



Applicant: TBMI II, LLC

Agent: Fred Roberts

Property Owners: TBMI II, LLC

Project Planner: Breah Miller

Zoning from: No Zoning
to: PD, Planned Development

Parcel Information

Acres: ±61.39 acres

Parcel(s)#: 23817-002-00 and 23817-002-02

Location: The east side of SW 60th Avenue, between SW 31st Street and SW 38th Street

Existing use: Vacant

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Medium Intensity/ Special District	M-1	Industrial/ Manufacturing
	Medium Intensity/ Special District &	A-1	Residential
East	Low Residential (County)	A-1(County)	
South	Neighborhood	PUD-04	Improved Residential
	Low Intensity	Pending	Improved Residential
West	Low Intensity	M-1	Crop Land Warehouse/
	Low Intensity	GU	Distribution Municipal
	Low Intensity	B-2	Property Vacant Commercial

Background:

The subject parcels are currently vacant and were purchased by TBMI II, LLC., in December 2021. The parcels were annexed by the City in 2003 and 2006. In December 2009, City Council adopted ordinance 2010-28, which changed the future land use designation of the property from Low Density Residential and Neighborhood Business to Retail Services. With the future land use designation change to Retail Services, an accompanying ordinance also adopted Future Land Use Policy 12.14, which limited the development potential of the property to 600,000 square feet of commercial development and created several other development requirements on the property. The policy number was subsequently changed from 12.14 to 18.14, but the content remained the same due to a comprehensive plan update.

In February 2022, TBMI requested an amendment to the future land use policy (FLUP22-44631), to allow mixed-use residential and commercial development consistent with the existing Low Intensity future land use designation, so long as the development does not exceed the traffic generated by 600,000 square feet of commercial development, measured by PM peak hour net trips. Other revisions include:

- Replacing the requirement for a Developer's Agreement addressing architectural design, landscape, and buffer standards, traffic study requirement, access management plan, and signage, with the requirement to submit a PD, Planned Development, which will address the same concerns;
- Requiring the PD plan to address residential construction standards to reduce impacts from the nearby airport;
- Requires an avigation easement over the entire property;
- Limit access to SW 31st Street to emergency access only in order to preclude "cut-through" traffic impacts on existing single family development adjacent to the east (Timberwood);
- Limit height of buildings to 35' within a 100' proximity of the northern and eastern boundary of the existing adjacent residential development to buffer impacts on existing single family development adjacent to the east (Timberwood).

The future land use policy amendment was approved and adopted by City on July 28, 2022, Ordinance 2022-62, after being reviewed by the Department of Economic Opportunity. The applicant is requesting to rezone the subject properties to PD, Planned Development, zoning as required by the future land use policy amendment. In conjunction with the rezoning to PD, Planned Development, TBMI has submitted a PD plan for approval. The PD plan proposes 11.88 acres of commercial/residential and 49.52 acres of residential with approximately 7 commercial parcels and 1 residential parcel that may be developed in two phases. The proposed configuration is required to be reviewed under the subdivision and site plan process.

Per the PD standards some of the proposed uses will consist of a convenience store/gas station, restaurants (drive-thru and dine in), miscellaneous retail, single family residential and multi-family residential. There are four proposed access points for the development. The proposed full access on SW 60th Avenue is being further reviewed by Marion County for approval and the north access is restricted to emergency access use only. This PD has proposed not to exceed a 750 unit maximum within the residential designations. All restrictions within FLUP22-44631 are met per the submitted plan.

Staff Recommendation:	Approval of PD22-44929
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Basis for Approval:

The future land use policy amendment has been approved by the Department of Economic Opportunity and adopted by City Council. The applicant has held several meetings with city staff, FDOT, and the Marion County to address traffic and development issues for the entirety of the project. The PD plan is consistent with the land use category and land development regulations. All requirements of the future land use policy have been incorporated into the PD plan and design standards book. Lower residential building heights are located adjacent to Timberwood, the existing single family development to the east. The PD plan demonstrates a transition to greater development intensity along the SW 60th Avenue frontage. This is appropriate as SW 60th Avenue is a significant Urban Collector road. This plan also abides by the restrictions placed in FLUP22-44631. 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

This development will generate 100 or more peak hour trips and is required to submit a traffic study prior to site plan approval. Per the adopted future land use policy SW 31st street is to only be used for emergency purposes.

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.¹

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: The impacted schools are currently experiencing localized overcrowding for Saddlewood Elementary, Liberty Middle, and Westport 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.

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