the following uses:
 - Community work release facilities
 - Community residential homes
 - Fraternity or sorority house
 - Rooming/boarding house
 - Recovery residence
 - Residential treatment facility
- Establishes definitions under Section 122-3 for an addictions receiving facility, recovery residence (previously “transitional recovery facility”), and residential treatment facility (previously “transitional treatment facility”).
- Amends the definitions under Section 122-3 of assisted living facility, bed and breakfast, community residential home, fraternity or sorority house, and rooming/boarding house.
- Updates the table of permitted uses and legend (Section 122-287) to reflect:
 - Reclassification of uses from residential operation and health care uses to the congregate living facility district use category.
 - Recovery residences and residential treatment facilities to require a special exception in the B-2A, Limited Community Business, zoning district.
 - Residential treatment facilities to be allowed by special exception in the OP, Office Park, zoning district.

- References to supplemental regulations for congregate living facilities.
- Amends the supplemental regulations pertaining to assisted living facilities and transitional recovery facilities to remove references to transitional recovery facilities (Section 122-1198). Regulations for assisted living facilities will remain in place.
- Repeals and reserves supplemental regulations pertaining to transitional treatment facilities, rooming/boarded houses, and fraternity or sorority houses (Sections 122-1207, 122-1210, and 122-1219).
- Establishes standardized supplemental regulations under a new Section 122-1230 for congregate living facilities, including applicability, general requirements, special exception requirements, separation requirements, waivers for certified recovery residences pursuant to F.S. 397.487, and existing/non-conforming uses.
- Requires special exceptions for congregate living facilities to be considered by City Council instead of Board of Adjustment.
- Allows for the City Manager, or designee, to administratively grant a waiver from the strict application of the code for recovery residences which receive voluntary certification under F.S. 397.487. This process is consistent with SB 954.

FINDINGS AND CONCLUSIONS:

- Existing regulations for assisted living facilities and community work release facilities will remain in place and are unaffected by this Ordinance.
- The proposed amendments to the uses, definitions, and supplemental regulations are consistent with state statutes pertaining to community residential homes, recovery residences, residential treatment facilities, and transient public lodging establishments.
- The proposed amendment will require recovery residences and residential treatment facilities to obtain a special exception in the B-2A, Limited Community Business, zoning district.
- The proposed amendment will require any special exception required for a congregate living facility use to be considered by City Council, instead of the Board of Adjustment.
- The proposed amendment allows for the City Manager, or designee, to administratively grant a waiver for reasonable accommodations from the strict application of the Code of Ordinances for recovery residences certified under F.S. 397.487, consistent with recent legislation (Senate Bill 954).
- The proposed amendment would allow for residential treatment facilities to be allowed by special exception in the OP, Office Park, zoning district.
- The proposed amendment would allow for additions receiving facilities to be allowed by-right in the INST, Institutional, zoning district, and by special exception in the OP, Office Park, zoning district, consistent with the zoning applicable to hospitals and health care uses providing acute inpatient healthcare services.

- The proposed amendment would permit short term rental residences in any zoning district designated for single-family or multi-family residential development.
- The proposed amendment requires short term rental residences and congregate living facilities to obtain a business tax receipt pursuant to Chapter 62, Article 3 of the Code of Ordinances.
- The proposed amendment addresses provisions for existing and non-conforming uses and does not conflict with the Property Rights Element of the Comprehensive Plan.

Staff recommends approval.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW:

The ordinance has been reviewed by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

ORDINANCE 2025-XX

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING ZONING; AMENDING SECTION 122-2A PROVIDING FOR DISTRICT USE CATEGORIES BY ADDING A DEFINITION OF “CONGREGATE LIVING FACILITY” AND REVISING THE DEFINITIONS OF “HEALTH CARE USE”, AND “RESIDENTIAL OPERATION”; AMENDING SUBSECTION 122-3 PROVIDING FOR DISTRICT USE DEFINITIONS BY ADDING DEFINITIONS FOR “ADDICTIONS RECEIVING FACILITY”, “SHORT TERM RENTAL RESIDENCE”, “RECOVERY RESIDENCE”, AND “RESIDENTIAL TREATMENT FACILITY” AND REVISING THE DEFINITIONS OF “ASSISTED LIVING FACILITY”, “BED AND BREAKFAST”, “COMMUNITY RESIDENTIAL HOME”, “FRATERNITY OR SORORITY HOUSE”, “ROOMING/BOARDING HOUSE”; AMENDING THE TABLE OF PERMITTED USES, SECTION 122-287, TO SPECIFY USES AS PERMITTED, PERMITTED BY SPECIAL EXCEPTION, OR PROHIBITED WITHIN CERTAIN DISTRICT USES AND ZONING DISTRICTS; AMENDING THE TABLE OF PERMITTED USES, SECTION 122-287, BY REVISING THE LEGEND FOR CERTAIN PERMITTED AND SPECIAL EXCEPTION USES; AMENDING SUBSECTION 122-312(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE SINGLE-FAMILY RESIDENTIAL (R-1, R-1A, AND R-1AA) DISTRICTS; AMENDING SUBSECTION 122-332(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE TWO-FAMILY RESIDENTIAL (R-2) DISTRICT; AMENDING SECTION 122-352 PERTAINING TO USES PERMITTED IN THE MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT; AMENDING SECTION 122-353 PERTAINING TO USES PERMITTED BY SPECIAL EXCEPTION IN THE MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT; AMENDING SUBSECTION 122-373(1) PERTAINING TO USES PERMITTED IN THE RESIDENTIAL OFFICE (RO) DISTRICT; AMENDING SECTION 122-423 PERTAINING TO USES PERMITTED IN THE RESIDENTIAL BUSINESS (RBH-1, RBH-2, AND RBH-3) DISTRICTS; AMENDING SUBSECTION 122-462(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE AGRICULTURAL (A-1) DISTRICT; AMENDING SUBSECTION 122-502(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE INSTITUTIONAL (INST) DISTRICT; AMENDING SECTION 122-522 PERTAINING TO USES PERMITTED IN THE OFFICE (O-1) DISTRICT; AMENDING SUBSECTION 122-544 PERTAINING TO USES PERMITTED BY SPECIAL EXCEPTION IN THE OFFICE PARK (OP) DISTRICT; AMENDING SECTION 122-562 PERTAINING TO USES PERMITTED IN THE OFFICE HISTORIC (OH) DISTRICT; AMENDING SUBSECTION 122-583(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE NEIGHBORHOOD

BUSINESS (B-1) DISTRICT; AMENDING SUBSECTION 122-603(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE LIMITED NEIGHBORHOOD BUSINESS (B-1A) DISTRICT; AMENDING SUBSECTION 122-622(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE COMMUNITY BUSINESS (B-2) DISTRICT; AMENDING SUBSECTION 122-622(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE COMMUNITY BUSINESS (B-2) DISTRICT; AMENDING SUBSECTION 122-625(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE LIMITED COMMUNITY BUSINESS (B-2A) DISTRICT; AMENDING SUBSECTION 122-625(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE LIMITED COMMUNITY BUSINESS (B-2A) DISTRICT; AMENDING SUBSECTION 122-626 PERTAINING TO USES PERMITTED BY SPECIAL EXCEPTION IN THE LIMITED COMMUNITY BUSINESS (B-2A) DISTRICT; AMENDING SUBSECTION 122-702(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE COMMUNITY REDEVELOPMENT AREA MIXED USE 2 (B-3C) DISTRICT; AMENDING SUBSECTION 122-702(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE COMMUNITY REDEVELOPMENT AREA MIXED USE 2 (B-3C) DISTRICT; AMENDING SUBSECTION 122-723(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE GENERAL BUSINESS (B-4) DISTRICT; AMENDING SUBSECTION 122-723(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE GENERAL BUSINESS (B-4) DISTRICT; AMENDING SUBSECTION 122-724(1) PERTAINING TO RESIDENTIAL USES PERMITTED BY SPECIAL EXCEPTION IN THE GENERAL BUSINESS (B-4) DISTRICT; AMENDING SUBSECTION 122-743(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE WHOLESALE BUSINESS (B-5) DISTRICT; AMENDING SECTION 122-744 PERTAINING TO USES PERMITTED BY SPECIAL EXCEPTION IN THE WHOLESALE BUSINESS (B-5) DISTRICT; AMENDING SECTION 122-1198 PROVIDING SUPPLEMENTAL REGULATIONS FOR ASSISTED LIVING FACILITIES AND TRANSITIONAL RECOVERY FACILITIES TO REMOVE REFERENCES AND REGULATIONS PERTAINING TO TRANSITIONAL RECOVERY FACILITIES; REPEALING SECTION 122-1207 PROVIDING FOR SUPPLEMENTAL REGULATIONS FOR TRANSITIONAL TREATMENT FACILITIES AND PLACING THE SECTION NUMBER IN RESERVE STATUS; REPEALING SECTION 122-1210 PROVIDING FOR SUPPLEMENTAL REGULATIONS FOR ROOMING AND BOARDING HOUSES AND PLACING THE SECTION NUMBER IN RESERVE STATUS; REPEALING SECTION 122-1219 PROVIDING FOR SUPPLEMENTAL REGULATIONS FOR FRATERNITY AND SORORITY HOUSES AND PLACING THE SECTION NUMBER IN RESERVE STATUS; ADDING SECTION 122-1230 PROVIDING FOR SUPPLEMENTAL REGULATIONS PERTAINING TO THE “CONGREGATE

LIVING FACILITY” DISTRICT USE CATEGORY; ADDING SECTION 122-1231 PROVIDING FOR SUPPLEMENTAL REGULATIONS PERTAINING TO SHORT TERM RENTAL RESIDENCES; PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. That Section 122-2A of the Code of Ordinances, City of Ocala, Florida is hereby amended by revising the following district use categories, which shall be codified such that all definitions in such section are in alphabetical order (all other district use categories and their definitions shall remain unchanged):

Sec. 122-2A District use categories.

Congregate living facility includes the uses: community work release facility; community residential home; fraternity or sorority house; rooming/boarding house; recovery residence; and residential treatment facility.

Health care use includes the uses: addictions receiving facility; assisted living facility; ~~community work release facility~~; dental laboratory; hospital; satellite hospital emergency room; medical and dental office; medical laboratory; neighborhood wellness center; ~~transitional/recovery facility~~; and veterinarian office.

Residential operation includes the uses: bed and breakfast; ~~community residential home~~; downtown residence, commercial; ~~fraternity or sorority house~~; home occupation; residence-gallery; residence-office; and ~~rooming/boarding house~~ short term rental residence.

Section 2. That Section 122-3 of the Code of Ordinances, City of Ocala, Florida is hereby amended by adding the following definitions, which shall be codified such that all definitions in such section are in alphabetical order (all other uses and their definitions shall remain unchanged):

Sec. 122-3 District uses definitions.

Addictions receiving facility means a secure, acute care facility that provides, at a minimum, detoxification and stabilization services; is operated 24 hours per day, 7 days per week; and is designated to serve individuals found to be substance use impaired as described in state statutes.

Assisted living facility means a facility providing 24-hour, year-round social and personal care and adult supervision for children, the elderly, and disabled adults. Such

residents occupying this type of facility are usually unable to care for themselves without the assistance of others. This category shall include nursing homes. This category shall not include a facility or dwelling defined as a community residential home, recovery residence, or ~~transitional recovery~~ residential treatment facility.

Bed and breakfast means a residential structure, with no more than 15 sleeping rooms, which has been modified to provide accommodation and meal services ~~or portion thereof where short term lodging rooms are provided~~ to overnight guests for commercial purposes. This category shall not include a building defined as a short term rental residence, recovery residence, residential treatment facility, transitional/recovery facility (including a halfway house), rooming/boarding house, fraternity/sorority house, assisted living facility or a community residential home.

Community residential home means a single-family residential dwelling licensed to serve clients of the state department of children and family services, which provides a living environment for a maximum of 14 unrelated residents (as defined in F.S. § 419.001(1)(a)) who operate as the functional equivalent of a family, including such supervision and personal care by supportive staff that meets the physical, emotional and social needs of the residents. For purposes of this subsection, the term "resident" means any of the following: A frail elder as defined in F.S. § 429.65(9), a physically disabled or handicapped person as defined in F.S. § 760.22(7)(a), a developmentally disabled person as defined in F.S. § 393.063(9), a nondangerous mentally ill person as defined in F.S. § 394.455(18), or a child as defined in F.S. §§ 39.01(14), 984.03(9) and (12), and 985.03(7). This category shall not include a facility defined as an assisted living facility, recovery residence, or residential treatment facility ~~transitional recovery facility~~.

Fraternity or sorority house means a building in which sleeping rooms are provided for occupancy by, and maintained as a place of residence exclusively for students affiliated with an academic college or university seeking an associates, bachelors or higher education degree, with or without meals, when approved and regulated by such institution. A fraternity or sorority house may include living quarters containing independent cooking facilities designed for the resident manager only. This category shall not include a building defined as a ~~transitional/recovery facility (including a halfway house)~~ recovery residence, residential treatment facility, community work release facility, rooming/boarding house or community residential home.

Rooming/boarding house means a building, or portion thereof, having at most one kitchen and used for the purpose of providing meals or lodging, ~~for pay or compensation of any kind~~ to more than two people, other than members of the family occupying such a dwelling. This category shall not include a building defined as a ~~transitional recovery facility (including a halfway house)~~ recovery residence, residential treatment facility, community work release facility, fraternity or sorority house or community residential home.

Short term rental residence means any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation more than three times in a calendar year for periods of less than 30 consecutive days or one calendar month, whichever is less; or any operation requiring licensure as a vacation rental by the state department of business and professional regulation.

~~Transitional/recovery facility~~ Recovery residence means: (1) a facility providing lodging for persons progressing from treatment or incarceration for alcoholism, drug addiction, criminal conduct, delinquency, mental or emotional illness or similar conditions, with the intention of returning its residents to normal participation in community life; or (2) a building that provides housing and a living environment for persons who have demonstrated a tendency towards alcoholism, drug abuse, anti-social or criminal conduct, and is operated to facilitate their reintegration into the community, but does not provide treatment for alcohol or drug abuse (~~commonly referred to as a "halfway house"~~). This category shall not include a facility or dwelling defined as an addictions receiving facility, assisted living facility, hospital, medical/dental office, community work release facility, fraternity or sorority house, residential treatment facility, or community residential home.

~~Transitional treatment facility~~ Residential treatment facility means a building that provides housing and a highly-structured living environment for persons who have demonstrated a tendency towards alcoholism, drug abuse, mental or emotional illness or similar conditions, and is operated to facilitate their reintegration into the community with treatment services including counseling and medically assisted treatment services. Includes facilities providing intensive inpatient treatment as defined by State Statutes. This use shall not include a facility or dwelling defined as an addictions receiving facility, assisted living facility, ~~transitional recovery facility~~ recovery residence, hospital, medical/dental office, community work release facility, fraternity or sorority house, or community residential home.

Section 3. That Section 122-287 (Table of Permitted Uses) of the Code of Ordinances, City of Ocala, Florida, is hereby amended as follows (all other rows of the Table and its Legend shall remain unchanged):

Sec. 122-287. Table of permitted uses.

The following table identifies what uses are permitted without exception, permitted with conditions, and permitted by special exception in the various zoning districts. The uses are listed on the vertical axis and the zoning districts are listed on the horizontal axis. Any section number associated with a use refers to a location in this chapter that contains the conditions associated with the permitted use or special exception.

		Symbols within cells have the following meaning:																						
		Blank cell = Prohibited			X = Permitted			SE = Special Exception																
		X# = Permitted use with conditions						SE# = Special exception with conditions																
Use Category	Use Type	A-1	R-1	R-2	R-3	RZL	RBH	OH	MH	RO	O-1	OP	B-1	B-1A	B-2	B-2A	B-3C	B-4	B-5	SC	M-1	M-2	M-3	INST

RESIDENTIAL USES																				
Residential Operation	Bed and breakfast				X30		SE23/X30A	X30						X	X	X				
	Community residential home	X11C	X11A	X11B	X11C									X11C	X11C	X11D	X11D	X11C	X11D	X11C
	Downtown residence, commercial															X				
	Fraternity or sorority house				SE51										X51	X51		X51		
	Home occupation	X18	X18	X18	X18	X18	X9	X18		X18										
	Residence-gallery	X		SE	SE	SE		X	X	X32	X3B	X	X	X	X		SE	SE		
	Residence-office	X		SE	SE	SE		X	X	X32	X3B	X	X	X	X		SE	SE		
	Rooming/boarding house				SE13										X	X	X	SE		
	Short term rental residence	X57	X57	X57	X57	X57	X57		X57	X57	X57	X57	X57	X57	X57	X57	X57	X57	X57	X57
Congregate Living Facility	Community residential home	X11C	X11A	X11B	X11C								X11C	X11C	X11D	X11D	X11C	X11D	X11C	X11C
	Community work release facility	X56	X56	X56	X56													SE47		
	Fraternity or sorority house				SE53									X56	X56		X56			
	Rooming/boarding house				SE53									X	X	X	SE53			
	Recovery residence				SE53									X56	SE53		X56			
	Residential treatment facility										SE53			X56	SE53		X56			
HEALTH CARE USES																				
Health Care Use	Addictions receiving facility											SE								X
	Assisted living facility			SE17	X20					X20	X20			X20	X20	X20	X20			
	Community work release facility																	SE47		
	Hospital									SE										X
	Medical and dental laboratory									X32	X			X	X	X	X	X	X	X
	Medical and dental office on major and minor arterials								X	X32	X	X	X	X	X	X	X	X	X	
	Medical and dental office on local and collector streets								SE	X32	X	X	X	X	X	X	X	X		
	Neighborhood wellness center				SE24															
	Satellite Hospital Emergency Room																X	X	X	X
	Transitional/recovery facility				SE17										X20	X20		X20		
	Transitional treatment facility														X43	X43		X43		
	Veterinarian office	X									X32	SE	X7	X7	X	X	X	X	X	X

Legend

Reference	Citation
X	Permitted use.
X11A	Maximum of six unrelated residents per single-family residential dwelling.

X11B		Maximum of eight unrelated residents per single-family residential dwelling.
X11C		Maximum of 12 unrelated residents per single-family residential dwelling.
X11D		Maximum of 14 unrelated residents per single-family residential dwelling.
X20	122-1198	Assisted living facilities and transitional recovery facilities.
X32	122-526(2)	Architectural review.
X43	122-1207-	Transitional treatment facility.-
X51	122-1219-	Fraternity or sorority house.-
X56	122-1230	Congregate Living Facilities.
X57	122-1231	Short term rental residences.
SE		<i>Special exception</i>
SE13	122-1210	Criteria for a rooming/boarding house.-
SE17	122-1198	Assisted living facilities and transitional recovery facilities.
SE47	122-1216	Community work release facility.
SE51	122-1219-	Fraternity or sorority house.-
SE53	122-1230	Congregate Living Facilities.

Section 4. That Subsection 122-312(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-312 Permitted Uses.

The following uses are permitted in the single-family residential (R-1, R-1A, R-1AA) districts:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home, maximum of six unrelated residents per single-family residential dwelling~~ [Short term rental residence \(reference section 122-1231\).](#)
2. Home occupation (reference article IX, division 4 of this chapter).

b. *Residential type:* Single-family dwelling.

c. [Congregate Living Facilities:](#)

1. [Community residential home, maximum of six unrelated residents per single-family residential dwelling.](#)

Section 5. That Subsection 122-332(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-332 Permitted Uses.

The following uses are permitted in the two-family residential (R-2) district:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home, maximum of eight unrelated residents per single-family residential dwelling~~ Short term rental residence (reference section 122-1231).
 2. Home occupation (reference article IX, division 4 of this chapter).
- b. *Residential type:*
1. Single-family dwelling.
 2. Two-family dwelling.
- c. *Congregate Living Facilities:*
1. Community residential home, maximum of eight unrelated residents per single-family residential dwelling.

Section 6. That Section 122-352 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-352 Permitted uses.

The following uses are permitted in the multi-family residential (R-3) district:

(1) *Residential uses:*

- a. *Residential operation:*
1. Bed and breakfast (reference section 122-1211)
 2. ~~Community residential home, maximum of twelve unrelated residents per single-family residential dwelling~~ Short term rental residence (reference section 122-1231).
 3. Home occupation (reference article IX, division 4 of this chapter).
- b. *Residential type:*
1. Multi-family dwelling (subject to architectural review requirements in subsection 122-216(t)).
 2. Single-family dwelling.
 3. Single-family (attached) dwelling unit (reference section 122-357).
 4. Two-family dwelling.
- c. *Congregate Living Facilities: Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.*

(2) *Retail uses:* None permitted.

(3) *Service uses:* Conference center (reference section 122-1213).

(4) *Education/recreation/social uses:* None permitted.

(5) *Public uses:* None permitted.

(6) *Health care uses:* Assisted living facility (reference section 122-1198)

(7) *Industrial uses:* None permitted.

Section 8. That Section 122-353 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-353 Special Exceptions.

The following uses are permitted by special exception in the multi-family residential (R-3) district:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Fraternity or sorority house (reference section 122-1219).~~
2. Residence – Gallery.
3. Residence – Office.
4. ~~Rooming/boarding house (reference section 122-1210).~~

b. *Residential type:* None permitted.

c. *Congregate Living Facilities:*

1. Fraternity or sorority house (reference section 122-1230).
2. Rooming/boarding house (reference section 122-1230).
3. Recovery residence (reference section 122-1230).

(2) *Retail uses:* None permitted.

(3) *Service uses:*

- a. *Agricultural use:* None permitted.
- b. *Business service:* Parking lot.
- c. *Eating and drinking establishment:* None permitted.
- d. *Hospitality and tourism:* Antique gallery/art gallery/museum.
- e. *Office use:* Professional and business office.
- f. *Personal service:* None permitted.
- g. *Vehicular service:* None permitted.

(4) *Education/recreation/social uses:*

- a. *Adult use establishment:* None permitted.
- b. *Community service:*
 1. Church/place of worship (reference section 122-1195).
 2. Day care facility (reference article IX, division 5 of this chapter).
 3. Private club.
- c. *Educational use:* None permitted.
- d. *Recreational use:* Recreation facility, indoor.

(5) *Public uses:* Park/open space area.

(6) *Health care uses:*

a. *Health care use:* [Neighborhood Wellness Center \(reference section 122-1222\).](#)

~~1. Neighborhood Wellness Center (reference section 122-1222).~~

~~2. Transitional recovery facility (reference section 122-1198).~~

(7) *Industrial uses:* None permitted.

Section 9. That Subsection 122-373(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-373 Permitted uses.

The following uses are permitted in the residential office (RO) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Residence—Gallery.

2. Residence—Office.

3. [Short term rental residence \(reference section 122-1231\).](#)

b. *Residential type:*

1. Single-family dwelling.

2. Two-family dwelling.

Section 10. That Section 122-423 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-423 Permitted uses.

(a) Uses permitted in the residential business historic district are subdivided into three use groups, RBH-1, RBH-2 and RBH-3, according to function and intensity. Permitted uses are as follows:

(1) *RBH-1.*

a. Bed and breakfast in the medium and high-density residential land use classification (reference section 122-1211).

b. Multi-family dwellings limited to a maximum of eight units per gross acre.

c. Single-family dwelling.

d. Two-family dwellings.

e. [Short term rental residence \(reference section 122-1231\).](#)

(2) *RBH-2.*

a. Bed and breakfast in the medium and high-density residential land use classification (reference section 122-1211).

- b. Multi-family dwellings limited to a maximum of eight units per gross acre.
 - c. Professional offices.
 - d. Single-family dwelling.
 - e. Two-family dwellings.
 - f. [Short term rental residence \(reference section 122-1231\).](#)
- (3) *RBH-3.*
- a. Antique gallery/shop.
 - b. Art gallery/shop.
 - c. Barbershop (limited to three stations).
 - d. Bed and breakfast in the medium and high-density residential land use classification (reference section 122-1211).
 - e. Beauty shop (limited to three stations).
 - f. Books and stationery.
 - g. Bridal shop.
 - h. Dressmaker.
 - i. Gift shop.
 - j. Handcrafted items shop.
 - k. Interior decorator.
 - l. Multi-family dwellings limited to a maximum of eight units per gross acre.
 - m. Photography studio.
 - n. Professional offices.
 - o. Shoeshine and shoe repair shop.
 - p. Single-family dwelling.
 - q. Soap and candle shop.
 - r. Tailor.
 - s. Two-family dwellings.
 - t. [Short term rental residence \(reference section 122-1231\).](#)
- (b) The following uses are permitted by special exception in the residential business historic (RBH) district:
- (1) Bed and breakfast in the low density residential land use classification (reference section 122-1211).
 - (2) Parking lot (free of charge).
- (c) Property zoned residential business historic (RBH) before the effective date of Ordinance No. 2154 shall be considered RBH-3.

Section 11. That Subsection 122-462(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-462 Permitted uses.

The following uses are permitted in the agricultural (A-1) district:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home, maximum of 12 unrelated residents per single-family residential dwelling.~~ [Short term rental residence \(reference section 122-1231\).](#)
2. Home occupation (reference article IX, division 4 of this chapter).
3. Residence—Gallery.
4. Residence—Office.

b. *Residential type:* Single-family dwelling.

c. [Congregate Living Facilities:](#)

1. [Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.](#)

Section 12. That Subsection 122-502(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-502 Permitted uses.

The following uses are permitted in the institutional (INST) district:

(6) *Health care uses:*

- a. Hospital.
- b. Satellite hospital emergency room.
- c. [Addictions receiving facility.](#)

Section 13. That Section 122-522 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-522 Permitted uses.

The following uses are permitted in the office (O-1) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Residence—Gallery.
2. Residence—Office.
3. [Short term rental residence \(reference section 122-1231\).](#)

- b. *Residential type*: Single-family dwelling.
- c. *Congregate Living Facilities: None permitted.*

(2) *Retail uses*:

- a. *General retail*: Pharmacy (reference section 122-1227).
- b. *Vehicular sales*: None permitted.

(3) *Service uses*:

- a. *Agricultural use*: None permitted.
- b. *Business service*: None permitted.
- c. *Eating or drinking establishment*: None permitted.
- d. *Hospitality and tourism*: None permitted.
- e. *Office Use*:
 - 1. Financial institution.
 - 2. Professional and business offices.
- f. *Personal service*: None permitted.
- g. *Vehicular service*: None permitted.

(4) *Education/recreation/social uses*:

- a. *Adult use establishment*: None permitted.
- b. *Community service*: None permitted.
- c. *Educational use*: Speech and language center/school.
- d. *Recreational use*: None permitted.

(5) *Public uses*: None permitted.

(6) *Health care uses*:

- a. *Health care use*:
 - 1. Assisted living facility (reference section 122-1198).
 - 2. Medical and dental laboratories.
 - 3. Medical and dental offices.
 - 4. Veterinarian office (reference section 122-526).

(7) *Industrial uses*: None permitted.

Section 14. That Subsection 122-544 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-544 Special Exceptions.

The following uses are permitted by special exception in the office park (OP) district:

- (1) *Residential uses*: [Residential treatment facility \(reference section 122-1230\).](#)

- (2) *Retail uses*: None permitted.
- (3) *Service uses*: None permitted.
- (4) *Education/recreation/social uses*: None permitted.
- (5) *Public uses*: Parks/open space areas.
- (6) *Health care uses*:
 - a. *Health care uses*:
 - 1. Hospital.
 - 2. Veterinarian office.
 - 3. [Addictions receiving facility](#).
- (7) *Industrial uses*: None permitted.

Section 15. That Section 122-562 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-562 Permitted principal uses.

The following uses are permitted without exception in the office historic (OH) zoning district:

- (1) *Residential uses*:
 - a. *Residential operation*:
 - 1. Bed and breakfast (reference section 122-1211).
 - 2. Residence—Gallery.
 - 3. Residence—Office.
 - 4. [Short term rental residence \(reference section 122-1231\)](#).
 - b. *Residential type*:
 - 1. Single-family dwelling.

- (2) *Retail uses*: None permitted.
- (3) *Service uses*: Professional and business office.
- (4) *Education/recreational/social uses*: None permitted.
- (5) *Public uses*: None permitted.
- (6) *Health care uses*: None permitted.
- (7) *Industrial uses*: None permitted.

Section 16. That Subsection 122-583(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-583 Permitted principal uses.

The following uses are permitted without exception in the neighborhood business (B-1) district:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home (maximum of 12 unrelated residents per single-family residential dwelling)~~ Short term rental residence (reference section 122-1231).
2. Residence—Gallery.
3. Residence—Office.

b. *Residential type:*

1. Single-family dwelling.
2. Two-family dwelling.

c. *Congregate Living Facilities: Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.*

Section 17. That Subsection 122-603(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-603 Permitted principal uses.

The following uses are permitted in the limited neighborhood business (B-1A) district, with a maximum of 6,000 square feet.

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home (maximum of 12 unrelated residents per single-family residential dwelling)~~ Short term rental residence (reference section 122-1231).
2. Residence—Gallery.
3. Residence—Office.

b. *Residential type:*

1. Single-family dwelling.
2. Two-family dwelling.

c. *Congregate Living Facilities: Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.*

Section 18. That Subsection 122-622(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-622 Permitted principal uses.

The following uses are permitted without exception in the community business (B-2) district.

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast.
 2. ~~Community residential home, maximum of 14 unrelated residents per single-family residential dwelling~~ Short term rental residence (reference section 122-1231).
 3. Residence—Gallery.
 4. Residence—Office.
 5. ~~Rooming/boarding house.~~
- b. *Residential type:*
1. Single-family dwelling.
 2. Single-family dwellings (attached).
 3. Two-family dwelling.
- c. Congregate Living Facilities:
1. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
 2. Recovery residence (reference section 122-1230).
 3. Residential treatment facility (reference section 122-1230).
 4. Rooming/boarding house (reference section 122-1230).

Section 19. That Subsection 122-622(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-622 Permitted principal uses.

The following uses are permitted without exception in the community business (B-2) district.

(6) *Health care:*

- a. *Health care use:*
 1. Assisted living facility (reference section 122-1198).
 2. Medical and dental laboratory.
 3. Medical and dental office.
 4. ~~Transitional recovery facility (reference section 122-1198).~~
 5. ~~Transitional treatment facility (reference section 122-1207).~~
 6. Veterinarian office.

Section 20. That Subsection 122-625(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-625 Permitted uses.

The following uses are permitted without exception in the limited community business (B-2A) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast.
2. ~~Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.~~ Short term rental residence (reference section 122-1231).
3. Residence—Gallery.
4. Residence—Office.
5. ~~Rooming/boarding house.~~

b. *Residential type:*

1. Single-family dwelling.
2. Single-family dwellings (attached).
3. Two-family dwelling.

c. *Congregate Living Facilities:*

1. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
2. Rooming/boarding house (reference section 122-1230).

Section 21. That Subsection 122-625(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-625 Permitted uses.

The following uses are permitted without exception in the limited community business (B-2A) district:

(6) *Health care:*

- a. Assisted living facility (reference section 122-1198).
- b. Medical and dental laboratory.
- c. Medical and dental office.
- d. ~~Transitional recovery facility (reference section 122-1198).~~
- e. ~~Transitional treatment facility (reference section 122-1207).~~
- f. Veterinarian office.

Section 22. That Subsection 122-626 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-626 Special Exceptions.

The following uses are permitted as special exceptions in the limited community business (B-2A) district:

(1) *Residential uses:*

- a. Multi-family dwelling, (a maximum of 20 units per acre) subject to architectural review requirements in subsection 122-216(t).
- b. [Recovery residence \(reference section 122-1230\).](#)
- c. [Residential treatment facility \(reference section 122-1230\).](#)

(2) *Retail uses:* None permitted.

(3) *Service uses:* None permitted.

(4) *Education/recreation/social uses:* None.

(5) *Public uses:* Park/open space area.

(6) *Health care uses:* None permitted.

(7) *Industrial uses:* None permitted.

Section 23. That Subsection 122-702(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-702 Permitted principal uses.

The following uses are permitted without exception in the community redevelopment area mixed use 2 (B-3C) district:

(1) *Residential uses:*

a. *Residential operation:*

- 1. Bed and breakfast.
- 2. ~~Community residential home, maximum of 12 unrelated residents per single-family residential dwelling.~~ [Short term rental residence \(reference section 122-1231\).](#)
- 3. Downtown residence, commercial.
- 4. ~~Rooming/boarding house.~~

b. *Residential type:*

- 1. Multi-family dwelling unit (maximum 50 units per acre).
- 2. Single-family dwelling.
- 3. Two-family dwelling.

c. [Congregate Living Facilities:](#)

- 1. [Community residential home, maximum of 12 unrelated residents per single-family residential dwelling.](#)
- 2. [Recovery residence \(reference section 122-1230\).](#)
- 3. [Residential treatment facility \(reference section 122-1230\).](#)
- 4. [Rooming/boarding house \(reference section 122-1230\).](#)

Section 24. That Subsection 122-702(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-702 Permitted uses.

The following uses are permitted without exception in the community redevelopment area mixed use 2 (B-3C) district:

(6) *Health care uses:*

a. *Health care use:*

1. Assisted living facility (reference section 122-1198).
2. Medical and dental laboratories.
3. Medical and dental office.
4. Veterinarian office.

Section 25. That Subsection 122-723(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-723 Permitted uses.

The following uses are permitted without exception in the general business (B-4) district:

(1) *Residential uses:*

a. *Residential operation:* Short term rental residence (reference section 122-1231).

1. ~~Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.~~
2. ~~Fraternity or sorority house (reference section 122-1219).~~

b. *Residential type:*

1. Single-family dwelling (reference section 122-1194).
2. Two-family dwelling.

c. *Congregate Living Facilities:*

1. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
2. Fraternity or sorority house (reference section 122-1230).
3. Recovery residence (reference section 122-1230).
4. Residential treatment facility (reference section 122-1230).

Section 26. That Subsection 122-723(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-723 Permitted uses.

The following uses are permitted without exception in the general business (B-4) district:

(6) *Health care uses:*

b. *Health care use:*

1. Assisted living facility, subject to the requirements of section 122-1198.
2. Medical and dental laboratory.
3. Medical and dental office on major and minor arterials.
4. Medical and dental office on local and collector streets.
5. ~~Transitional recovery facility, subject to the requirements of section 122-1198.~~
6. ~~Transitional treatment facility, subject to the requirements of section 122-1207.~~
7. Veterinarian office.
8. Satellite hospital emergency room.

Section 27. That Subsection 122-724(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-724 Special exceptions.

The following uses are permitted in the general business (B-4) district by special exception:

(1) *Residential uses:*

a. *Residential operation:*

1. Residence—Gallery.
2. Residence—Office.
3. ~~Rooming/boarding house.~~

b. *Residential type:*

1. Multi-family dwelling (a maximum of 30 units per acre) subject to architectural review requirements in subsection 122-216(t).

c. *Congregate Living Facilities:*

1. Rooming/boarding house (reference section 122-1230).

Section 28. That Subsection 122-743(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-743 Permitted uses.

The following uses are permitted without exception in the wholesale business (B-5) district:

(1) *Residential uses:*

- a. *Residential operation:* ~~None permitted.~~ Short term rental residence (reference section 122-1231).
- b. *Residential type:* Single-family dwelling (reference section 122-1194).

Section 29. That Section 122-744 of the Code of Ordinances, City of Ocala, Florida

is hereby amended to read as follows:

Sec. 122-744 Special exceptions.

The following uses are permitted in the wholesale business (B-5) district by special exception:

(1) *Residential uses:*

a. *Residential operation:*

1. Residence—Gallery.
2. Residence—Office.

b. *Residential type:*

1. Multi-family dwelling (a maximum of 30 units per acre) subject to architectural review requirements in subsection 122-216(t).

c. *Congregate Living Facilities: Community work release facility (reference section 122-1216).*

(2) *Retail uses:* None permitted.

(3) *Service uses:*

- a. *Agricultural use:* None permitted.
- b. *Business service:* None permitted.
- c. *Eating or drinking establishment:* None permitted.
- d. *Hospitality and tourism:* None permitted.
- e. *Office use:* None permitted.
- f. *Personal service:* None permitted.
- g. *Vehicular service:* None permitted.

(4) *Education/recreation/social uses:*

- a. *Adult use establishment:* None permitted.
- b. *Community service:* Open pavilion engagement center (reference section 122-1226).
- c. *Educational use:* None permitted.
- d. *Recreational use:*
 1. Golf course.
 2. Shooting ranges, indoor.
 3. Temporary commercial amusement (reference section 122-1201).

(5) *Public uses:* Park/open space area.

(6) *Health care uses:* ~~Community work release facility (reference section 122-1216)~~ None permitted.

(7) *Industrial uses:*

- a. *High-impact industrial use*: None permitted.
- b. *Low-impact industrial use*: Assembly or electronic components (reference section 122-1190).

Section 30. That Section 122-1198 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-1198 Assisted living facilities ~~and transitional recovery facilities~~.

- (a) An assisted living facility shall be permitted in the R-2 district as a special exception, per section 122-1182, subject to the following provisions:
 - (1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.
 - (2) Occupancy of the structure is not to exceed eight persons, including the owner or resident operator of the facility.
 - (3) An assisted living facility with R-2 zoning is allowed in the city's low, medium and high density residential land use designations.
 - (4) Parking requirements shall be as follows:
 - a. One parking space for each three persons occupying the structure;
 - b. One parking space for each employee; and
 - c. One parking space for each owner or resident operator of the structure.
 - (5) The structure shall meet the city building code requirements, life safety code requirements and housing code requirements pertaining to the intended use.
 - (6) The board of adjustment may place any reasonable special conditions on the applicant to ensure that the proposed use conforms with the residential character of the neighborhood; especially, the prevailing dwelling unit density, the anticipated number of nonresident employees, the availability of parking, and the use of fencing and landscaping of service areas to shield the facility from the surrounding neighborhood.
 - (7) The applicant must either be in possession of any license required by the state to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such state license is presented to the building official.
- (b) An assisted living facility shall be a permitted use in the R-3, 0-1, OP, B-2, B-2A and B-4 districts, subject to the following provisions:
 - (1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.
 - (2) Parking requirements shall be as follows:
 - a. One parking space for each three beds; and
 - b. One parking space for each two employees.

- (3) An assisted living facility with R-3 zoning is allowed in the city's medium and high density residential land use designations.
 - (4) The number of units for an assisted living facility is based on the following: Two persons equals one unit for a facility with elderly residences that have some limitations for social and personal care, and three beds equals one unit for a facility for children, disabled adults and the elderly in nursing homes.
 - (5) The structure shall meet the city building code requirements, life safety code requirements and housing code requirements pertaining to the intended use.
 - (6) The applicant must either be in possession of any license required by the state to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such state license is presented to the building official.
- ~~(e) A transitional recovery facility shall be a permitted use in the B-2, B-2A and B-4 districts, subject to the following provisions:~~
- ~~(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.~~
 - ~~(2) Parking requirements shall be as follows:~~
 - ~~a. One parking space for each three beds; and~~
 - ~~b. One parking space for each two employees.~~
 - ~~(3) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~
 - ~~(4) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.~~
 - ~~(5) A transitional recovery facility shall adhere to all site plan requirements as per article IV of this chapter.~~
- ~~(d) A transitional recovery facility shall be permitted in the R-3 zoning district as a special exception, subject to the following provisions:~~
- ~~(1) The city council shall consider the application for a special exception pursuant to the provisions of:~~
 - ~~a. This subsection; and~~
 - ~~b. Article II, division 3 of this chapter but all references therein to the "zoning board of adjustment" or the "board of adjustment" shall be deemed to refer to the city council.~~
 - ~~(2) A minimum of 300 square feet of indoor living space shall be provided for each occupant of a structure.~~
 - ~~(3) Minimum parking requirements shall be as follows:~~

- a. ~~One parking space for each three beds; and~~
 - b. ~~One parking space for each two employees.~~
- (4) ~~A transitional recovery facility shall not be permitted in the city's low density residential land use designation.~~
 - (5) ~~A transitional recovery facility shall not be permitted in a historic district created or designated as such under chapter 94 of this Code or by United States Department of Interior National Park Service.~~
 - (6) ~~All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~
 - (7) ~~If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.~~
 - (8) ~~No transitional recovery facility shall be located within 1,000 feet of any other transitional recovery facility. The expansion of a facility under the same ownership that is permitted under subsection 122-1198(e) and contiguous (i.e., not separated by public right of way) to an R-3 zoned property, is not subject to this requirement. The distance requirements between two transitional recovery facilities shall be measured from property line to property line.~~
 - (9) ~~City council may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with the residential character of the neighborhood; especially concerning: The prevailing dwelling unit density, the anticipated number of nonresident employees, lighting, service facilities, the type of activities and time limits regarding outdoor activities.~~
 - (10) ~~A transitional recovery facility shall adhere to all site plan requirements as per article IV of this chapter.~~
 - (11) ~~This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.~~

Section 31. That Section 122-1207 of the Code of Ordinances, City of Ocala, Florida is hereby repealed and amended to read as follows:

Sec. 122-1207 Transitional treatment facility. Reserved.

- (a) ~~A transitional treatment facility shall be a permitted use in the B-2, B-2A and B-4 districts, subject to the following provisions:~~
 - (1) ~~A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.~~
 - (2) ~~Parking requirements shall be as follows:~~

- ~~(3) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~
- ~~(4) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility or be in the posture to receive a license. Under no circumstances will permits be issued by any city department until such license is presented to the building official.~~
- ~~(5) A transitional treatment facility shall adhere to all site plan requirements as per article IV of this chapter.~~
- ~~(6) No transitional treatment facility shall be located within 300 feet of any other transitional treatment facility or transitional recovery facility. This does not include a medical campus that may include these uses. The distance requirements shall be measured from property line to property line.~~
- ~~(7) A new transitional treatment facility shall not be located within 500 feet of any school. The distance requirements shall be measured from property line to property line.~~
- ~~(8) A transitional treatment facility shall adhere to the requirements of chapter 15, article 1 (Sexual predators and offenders).~~

Section 32. That Section 122-1210 of the Code of Ordinances, City of Ocala, Florida is hereby repealed and amended to read as follows:

Sec. 122-1210 ~~Criteria for rooming/boarding house.~~ Reserved.

- ~~(a) A rooming/boarding house shall be permitted, subject to the other provisions of this chapter and the following provisions:

 - ~~(1) The owner or manager must live on premises or provide sufficient supervision to ensure compliance with applicable laws.~~
 - ~~(2) The building must pass annual inspections by the building official.~~
 - ~~(3) The owner obtains an occupational license pursuant to this code. Such license:

 - ~~a. Shall only be issued and maintained if the building passes its annual inspections;~~
 - ~~b. Shall state the number of occupants allowed in the building; and~~
 - ~~c. Shall be conspicuously displayed in the building.~~~~~~
- ~~(b) A rooming/boarding house shall be permitted in the R-3 zoning district as a special exception, subject to the provisions in subsection (a) of this section and the following:

 - ~~(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of a structure.~~
 - ~~(2) Minimum parking requirements shall be as follows:

 - ~~a. One parking space for each three beds; and~~
 - ~~b. One parking space for each two employees.~~~~
 - ~~(3) A rooming/boarding house shall not be permitted in the city's low density residential land use designation.~~~~

- ~~(4) A rooming/boarding house shall not be permitted in a historic district created or designated as such under chapter 94 of this code or by United States Department of Interior National Park Service.~~
- ~~(5) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~
- ~~(6) No rooming/boarding house shall be located within 1,000 feet of any other rooming/boarding house. The distance requirements between two rooming/boarding houses shall be measured from property line to property line.~~
- ~~(7) The board of adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with the residential character of the neighborhood; especially concerning: the prevailing dwelling unit density, the anticipated number of nonresident employees, lighting, service facilities, the type of activities and time limits regarding outdoor activities.~~
- ~~(8) A rooming/boarding house shall adhere to all site plan requirements as per article IV of this chapter.~~
- ~~(9) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.~~

Section 33. That Section 122-1219 of the Code of Ordinances, City of Ocala, Florida is hereby repealed and amended to read as follows:

Sec. 122-1219 ~~Fraternity or sorority house criteria.~~ Reserved.

- ~~(a) A fraternity or sorority house shall be a special exception in the R-3 zoning district and a permitted use in the B-2, B-2A and B-4 zoning districts subject to the following:~~
 - ~~(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.~~
 - ~~(2) The applicant must identify the maximum number of occupants and provide a plan showing the size and location of the building, the proposed parking area, any outdoor area, the floor plan of the indoor living space, and the type of security.~~
 - ~~(3) Minimum parking requirements shall be as follows:~~
 - ~~a.—One parking space for each three beds; and~~
 - ~~b.—One parking space for each two employees.~~
 - ~~(4) A fraternity or sorority house shall not be permitted in the city's low density residential land use designation.~~
 - ~~(5) A fraternity or sorority house must be within a two-mile radius of the academic college or university campus affiliated with the fraternity or sorority. A fraternity or sorority house cannot be affiliated with a school that has only an internet presence or is primarily a correspondence, vocational or technical school.~~

- ~~(6) A fraternity or sorority house shall not be permitted in a historic district created or designated as such under chapter 94 of this Code or by the United States Department of Interior National Park Service.~~
- ~~(7) A fraternity or sorority house must comply with the city's noise regulations per section 34-171 of this Code.~~
- ~~(8) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~
- ~~(9) A fraternity or sorority house shall adhere to all site plan requirements as per article IV of this chapter.~~
- ~~(10) If required, the Board of Adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3 of this chapter, on the special exception to ensure that the proposed use conforms with the surrounding area; especially concerning the size of the building, the proposed outdoor areas, buffers, the number of occupants and security.~~
- ~~(11) The special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.~~
- ~~(b) Any fraternity or sorority house that, on the effective date of the adoption of this section:

 - ~~(1) Shall be a "nonconforming use of a structure pursuant to section 122-175 of this Code".~~
 - ~~(2) Notwithstanding the provisions of sections 122-171 and 122-176 of this Code:

 - ~~a. If the use of the structure changes, the structure shall cease to be a legal nonconforming use.~~
 - ~~b. If the ownership of the structure changes, the structure shall cease to be a legal nonconforming use.~~
 - ~~c. If the use of the structure discontinues for a period of more than one month, the structure shall cease to be a legal nonconforming use.~~
 - ~~d. If, pursuant to the foregoing, the structure ceases to be a legal nonconforming use, it may thereafter only be used in conformance with the provisions of subsection (a), of this section.~~~~~~

Section 34. That Section 122-1230 of the Code of Ordinances, City of Ocala, Florida is hereby established to read as follows:

Sec. 122-1230 Congregate Living Facilities.

(a) Applicability. This section shall apply to any use listed or described under the Congregate Living Facilities district use category, with the exception of:

- 1. Any facility housing 6 or fewer residents, which when exempted by State or Federal laws, may be considered a single-family use, and shall be considered a permitted use in all zoning districts and housing types where residential dwelling units are allowed.

2. Any facility meeting the definition of a Community Residential Home, and licensed by the state department of elderly affairs, agency of persons with disabilities, department of juvenile justice, department of children and family services, or agency for health care administration.
 3. Any facility licensed by the state department of corrections and meeting the definition of a Community Work Release Facility shall meet the provisions of section 122-1216 of this chapter.
- (b) General requirements for those uses described under the Congregate living facility use category.
1. Intensity of development. In order to ensure that the intensity of congregate living facilities remains in keeping with the other development allowed by this chapter, all congregate living facilities must conform to the density and intensity requirements of the future land use category.
 - a. The first 6 residents are considered one dwelling unit, and each additional 3 residents thereafter are deemed to equal one additional dwelling unit.
 - b. Facilities located within an institutional or business district may utilize a Floor Area Ratio (FAR) calculation for intensity, in lieu of residential density.
 2. A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.
 3. Parking requirements shall be as follows:
 - a. One parking space for each three beds; and
 - b. One parking space for each two employees.
 4. All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.
 5. If a license to operate the facility is required by federal, state, or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.
 6. Any facility shall adhere to all site plan requirements as per article IV of this chapter.
 7. Any facility shall adhere to the requirements of chapter 15, article 1 (sexual predators and offenders)
 8. Any facility must comply with the city's noise regulations per section 34-171 of this code.
 9. An owner or manager of any facility must live on premises or provide sufficient supervision to ensure compliance with applicable laws.
 10. The owner of any facility shall obtain a business tax receipt pursuant to chapter 62, article 3 of this code.

11. No congregate living facility shall be permitted in a historic district created or designated as such under chapter 94 of this code, or by the United States Department of Interior National Park Service.

(c) Standards for review of Special Exceptions pertaining to Congregate living facilities.

1. The city council shall consider the application for a special exception pursuant to the provisions of:
 - a. This subsection; and
 - b. Article II, division 3 of this chapter but all references therein to the “zoning board of adjustment” or the “board of adjustment” shall be deemed to refer to the city council.
2. The city council may place any reasonable special conditions on the applicant to ensure that the proposed use conforms with the surrounding area and/or residential character of the neighborhood; especially:
 - a. The prevailing dwelling unit density.
 - b. Proximity to residential uses, schools, churches, libraries, and other congregate living facilities.
 - c. Design of the facility.
 - d. The size of the building.
 - e. The number of occupants.
 - f. The anticipated number of nonresident employees.
 - g. The availability of parking.
 - h. Security of any proposed outdoor areas, and the activities and time limits for use of these areas.
 - i. The use of fencing and landscaping to shield the facility from the surrounding neighborhood.
 - j. Lighting.
 - k. Signage.
3. This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.
4. When the city council finds that a proposed location for a congregate living facility would substantially alter the nature and character of an area, the special exception may be denied, except when such denial would violate protections provided under the state or federal Fair Housing Acts, the Americans with Disabilities Act, the Rehabilitation Act, or other state and federal laws regarding these types of uses.

(d) Separation requirements for Congregate living facilities.

1. No recovery residence shall be located within 1,000 feet of any other recovery residence. The expansion of an existing facility under the same ownership is not subject to this requirement. The distance between recovery residences shall be measured from property line to property line.
2. No residential treatment facility shall be located within 300 feet of any other residential treatment facility or recovery residence. This does not include a medical campus which may include these uses. The distance requirements shall be measured from property line to property line.
3. A new residential treatment facility shall not be located within 500 feet of any school.
4. No rooming/boarding house shall be located within 1,000 feet of any other rooming/boarding house. The distance requirements between two rooming/boarding houses shall be measured from property line to property line.
5. A fraternity or sorority house must be located within a 2-mile radius of the academic college or university campus affiliated with the fraternity or sorority. A fraternity or sorority house cannot be affiliated with a school that only has an internet presence or is primarily a correspondence, vocational, or technical school.

(e) Procedures for the review and approval of certified recovery residences.

The city manager, or designee, may administratively grant a waiver from the strict application of this chapter when pertaining to recovery residences certified under F.S. 397.487.

1. Appeals. The board of adjustment shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the city manager, or designee, in the administration and enforcement of this chapter. Any person aggrieved by the decision may appeal such decision to the circuit court, as provided by Florida Statutes.
2. Application for waiver. A written application shall be made to the growth management department. The application shall be date stamped upon receipt, and must include:
 - a. The name and contact information of the property owner, applicant, and the applicant's authorized agent, if applicable;
 - b. The name and contact information of the certified recovery residence administrator who will be actively managing the applicant recovery residence;
 - c. The property address and parcel identification number;
 - d. A site plan or sketch of the subject property drawn to scale, including the location of any parking and outdoor areas;
 - e. The number of occupants and anticipated number of nonresident employees;
 - f. Demonstration that the applicant is certified, or actively undergoing the process of being certified, by a state-approved credentialing agency; and
 - g. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

If additional information is required, the city manager, or designee, shall notify the applicant in writing within the first 30 days after the receipt of the application.

3. Determination of waiver. The city manager, or designee, shall review the application and provide a final written determination on the application within 60 days after receipt of a completed application. The determination shall approve the request, in whole or in part, with or without conditions; or deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions for reconsideration. If a final written determination is not issued within 60 days, the request shall be deemed approved unless the city and the applicant agree in writing to a reasonable extension of time.
 - a. The city manager, or designee, may place any reasonable special conditions on the applicant to ensure that the proposed use conforms with the surrounding area and/or residential character of the neighborhood; especially:
 1. The prevailing dwelling unit density.
 2. Proximity to residential uses, schools, churches, libraries, and other congregate living facilities.
 3. Design of the facility.
 4. The size of the building.
 5. The number of occupants.
 6. The anticipated number of nonresident employees.
 7. The availability of parking.
 8. Security of any proposed outdoor areas, and the activities and time limits for use of these areas.
 9. The use of fencing and landscaping to shield the facility from the surrounding neighborhood.
 10. Lighting.
 11. Signage.
4. Revocation of waiver. A granted accommodation for a certified recovery residence may be revoked for cause including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification required under F.S. 397.487, if not reinstated within 180 days.

(f) Existing and nonconforming uses.

Any legally existing congregate living facility use or operation prior to the effective date of this Ordinance (2025-) shall be deemed conforming.

Any such facility or operation that does not comply with the provisions of this section shall be a nonconforming use of a structure pursuant to section 122-175 of this code. **Notwithstanding the provisions of sections 122-171 and 122-176 of this code:**

1. If the use of the structure changes, the structure shall cease to be a legal nonconforming use.
2. If the ownership of the structure changes, the structure shall cease to be a legal nonconforming use.

3. If the use of the structure discontinues for a period of more than one month, the structure shall cease to be a legal nonconforming use.
4. If, pursuant to the foregoing, the structure ceases to be a legal nonconforming use, it may thereafter only be used in conformance with the provisions of subsection (a) of this section.

Section 35. That Section 122-1231 of the Code of Ordinances, City of Ocala, Florida is hereby established to read as follows:

Sec. 122-1231 Short term rental residences.

Short term rental residences are permitted in any zone designated for single-family or multi-family residential development. The owner of any short term rental residence shall obtain a business tax receipt pursuant to chapter 62, article 3 of this code, as appropriate.

Section 36. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 37. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 38. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 39. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 40. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) this ordinance shall become and be made a part of the City of Ocala Code of Ordinances (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the

authorization of the City Manager or their designee and without the need for additional public hearings or consideration by the City Council.

Section 41. Effective Date of Ordinance. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:

Angel B. Jacobs
City Clerk

By: _____
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By:

Ben Marciano
Mayor

Approved as to form and legality:

By:

William E. Sexton
City Attorney

Symbols within cells have the following meaning:

Blank cell = Prohibited

X = Permitted

SE = Special Exception

X# = Permitted use with conditions

SE# = Special exception with conditions

Use Category	Use Type	A-1	R-1	R-2	R-3	RZL	RBH	OH	MH	RO	O-1	OP	B-1	B-1A	B-2	B-2A	B-3C	B-4	B-5	SC	M-1	M-2	M-3	INST		
RESIDENTIAL USES																										
Residential Operation	Bed and breakfast				X30		SE23 /X30 A	X3 0							X	X	X									
	Community residential home	X11 C	X11 A	X11 B	X11 C	-	-	-	-	-	-	-	-	X11 C	X11C	X11D	X11D	X11C	X11D	-	-	-	-	-	X11C	
	Downtown residence, commercial																X									
	Fraternity or sorority house	-	-	-	SE5 1	-	-	-	-	-	-	-	-	-	-	X51	X51	-	X51	-	-	-	-	-	-	-
	Home occupation	X18	X18	X18	X18	X18	X9 X18		X18																	
	Residence-gallery	X		SE	SE	SE		X		X	X32	X3B	X	X	X	X		SE	SE							
	Residence-office	X		SE	SE	SE		X		X	X32	X3B	X	X	X	X		SE	SE							
	Rooming/boarded house	-	-	-	SE1 3	-	-	-	-	-	-	-	-	-	-	X	X	X	SE	-	-	-	-	-	-	-

	Short term rental residence	X57	X57	X57	X57	X57	X57	X57	X57	X57	X57		X57	X57	X57	X57	X57	X57	X57					
Congregate Living Facility	Community residential home	X11C	X11A	X11B	X11C	-	-	-	-	-	-	-	X11C	X11CX56	X11DX56	X11DX56	X11CX56	X11DX56	-	-	-	-	-	X11CX56
	Community work release facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE47	-	-	-	-	-
	Fraternity or sorority house	-	-	-	SE53	-	-	-	-	-	-	-	-	-	X56	X56	-	X56	-	-	-	-	-	-
	Rooming/boarded house	-	-	-	SE53	-	-	-	-	-	-	-	-	-	X	X	X	SE53	-	-	-	-	-	-
	Recovery residence	-	-	-	SE53	-	-	-	-	-	-	-	-	-	X56	SE53	-	X56	-	-	-	-	-	-
	Residential treatment facility	-	-	-	-	-	-	-	-	-	-	SE53	-	X56	SE53	-	X56	-	-	-	-	-	-	-
HEALTH CARE USES																								
Health Care Use	Addictions receiving facility												SE											X
	Assisted living facility			SE17	X20							X20	X20		X20	X20	X20	X20						
	Community work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SE47	-	-	-	-	-

Sec. 122-1198. Assisted living facilities and transitional recovery facilities.

- (a) An assisted living facility shall be permitted in the R-2 district as a special exception, per section 122-1182, subject to the following provisions:
- (1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.
 - (2) Occupancy of the structure is not to exceed eight persons, including the owner or resident operator of the facility.
 - (3) An assisted living facility with R-2 zoning is allowed in the city's low, medium and high density residential land use designations.
 - (4) Parking requirements shall be as follows:
 - a. One parking space for each three persons occupying the structure;
 - b. One parking space for each employee; and
 - c. One parking space for each owner or resident operator of the structure.
 - (5) The structure shall meet the city building code requirements, life safety code requirements and housing code requirements pertaining to the intended use.
 - (6) The board of adjustment may place any reasonable special conditions on the applicant to ensure that the proposed use conforms with the residential character of the neighborhood; especially, the prevailing dwelling unit density, the anticipated number of nonresident employees, the availability of parking, and the use of fencing and landscaping of service areas to shield the facility from the surrounding neighborhood.
 - (7) The applicant must either be in possession of any license required by the state to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such state license is presented to the building official.
- (b) An assisted living facility shall be a permitted use in the R-3, O-1, OP, B-2, B-2A and B-4 districts, subject to the following provisions:
- (1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.
 - (2) Parking requirements shall be as follows:
 - a. One parking space for each three beds; and
 - b. One parking space for each two employees.
 - (3) An assisted living facility with R-3 zoning is allowed in the city's medium and high density residential land use designations.
 - (4) The number of units for an assisted living facility is based on the following: Two persons equals one unit for a facility with elderly residences that have some limitations for social and personal care, and three beds equals one unit for a facility for children, disabled adults and the elderly in nursing homes.
 - (5) The structure shall meet the city building code requirements, life safety code requirements and housing code requirements pertaining to the intended use.
 - (6) The applicant must either be in possession of any license required by the state to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such state license is presented to the building official.

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- (c) A transitional recovery facility shall be a permitted use in the B-2, B-2A and B-4 districts, subject to the following provisions:
- (1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.
 - (2) Parking requirements shall be as follows:
 - a. One parking space for each three beds; and
 - b. One parking space for each two employees.
 - (3) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.
 - (4) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.
 - (5) A transitional recovery facility shall adhere to all site plan requirements as per article IV of this chapter.
- (d) A transitional recovery facility shall be permitted in the R-3 zoning district as a special exception, subject to the following provisions:
- (1) The city council shall consider the application for a special exception pursuant to the provisions of:
 - a. This subsection; and
 - b. Article II, division 3 of this chapter but all references therein to the "zoning board of adjustment" or the "board of adjustment" shall be deemed to refer to the city council.
 - (2) A minimum of 300 square feet of indoor living space shall be provided for each occupant of a structure.
 - (3) Minimum parking requirements shall be as follows:
 - a. One parking space for each three beds; and
 - b. One parking space for each two employees.
 - (4) A transitional recovery facility shall not be permitted in the city's low density residential land use designation.
 - (5) A transitional recovery facility shall not be permitted in a historic district created or designated as such under chapter 94 of this Code or by United States Department of Interior National Park Service.
 - (6) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.
 - (7) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.
 - (8) No transitional recovery facility shall be located within 1,000 feet of any other transitional recovery facility. The expansion of a facility under the same ownership that is permitted under subsection 122-1198(c) and contiguous (i.e., not separated by public right-of-way) to an R-3 zoned property, is not subject to this requirement. The distance requirements between two transitional recovery facilities shall be measured from property line to property line.

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- (9) City council may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with the residential character of the neighborhood; especially concerning: The prevailing dwelling unit density, the anticipated number of nonresident employees, lighting, service facilities, the type of activities and time limits regarding outdoor activities.
 - (10) A transitional recovery facility shall adhere to all site plan requirements as per article IV of this chapter.
 - (11) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.

(Ord. No. 1616, § 22-8(17), 12-13-83; Code 1985, § 7-1018; Ord. No. 2275, § 74, 5-5-92; Ord. No. 2730, § 12, 6-3-97; Ord. No. 4053, § 2, 6-5-01; Ord. No. 5043, § 16, 4-9-02; Ord. No. 2015-36, § 4, 6-2-15)

Sec. 122-1207. Transitional treatment facility.

- (a) A transitional treatment facility shall be a permitted use in the B-2, B-2A and B-4 districts, subject to the following provisions:
 - (1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.
 - (2) Parking requirements shall be as follows:
 - a. One parking space for each three beds; and
 - b. One parking space for each two employees.
 - (3) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.
 - (4) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility or be in the posture to receive a license. Under no circumstances will permits be issued by any city department until such license is presented to the building official.
 - (5) A transitional treatment facility shall adhere to all site plan requirements as per article IV of this chapter.
 - (6) No transitional treatment facility shall be located within 300 feet of any other transitional treatment facility or transitional recovery facility. This does not include a medical campus that may include these uses. The distance requirements shall be measured from property line to property line.
 - (7) A new transitional treatment facility shall not be located within 500 feet of any school. The distance requirements shall be measured from property line to property line.
 - (8) A transitional treatment facility shall adhere to the requirements of chapter 15, article 1 (Sexual predators and offenders).

(Ord. No. 2020-20, § 7, 2-18-20)

Sec. 122-1210. Criteria for rooming/boarding house.

- (a) A rooming/boarding house shall be permitted, subject to the other provisions of this chapter and the following provisions:
- (1) The owner or manager must live on premises or provide sufficient supervision to ensure compliance with applicable laws.
 - (2) The building must pass annual inspections by the building official.
 - (3) The owner obtains an occupational license pursuant to this code. Such license:
 - a. Shall only be issued and maintained if the building passes its annual inspections;
 - b. Shall state the number of occupants allowed in the building; and
 - c. Shall be conspicuously displayed in the building.
- (b) A rooming/boarding house shall be permitted in the R-3 zoning district as a special exception, subject to the provisions in subsection (a) of this section and the following:
- (1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of a structure.
 - (2) Minimum parking requirements shall be as follows:
 - a. One parking space for each three beds; and
 - b. One parking space for each two employees.
 - (3) A rooming/boarding house shall not be permitted in the city's low density residential land use designation.
 - (4) A rooming/boarding house shall not be permitted in a historic district created or designated as such under chapter 94 of this code or by United States Department of Interior National Park Service.
 - (5) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.
 - (6) No rooming/boarding house shall be located within 1,000 feet of any other rooming/boarding house. The distance requirements between two rooming/boarding houses shall be measured from property line to property line.
 - (7) The board of adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with the residential character of the neighborhood; especially concerning: the prevailing dwelling unit density, the anticipated number of nonresident employees, lighting, service facilities, the type of activities and time limits regarding outdoor activities.
 - (8) A rooming/boarding house shall adhere to all site plan requirements as per article IV of this chapter.
 - (9) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.

(Ord. No. 5043, § 17, 4-9-02)

Sec. 122-1216. Community work release facility criteria.

- (a) A community work release facility shall be a special exception in the B-5 zoning district subject to the following:
- (1) A minimum of 100 square feet of indoor living space shall be provided for each occupant of the structure.
 - (2) The maximum number of occupants must be identified as part of the special exception application. The applicant must also provide a plan showing the size and location of the building, the proposed parking area, any outdoor area, the floor plan of the indoor living space, and the type of security.
 - (3) Parking requirements shall be as follows:
 - a. One parking space for each five beds; and
 - b. One parking space for each two employees.
 - (4) If a license, or contract with the state, to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license or contract to operate such a facility, or be in the posture to receive such a license or contract. Under no circumstances will permits or occupational licenses be issued by any city department until such license or contract is presented to the building official.
 - (5) The license or contract to operate a community work release facility by federal, state or local law must be consistent with the approved special exception.
 - (6) A community work release facility shall be separated by a distance of at least 1,500 feet from any other community work release facility. The distance requirements between uses shall be measured from property line to property line.
 - (7) A community work release facility shall be separated by a distance of at least 1,500 feet from a residential use, assistant living facility, transitional recovery facility, school, park, playground or day care. The distance requirements between uses shall be measured from property line to property line.
 - (8) A community work release facility must comply with the city's noise regulations per section 34-171 of this Code.
 - (9) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.
 - (10) A community work release facility shall adhere to all site plan requirements as per article IV of this chapter.
 - (11) The board of adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with surrounding area; especially concerning the size of the building, the proposed outdoor areas, buffers, the number of occupants and security.
 - (12) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.
- (b) Any transitional recovery facilities that, on the effective date of the adoption of Ordinance No. 5550, meet the definition of a community work release facility under section 122-3:

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- (1) Shall be deemed a community work release facility but shall not be required to obtain a special exception under subsection (a) of this ordinance or meet the requirements of subsections (2), (3), (5), (7), (11), and (12) of subsection (a) of this section; and
 - (2) Shall be a "nonconforming use of a structure pursuant to section 122-175 of this Code".
Notwithstanding the provisions of sections 122-171 and 122-176 of this Code:
 - a. If the use of the structure changes, the structure shall cease to be a legal nonconforming use.
 - b. If the ownership of the structure changes, the structure shall cease to be a legal nonconforming use.
 - c. If the use of the structure discontinues for a period of more than one month (or 18 months in the event the discontinuance of use is as a result of a fire, storm or other catastrophe), the structure shall cease to be a legal nonconforming use.
 - d. If, pursuant to the foregoing subparagraphs, the structure ceases to be a legal nonconforming use, it may thereafter only be used in conformance with the provisions of subsection (a) of this section.

(Ord. No. 5550, § 6, 8-8-06)

Sec. 122-1219. Fraternity or sorority house criteria.

- (a) A fraternity or sorority house shall be a special exception in the R-3 zoning district and a permitted use in the B-2, B-2A and B-4 zoning districts subject to the following:
 - (1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.
 - (2) The applicant must identify the maximum number of occupants and provide a plan showing the size and location of the building, the proposed parking area, any outdoor area, the floor plan of the indoor living space, and the type of security.
 - (3) Minimum parking requirements shall be as follows:
 - a. One parking space for each three beds; and
 - b. One parking space for each two employees.
 - (4) A fraternity or sorority house shall not be permitted in the city's low density residential land use designation.
 - (5) A fraternity or sorority house must be within a two-mile radius of the academic college or university campus affiliated with the fraternity or sorority. A fraternity or sorority house cannot be affiliated with a school that has only an internet presence or is primarily a correspondence, vocational or technical school.
 - (6) A fraternity or sorority house shall not be permitted in a historic district created or designated as such under chapter 94 of this Code or by the United States Department of Interior National Park Service.
 - (7) A fraternity or sorority house must comply with the city's noise regulations per section 34-171 of this Code.
 - (8) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.
 - (9) A fraternity or sorority house shall adhere to all site plan requirements as per article IV of this chapter.

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(Supp. No. 105)

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- (10) If required, the Board of Adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3 of this chapter, on the special exception to ensure that the proposed use conforms with the surrounding area; especially concerning the size of the building, the proposed outdoor areas, buffers, the number of occupants and security.
- (11) The special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.
- (b) Any fraternity or sorority house that, on the effective date of the adoption of this section:
- (1) Shall be a "nonconforming use of a structure pursuant to section 122-175 of this Code".
 - (2) Notwithstanding the provisions of sections 122-171 and 122-176 of this Code:
 - a. If the use of the structure changes, the structure shall cease to be a legal nonconforming use.
 - b. If the ownership of the structure changes, the structure shall cease to be a legal nonconforming use.
 - c. If the use of the structure discontinues for a period of more than one month, the structure shall cease to be a legal nonconforming use.
 - d. If, pursuant to the foregoing, the structure ceases to be a legal nonconforming use, it may thereafter only be used in conformance with the provisions of subsection (a), of this section.

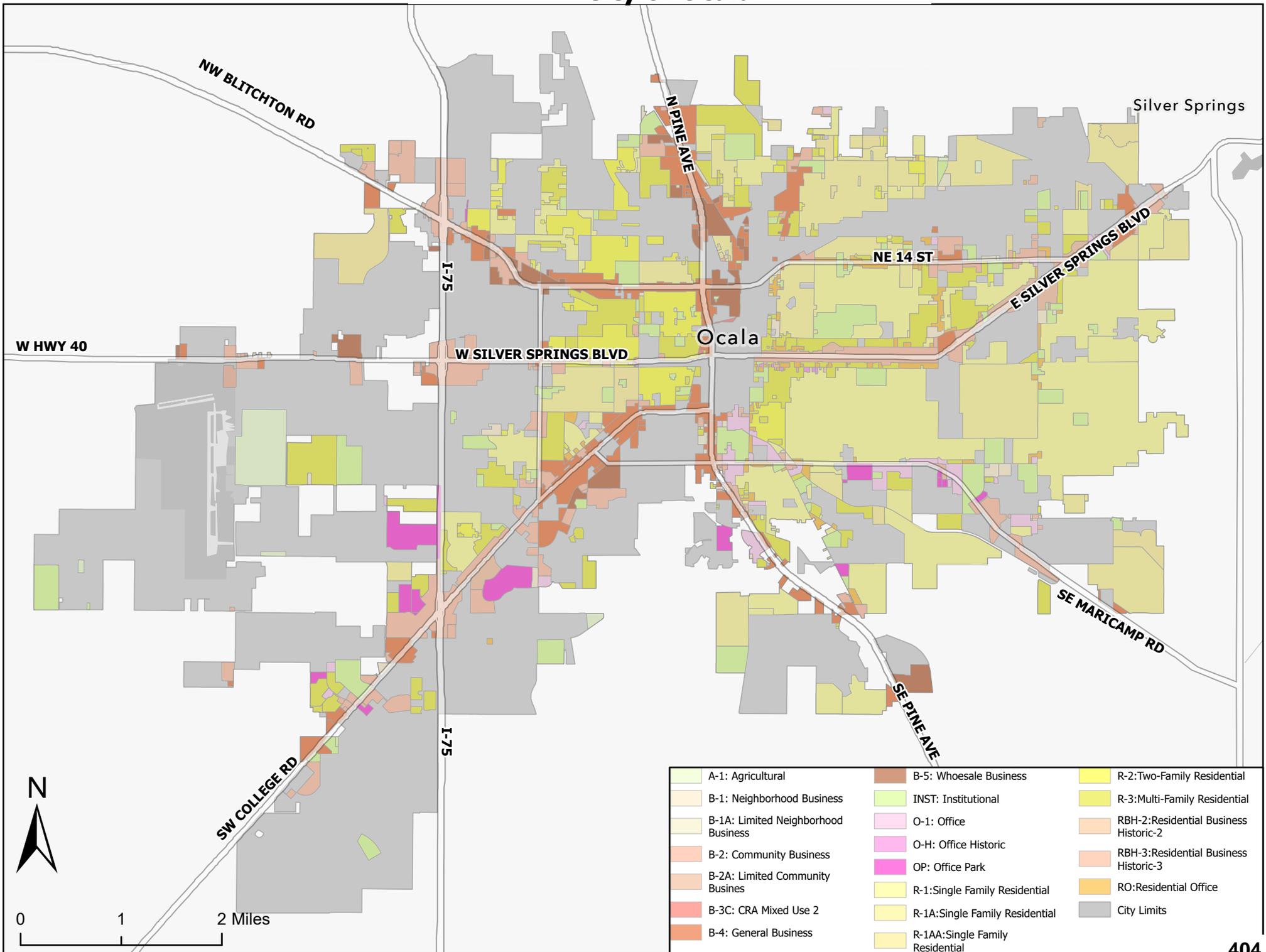
(Ord. No. 5846, § 9, 4-25-08)

Community Facility Uses							
Use	District Use Category (Sec. 122-2A)	Definition under Sec. 122-3	Definition under State Statutes	Occupancy Limit	Zoning Districts (Sec. 122-287)	Agency	State Statute
City: Assisted Living Facility State: Assisted Living Facility	Health care use	A facility providing 24-hour, year-round social and personal care and adult supervision for children, the elderly, and disabled adults. Such residents occupying this type of facility are usually unable to care for themselves without the assistance of others. This category shall include nursing homes. This category shall not include a facility or dwelling defined as a community residential home or transitional recovery facility.	Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. Exceptions listed under F.S. 429.04. Licensing and Inspection Requirements fall under Rule 59A-35.060, F.A.C and are overseen by AHCA.	See supplemental Regulations Sec. 122-1198.	R-2*, R-3, O-1, OP, B-2, B-2A, B-3C, B-4	Department of Elder Affairs; Agency for Health Care Administration	Chapter 429, F.S.
City: Bed and breakfast State: Bed and breakfast inn	Residential operation	A residential structure or portion thereof where short-term lodging rooms are provided to overnight guests for commercial purposes. This category shall not include a building defined as a transitional/recovery facility (including a halfway house), boarding house, fraternity/sorority house, assisted living facility or a community residential home	A bed and breakfast inn is a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry. Licensing and Inspection Requirements fall under Rule 61C-1.002, F.A.C.	See supplemental Regulations Sec. 122-1211.	R-3, RBH*, OH, B-2, B-2A, B-3C	Division of Hotels and Restaurants of the Department of Business and Professional Regulation	s. 509.242, F.S.
City: Community residential home State: Residential Group Care Facility	Residential operation	A single-family residential dwelling licensed to serve clients of the state department of children and family services, which provides a living environment for a maximum of 14 unrelated residents (as defined in F.S. § 419.001(1)(a)) who operate as the functional equivalent of a family, including such supervision and personal care by supportive staff that meets the physical, emotional and social needs of the residents. For purposes of this subsection, the term "resident" means any of the following: A frail elder as defined in F.S. § 429.65(9), a physically disabled or handicapped person as defined in F.S. § 760.22(7)(a), a developmentally disabled person as defined in F.S. § 393.063(9), a non-dangerous mentally ill person as defined in F.S. § 394.455(18), or a child as defined in F.S. §§ 39.01(14), 984.03(9) and (12), and 985.03(7). This category shall not include a facility defined as an assisted living facility or transitional recovery facility.	A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. Licensing and Inspection Requirements appear to be handled by each agency; these facilities are frequently referred to as "Residential Group Care Facilities" and "Group Homes".	6 (R-1); 8 (R-2); 12 (R-3, B-1, B-1A, B-3C, INST); 14 (B-2, B-2A, B-4)	A-1, R-1, R-2, R-3, B-1, B-1A, B-2, B-2A, B-3C, B-4, INST	Department of Elderly Affairs; Agency for Persons with Disabilities; Department of Juvenile Justice; Department of Children and Families; Agency for Health Care Administration	Chapter 419, F.S.
City: Community work release facility State: Community Release Center	Health care use	A (a) "work release center" as defined in Rule 33-601.602(1)(h), Florida Administrative Code, (b) a federal "Residential Re-Entry Center", (c) a facility that provides conditions that afford a prisoner with a reasonable opportunity to adjust to and prepare for the prisoner's re-entry into the community pursuant to 18 U.S.C. 3624, (d) a facility that provides "community confinement" pursuant to 28 CFR § 570.21, or (e) a facility that serves a substantially similar function as the foregoing.	Florida Administrative Code does not define a "work release center" but does define a Community Release Center as a correctional or contracted facility that houses community custody inmates participating in a community release program.	See supplemental Regulations Sec. 122-1216.	B-5*	Department of Corrections	Rule: 33-601.602, F.A.C.
City: Day care facility State: Child Care Facility	Community service	An establishment which provides child care for more than five children not remaining overnight and not related by blood or marriage or adoption to the operator, and which receives a payment, fee or grant for any of the children receiving care, whether or not operated for profit. The term includes nursery schools, pre-kindergartens and kindergartens, but does not include family day care homes as defined in F.S. § 402.302.	Child Care Facility: Any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. Statute includes exceptions. Licensing Requirements fall under Rule 65C-20, 65C-22, and 65C-25, F.A.C and are overseen by DCF.	5+	A-1*, R-1*, R-2*, R-3*, O-1*, OP, B-1, B-1A, B-2, B-2A, B-3C, B-4, SC, M-1&, M-2*, INST	Department of Children and Families	s. 402.302, F.S.

<p>City: Emergency shelter State: Emergency Shelter</p>	Personal service	A facility providing temporary housing for one or more individuals who are otherwise homeless. An example of this type of facility is the Salvation Army	Emergency shelter, designed to provide safe temporary shelter while the household is in the process of obtaining permanent housing (provided under "Continuum of Care").	Not specified	B-2, B-2A, B-3C*, B-4, B-5	Department of Children and Families; State Office on Homelessness	s. 420.6225, F.S.
<p>City: Family day care home State: Family day care home</p>	Not specified	Has the meaning given in F.S. § 402.302, as contained therein or subsequently modified: Per statute means an occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be allowed to provide care for one of the following groups of children, which shall include household children under 13 years of age: (a) A maximum of four children from birth to 12 months of age, and other children, for a maximum total of six children. (b) A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children. (c) A maximum of six preschool children if all are older than 12 months of age. (d) A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age.	An occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be allowed to provide care for one of the following groups of children, which shall include household children under 13 years of age: (a) A maximum of four children from birth to 12 months of age, and other children, for a maximum total of six children. (b) A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children. (c) A maximum of six preschool children if all are older than 12 months of age. (d) A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age. Licensing Requirements fall under Rule 65C-20, 65C-22, and 65C-25, F.A.C. and are overseen by DCF.	Varies based on ages, see statute.	Not specified	Department of Children and Families	s. 402.302, F.S.
Fraternity or sorority house	Residential operation	A building in which sleeping rooms are provided for occupancy by, and maintained as a place of residence exclusively for students affiliated with an academic college or university seeking an associates, bachelors or higher education degree, with or without meals, when approved and regulated by such institution. A fraternity or sorority house may include living quarters containing independent cooking facilities designed for the resident manager only. This category shall not include a building defined as a transitional/recovery facility (including a halfway house), community work release facility, rooming/boarding house or community residential home.	Not specified -- likely comes from Building Code. Under s. 1013.39 F.S. universities are exempt from local amendments to the Florida Building Code and Florida Fire Prevention Code.	See supplemental Regulations Sec. 122-1219.	R-3*, B-2, B-2A, B-4	Likely overseen by the Florida College System Board of Governors; or the universities themselves.	Not specified
<p>City: Rooming/boarding house State: Nontransient apartment/transient apartment</p>	Residential operation	A building, or portion thereof, having at most one kitchen and used for the purpose of providing meals or lodging, for pay or compensation of any kind to more than two people, other than members of the family occupying such a dwelling. This category shall not include a building defined as a transitional recovery facility (including a halfway house), community work release facility, fraternity or sorority house or community residential home.	Nontransient apartment: A nontransient apartment is a building or complex of buildings in which 75 percent or more of the units are available for rent to nontransient tenants. Transient apartment: A transient apartment is a building or complex of buildings in which more than 25 percent of the units are advertised or held out to the public as available for transient occupancy. Licensing and Inspection Requirements fall under Rule 61C-1.002, F.A.C.	See supplemental Regulations Sec. 122-1210.	R-3*, B-2, B-2A, B-3C, B-4*	Division of Hotels and Restaurants of the Department of Business and Professional Regulation	s. 509.242, F.S.
Short term rental	Not specified	Not specified	Transient public lodging establishment means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. Licensing and Inspection Requirements fall under Rule 61C-1.002, F.A.C.	Not specified	Not specified	Division of Hotels and Restaurants of the Department of Business and Professional Regulation	s. 509.013, F.S.

Sober House/Halfway House	Not specified	Mentioned under the definition for a Transitional/Recovery Facility, but not specifically called out as a unique use.	Not specified	Not specified	Not specified	Not specified	Not specified
City: Transitional/recovery facility State: Recovery Residence	Health care use	(1) a facility providing lodging for persons progressing from treatment or incarceration for alcoholism, drug addiction, criminal conduct, delinquency, mental or emotional illness or similar conditions, with the intention of returning its residents to normal participation in community life; or (2) a building that provides housing and a living environment for persons who have demonstrated a tendency towards alcoholism, drug abuse, anti-social or criminal conduct, and is operated to facilitate their reintegration into the community, but does not provide treatment for alcohol or drug abuse (commonly referred to as a "halfway house"). This category shall not include a facility or dwelling defined as an assisted living facility, hospital, medical/dental office, community work release facility, fraternity or sorority house, or community residential home.	Recovery residence means a residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment. Clinical services may not be performed at the residence. Additionally, credentialing of recovery residences appears to be voluntary (as proof of certain standards being upheld) and not mandatory at this time.	See supplemental Regulations Sec. 122-1198.	R-3*, B-1A, B-2, B-2A, B-4	Department of Children and Families	s. 397.311, F.S.
City: Transitional treatment facility State: Addictions receiving facility/intensive inpatient treatment/residential treatment	Health care use	A building that provides housing and a living environment for persons who have demonstrated a tendency towards alcoholism, drug abuse, mental or emotional illness or similar conditions, and is operated to facilitate their reintegration into the community with treatment services including counseling and medically assisted treatment services. This use shall not include a facility or dwelling defined as an assisted living facility, transitional recovery facility, hospital, medical/dental office, community work release facility, fraternity or sorority house, or community residential home.	"Addictions receiving facility" is a secure, acute care facility that provides, at a minimum, detoxification and stabilization services; is operated 24 hours per day, 7 days per week; and is designated by the department to serve individuals found to be substance use impaired as described in s. 397.675 who meet the placement criteria for this component. Addictions receiving facilities require a license through DCF under Rule 65D-30.005, F.A.C. "Intensive inpatient treatment" includes a planned regimen of evaluation, observation, medical monitoring, and clinical protocols delivered through an interdisciplinary team approach provided 24 hours per day, 7 days per week, in a highly structured, live-in environment. Intensive inpatient treatment requires a license through DCF under Rule 65D-30.0061, F.A.C. "Residential treatment" is a service provided in a structured live-in environment within a nonhospital setting on a 24-hours-per-day, 7-days-per-week basis, and is intended for individuals who meet the placement criteria for this component.	See supplemental Regulations Sec. 122-1207.	B-2, B-2A, B-4	Department of Children and Families	s. 397.311, F.S.
*Requires a special exception							

City of Ocala



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