

## Staff's Version

Policy 18.14: Future Land Use Map (FLUM) Amendment LUC06-0036 adopted by Ordinance Number 2010-20 on December 15, 2009 changes the future land use on the amendment area from Low Density Residential and Neighborhood Business to Retail Services. ~~The parcel number is 23817-002-02. The citywide comprehensive plan amendment adopted in 2013 further amended the future land use designation on the property from Retail Services to Low Intensity. Subsequently future land use policy amendment FLUP22- 44631 adopted by ordinance number~~ further amended development restrictions on the property. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment LUC09-0011 is hereby limited based on the following:

1. Allowable uses shall be consistent with allowable uses in Low Intensity Future Land Use category, as defined in the City of Ocala Comprehensive Plan. The maximum allowable ~~building square footage~~ intensity of the overall development plan shall not exceed ~~the PM peak hour net new trips equivalent to~~ 600,000 square feet of commercial development, as defined in the Institute of Transportation Engineer's Trip Generation Manual, latest edition.
2. ~~An executed Developer's Agreement with an associated master plan~~ Planned Development Plan for the entire 61.39 acres shall be provided prior to the submittal of any subdivision or final development ~~order~~ application to address:
  - a. Architectural design ~~standards~~ standards.
  - b. Landscape and buffering standards to include a minimum fifty (50) foot ~~landscape buffer along the eastern boundary~~ landscaped buffer between commercial development uses along the eastern boundary of the property for the adjacent agricultural and residential properties, and a minimum twenty five (25) foot landscape buffer between residential development uses along the eastern boundary of the property for the of the property for the adjacent agricultural and residential properties;
  - ~~c. Limitation of allowable building square footage to no more than 600,000 square feet of commercial development;~~
  - ~~d.~~ The property owner/developer will be required to submit a traffic impact analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System;
  - ~~e.~~ The property owner/developer will be required to provide all necessary traffic improvements mitigations as determined by a traffic analysis;
  - e. The property owner/developer will be required to provide an Access Management Plan to address site access;
  - f. All new freestanding signage to be located on the Amendment Parcel or any portion thereof at the time of development shall be limited to ground mounted signage structures; and
  - g. Residential construction standards shall be further defined through the PD plan which shall address noise, vibration attenuation and other applicable building standards to reduce impacts from the nearby airport. Meet all requirements of Florida Statute Chapter 333 Airport Zoning, which includes the requirement to obtain permitting from the

~~Department of Transportation prior to any construction.~~

3. An avigation easement must be placed on the entire 61.39 acres as well as meet all requirements of Florida Statute Chapter 333 Airport Zoning. This also includes the requirement to obtain permitting from the Department of Transportation prior to any construction. Recordation of the avigation easement must take place at least 30 days prior to the final adoption of the proposed policy amendment.

4. The Planned Development shall only have one secured and gated emergency access point on SW 31<sup>st</sup> Street located to the north of the 61.39 acres in accordance with the City's standards. No other access point shall be approved on SW 31<sup>st</sup> Street.

5. Height limitation for any multi- family development shall be restrict to the single-family residential height regulations not to exceed 35' in height.

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