



**Applicant:** TRIMCOR, LLC  
**Agent:** Fred Roberts  
**Property Owners:** Grand Reserve at Pelham, LLC  
**Project Planner:** Aubrey Hale  
**Zoning** from: R-1A, Single-Family Residential  
to: PD, Planned Development  
**Parcel Information**  
Acres: +39.24 acres  
Parcel(s)#: 29509-000-49  
Location: SE Maricamp Rd and bordering the eastern boundaries of subdivisions  
Woodland Estates and Woodland Villages  
Existing use: Undeveloped

#### **Adjacent Land**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Low Intensity	OP, Office Park, O-1, Office	Undeveloped
West	Neighborhood	PUD-05, Planned Unit Development	Woodland Village/Estates
South	Low Intensity	R-3, Multi-Family Residential	Single Family Residential
East	Low Intensity	INST, Institutional	ARC Marion

#### **Background:**

The subject property was originally planned for a single-family development but never came to fruition. In the 1980's Woodland Village was established and the City planned to extend SE 25<sup>th</sup> Avenue to the south and connect with SE 31<sup>st</sup> Street. In the early 1990's City Council decided to not to extend SE 25<sup>th</sup> Avenue past its current configuration. The Devonshire subdivision was developed and now prohibits any possibility of an extension. The area remained largely undeveloped for a number of years until the early 2000's when Woodland Village was built-out and Woodland Estates was established.

In 2014, the City considered an application for a Walmart Grocery Store on the parcel which was ultimately denied by City Council. In 2015, the City Council voted to return the remaining platted Right-of-Way for SE 25<sup>th</sup> Avenue to the Woodland Villages. The subject property has since remained undeveloped until 2021 the City received the request for a rezoning to PD, Planned Development. The PD zoning district requires a minimum street frontage of 100-ft. The current configuration of the property does not meet the minimum requirements for road frontage and the rezoning was not able to proceed until road frontage could be achieved.

The abutting property to the north is under consideration for a two-lot subdivision with the front parcel, which abuts SE Maricamp/SR 464, being proposed for a self-service gas station and convenience store. The remaining parcel is zoned for office uses and a traffic study has been submitted due to the number of trips that will be generated by the subdivision. The subdivision also

has frontage at the terminus SE 25<sup>th</sup> Avenue. The subject property has approximately 69-feet of frontage along SR 464 with an existing shared driveway.

The subdivision needed to extend a portion of SE 25<sup>th</sup> Avenue to permit a secondary access point and meet distance requirements between existing driveways. The City and Developer of the subject property discussed the extension of SE 25<sup>th</sup> Avenue and agreed that all development parties need to cooperate to provide the extension of SE 25<sup>th</sup> Avenue to provide proper frontage for the PD, Planned Development.

The PD plan proposes a 312 dwelling unit apartment complex with a density of 8.0 units per acre for a 39.24-acre site. The max height of the development will be 35-feet with buildings located away from the neighboring Woodland Village. A 20-foot buffer is proposed east of the extension of SE 25<sup>th</sup> Avenue and not disturbing the returned 40-foot Right-of-Way along Woodland village. The remaining buffers around the perimeter of the property vary between 10 and 15-feet. A secondary access is proposed at the NE corner of the subject property.

The PD plan also calls for an extension of SE 25<sup>th</sup> Avenue to approximately the mid-point of the subject property. The developers of both PD and subdivision projects will be responsible for the extension of SE 25<sup>th</sup> Avenue. City staff requested that a Chapter 163 Development Agreement be created to memorialize the requirements of the parties involved. Traffic studies have been prepared for both proposed developments and identifies intersection improvements for SE 25<sup>th</sup> Avenue and SR 464. The studies yielded the following results:

- donation of additional Right-of-Way,
- construct a right turn deceleration lane at SR 464 to site access,
- construct 140 linear feet of SE 25<sup>th</sup> Avenue,
- construct a westbound right turn at SR 464 and SE 25<sup>th</sup> Avenue,
- construct a northbound shared through/left turn lane on SE 25<sup>th</sup> Ave and SR 464,
- Adjust traffic signal timing,
- Convert the intersection of SE 25<sup>th</sup> Avenue at Woodland boulevard (SE 24<sup>th</sup> Street) to a three-way stop.

The developers are proposing to construct a round-a-bout en-lieu of the three way stop, which will provide for greater traffic control and movement. The round-a-bout will require the addition of a corner clip from the previously returned Right-of-Way. This will permit the need area to provide for a fully functional round-a-bout.

<b>Staff Recommendation:</b>	<b>Approval of PD21-44492</b>
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**Basis for Approval:**

The developers of both the subdivision and PD are preparing a Chapter 163 Development Agreement to memorialize the required traffic improvements. The PD plan is consistent with the land use category and land development regulations. Staff recommends approval.

**Factual Support:**

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
  - a. Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.
  - b. Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.
2. The requested zoning designation of PD, Planned Development, is eligible to implement the land use designation of Low Intensity and the PD plan is consistent with chapter 122, article V, division 30 of the City's land development regulations.
3. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

**Level of Service Impact Analysis:**

**Traffic Circulation**

Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. The developers are proposing a Chapter 163 Development Agreement to memorialize the findings of the traffic studies conduct for the area. In addition, if additional right-of-way is granted the developers will provide a round-a-bout at the intersection of SE 25<sup>th</sup> Avenue and Woodland Boulevard.

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

**Sanitary Sewer:** Sewer service is available.

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

**Solid Waste:** Service is available.

**Fire Service:** Service is available.

**Schools:** The impacted schools are currently experiencing localized overcrowding for South Ocala Elementary, Osceola Middle, and Forest High.

**Zoning Classification**

**Proposed:**

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.

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