



## Section 1 - Applicant Request

The applicant is requesting to amend the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of the subject properties.

The agent, Fred Roberts, Klein & Klein PLLC, is representing the applicant in this request. A concurrent application to rezone the subject properties to PD, Planned Development, with an associated PD Plan and Standards Book is currently under review.

## Section 2 - Background Information

The subject properties are comprised of portions of two parcels of land (Parcel ID# 2380-000-001 and 23812-001-00) encompassing a total of approximately 75.93 acres. The current designations of the properties are:

Zoning: **OP, Office Park**, the intent of the OP district is to promote the consolidation of land that is five acres or more for the development of offices and business services.

**PUD-06, Planned Unit Development.**

Future Land Use: **Medium Intensity/Special District**, a minimum of 5 and maximum of 30 dwelling units per acre, a minimum of 0.15 and maximum of 4.0 floor area ratio (FAR).

### Parcel 2380-000-001

**On September 4, 2007**, the City Council adopted a Future Land Use Map (FLUM) Amendment LUC05-0030 through Ordinance 5466 pursuant to a Stipulated Settlement Agreement, which changed the future land use of a 50.42-acre portion of the subject property from Professional Services to Retail Services. The Future Land Use Policy (FLUP) was originally numbered as Policy 12.13 and was renumbered to Policy 18.14 with adoption of Ordinance 2013-13 amending the Comprehensive Plan pursuant to the 2035 Ocala Vision Plan. The Evaluation and Appraisal Report (EAR) amendments adopted by Ordinance 2021-20 resulted in another renumbering to Policy 18.13.

**Policy 18.13** imposes the following development conditions on the subject portion of property:

- 1. The Amendment changes the approved future land uses on the Amendment Parcel from Professional Services to Retail Services. Development intensities on the Amendment Parcel will be limited so that the projected number of peak hour trips generated from the Amendment Parcel must be less than the projected number of peak hour trips that would have been generated by development of the Amendment Parcel under the Professional Services.*
- 2. Total development of the Amendment Parcel shall not exceed development threshold limitations which would require approval of the development as a Development of Regional Impact unless a Development of Regional Impact Development Order is applied for and approved.*
- 3. At the time of development, the property owner/developer must submit a development plan consistent with the City's Land Development Regulations (Code) regarding buffers, landscaping, site design, land uses, architectural characteristics and other requirements specified in the Land Development Regulations (Code).*

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4. *All new 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 wall signs.*
5. *Prior to final development approval, the property owner/developer will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System requirements; and*
6. *The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis or provide (as to required improvements for which proportional share payments would be applicable by the City's Code of Ordinances) required proportionate share contribution payments.*

On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Retail Services Future Land Use Classification; the subject property is currently designated as Medium Intensity/Special District.

Deleting Future Land Use Policy 18.13 would allow for PID 2380-000-001 to be developed at a maximum intensity of 4.0 FAR, which would equate to 8,785,180 square feet on the subject 50.42-acre policy area.

## **Parcel 23812-001-00**

On December 18, 2007, the City Council adopted a Future Land Use Map (FLUM) Amendment LUC07-0034 through Ordinance 5767, which changed the future land use of a 25.51-acre portion of the subject property from Low Density Residential to Medium Density Residential. The Future Land Use Policy (FLUP) was originally numbered as Policy 12.25 and was renumbered to Policy 18.26 with adoption of Ordinance 2013-13 amending the Comprehensive Plan pursuant to the 2035 Ocala Vision Plan. The Evaluation and Appraisal Report (EAR) amendments adopted by Ordinance 2021-20 resulted in another renumbering to Policy 18.24.

**Policy 18.24** imposes the following development conditions on the subject portion of property:

1. *The property shall be developed as a Planned Unit Development in conjunction with the related property;*
2. *This site in conjunction with the remaining parcel for the Planned Unit Development (PID 23812-001-00) shall not increase the total number of previously approved units for the site;*
3. *Prior to final development approval, the property owner will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System; and*
4. *The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis or provide (as to required improvements for which proportional share payments may or must be made under the City's Code of Ordinances) required proportionate share contribution payments.*

**On January 22, 2013**, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Medium Density Residential Future Land Use Classification; the subject property is currently designated as Medium Intensity/Special District.

Deleting Future Land Use Policy 18.24 would allow for PID 23812-001-00 to be developed at a maximum density of 30 dwelling units per acre, which would equate to 765 residential units on the subject 25.51-acre policy area.

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The subject properties are currently vacant and undergoing review for a rezoning to PD, Planned Development. A summary of the adjacent property land use, zoning, and current uses is provided in Table 1 below.

**Table 1: Adjacent Property Information:**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	Medium Intensity/ Special District	PD, Planned Development	Mobile Home Park (Dogwood Acres)
	High Residential (County)	P-MH, Mobile Home Park (County)	Single-Family Residential
	Medium Residential (County)	R-1, Single-Family Dwelling (County)  R-3, Multi-Family Dwelling (County)	Undeveloped Residential and Mixed-Use Acreage
<b>East (Across I- 75)</b>	Neighborhood	R-1, Single Family Residential  R-3, Multi-family Residential	Single-Family Residences
<b>South</b>	Pending Land Use	Pending Zoning	Mobile Home Park (Magnolia Garden Estates)
	Low Residential (County)  Medium Residential (County)	R-4, Residential Mixed Use (County)  A-1, General Agriculture (County)	Single-Family Residences (Timberwood & GW Brown subdivisions)
<b>West</b>	Medium Intensity/ Special District  Employment Center	Pending Zoning  M-2, Medium Industrial  A-1, Agricultural	Undeveloped Residential Acreage  Manufacturing (E-One, Inc.)

The subject property fronts SW 38th Ave and SW 44th Ave/SW 43rd Ct which are classified as urban collector roadways. Several adjacent parcels to the north have been rezoned to PD, Planned Development (Country Green PD, Wintergreen PD, Anna Jo Partnership/Coso Ocala PD), along with TBMI II PD located further to the west. Other uses in the area include the Dogwood Acres Mobile Home Park, Magnolia Garden Estates Mobile Home Park, Timberwood single-family residential subdivision, and the E-One manufacturing facility.

### **Section 3 – Staff Analysis**

The reason the applicant is requesting the text amendment in advance of the other associated amendments is to ensure all of the project applications will be heard and considered together at one final hearing. This will provide City Council with the opportunity to review and consider the

impact/difference between the proposed development plan and Standards Book (proposed development) and the comprehensive plan text amendment (existing comprehensive plan policy requirements) prior to final action.

This staff report focuses on the proposed deletion of the land use policies and consistency with the City's comprehensive plan and applicable land development regulations. The Ocala 2035 Vision established the basis for what would ultimately guide development and growth in the City of Ocala. Following the completion of the 2035 Vision, the comprehensive plan was amended to consolidate future land uses to six total categories. In doing so, new future land uses were designated which considered both existing and future development. The subject properties were ultimately designated as Medium Intensity/Special District to encourage the development of a mixed-use, walkable commercial node along SW 43<sup>rd</sup> Court.

Adoption of Future Land Use Policies has historically been utilized by the City to allow for proposed developments to access greater development potential while providing additional safeguards to ensure compatibility with the surrounding area and comprehensive plan.

### **Policy 18.13 Analysis:**

- 1. The Amendment changes the approved future land uses on the Amendment Parcel from Professional Services to Retail Services. Development intensities on the Amendment Parcel will be limited so that the projected number of peak hour trips generated from the Amendment Parcel must be less than the projected number of peak hour trips that would have been generated by development of the Amendment Parcel under the Professional Services.*

**Staff Comment:** the amount of peak hour trips previously possible on the subject property is proportional to the amount of intensity permitted, the Floor Area Ratio (FAR). The previous land FAR use was limited to 0.75, restricting the amount of floor area to 1,647,221 square feet. Removing this requirement provides for the underlying future land use maximum 4.0 FAR, providing for a potential increase in floor area to 7,137,958 square feet. The Planned Development process allows for further restriction of development density/intensity to ensure compatible development in the area.

- 2. Total development of the Amendment Parcel shall not exceed development threshold limitations which would require approval of the development as a Development of Regional Impact unless a Development of Regional Impact Development Order is applied for and approved.*

**Staff Comment:** The State Development of Regional Impact process was eliminated. This requirement is no longer applicable.

- 3. At the time of development, the property owner/developer must submit a development plan consistent with the City's Land Development Regulations (Code) regarding buffers, landscaping, site design, land uses, architectural characteristics and other requirements specified in the Land Development Regulations (Code).*

**Staff Comment:** Redundant requirement. The city's Planned Development and land development review process require development plans to address these requirements.

4. *All new 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 wall signs.*

**Staff Comment:** Redundant requirement. The city's Planned Development process requires that signage be addressed as part of the review process.

5. *Prior to final development approval, the property owner/developer will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System requirements; and*

**Staff Comment:** Redundant requirement. The city's traffic study requirements necessitate a traffic analysis consistent with adopted traffic study guidelines.

6. *The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis or provide (as to required improvements for which proportional share payments would be applicable by the City's Code of Ordinances) required proportionate share contribution payments.*

**Staff Comment:** Redundant requirement. The city's traffic study process requires mitigation for improvements consistent with state law.

#### **Policy 18.24 Analysis:**

1. *The property shall be developed as a Planned Unit Development in conjunction with the related property;*

**Staff Comment:** Redundant requirement. The Medium Intensity/Special District future land use designation necessitates a form-based Planned Development. The applicant has submitted a concurrent Planned Development application.

2. *This site in conjunction with the remaining parcel for the Planned Unit Development (PID 23812-001-00) shall not increase the total number of previously approved units for the site;*

**Staff Comment:** The number of residential units possible on the subject property (25.51 acres) previously approved is 12 units per acre or 306 residential units. The proposed deletion of this policy requirement would provide for the maximum potential of 30 units per acre from the Medium Intensity/Special District land use or 765 residential units, a potential increase of 459 residential units. The Planned Development process allows for further restriction of development density/intensity to ensure compatible development in the area.

3. *Prior to final development approval, the property owner will be required to submit a traffic analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System; and*

**Staff Comment:** Redundant requirement. The city's traffic study requirements necessitate a traffic analysis consistent with adopted traffic study guidelines.

4. *The property owner/developer will be required to provide all necessary traffic improvements as determined by the traffic analysis or provide (as to required improvements for which proportional share payments may or must be made under the City's Code of Ordinances) required proportionate share contribution payments.*

**Staff Comment:** Redundant requirement. The city's traffic study process requires mitigation for improvements consistent with state law.

**Consistency with Comprehensive Plan:**

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

1. Future Land Use Element Policy 6.2: 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 Ocala 2035 Vision. The Medium Intensity/Special District should facilitate 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.

The character, function, and form of new buildings or development on vacant land shall be regulated by a form-based code zoning district that includes design standards adopted specifically for a Medium Intensity/Special District identified in Objective 8, a Planned Development (PD) zoning district that includes specific design standards related to the surrounding uses, or a Chapter 163 Development Agreement with specific design standards. Existing developed and public properties shall be regulated by the Land Development Code.

A Medium Intensity/Special District is intended to promote a walkable urban form with buildings at 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 Comment:*

- *Deletion of the Policies will allow the subject property to be guided entirely by the Medium Intensity/Special District FLU at this location, which is intended for the development of a mixed-use node containing a variety of residential, commercial, and office uses.*
- *The FLU requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement, which will ensure that the intensity, character, function, and form of future development is consistent and compatible with the surrounding community.*
- *This land use policy amendment was submitted concurrently with an associated PD rezoning with PD Plan and Standards Book outlining the specific design standards related to surrounding uses, through a combination of architectural styles, building forms, and building relationships.*

**Table 2: Existing and Proposed Land Use Standards**

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	FLUP 18.13	Retail Services - This category consisted of diverse retail and establishments in a store or shopping center like environment. Included in this category are highway-oriented businesses such as lodging facilities, restaurants and auto services.	NA	Retail Services- 0.75 FAR (limited by projected number of peak hour trips)
Existing	FLUP 18.24	Medium Density Residential - Allowed dwelling types include detached and attached single-family houses, duplexes, townhouses, apartments and mobile homes.	Medium Density Residential - 12 units/acre	N/A
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

**Section 5 - Level of Service (LOS) Analysis**

The maximum allowable density for the 75.93-acre portion of the subject properties with the Medium Intensity/Special District land use is 2,277 dwelling units or a maximum FAR of 13,230,043 square feet. In staff’s review of comprehensive plan future land use amendments, conducting an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not very meaningful. This is emphasized because the maximum impact is typically unrealistic. Further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

**A. Required Public Facilities (adopted LOS standards in the comprehensive plan):**

The subject properties are currently vacant and undeveloped and are not connected to city utilities. As a result, this analysis will consider the potential impact to public facilities based on the potential future development to include a total of 2,277 dwelling units and 13,230,043 square-feet of commercial. For the purpose of this analysis, the Florida Bureau of Economic and Business Research provides population estimates which include an average household size for Marion County of 2.33 people per household for the latest available year (2024).

**Transportation:** The subject property has frontage SW 38<sup>th</sup> Avenue, which is identified as a Collector roadway. Additionally, the subject property has frontage on a segment of SW 43<sup>rd</sup> Court which is currently undergoing completion and has not yet been assigned a classification; however, the segment of SW 44<sup>th</sup> Avenue to the north is identified as a Collector roadway. Automotive traffic will likely access the property via SW 20<sup>th</sup> Street to the north and SW College Road to the south. 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 38 <sup>th</sup> Ave	2	30	Collector	E	11,232	6,100	D
SW 44 <sup>th</sup> Ave / SW 43 <sup>rd</sup> Ct	2	45	Collector	E	29,340	3,500	B

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.

*LOS Impact: Further traffic analysis will be required through a traffic study prior to any development of the project. The developer will be required to mitigate for any failures that are created by the development. Any failures that currently exist without the addition of development trips are not required to be mitigated by the developer per F.S. 163.3180.*

**Potable Water:** City utilities are available at this location; connections will be determined during the subdivision review process. A city water main runs along SW 43<sup>rd</sup> 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).

*LOS Impact: At 300 gallons per day per equivalent residential unit, 2,277 dwelling units would generate an additional demand of 683,100 gallons per day. ERU equivalency is calculated for commercial use based on the end use, so a demand estimation cannot be calculated for the 13,230,043 square-feet of commercial development at this time. Utility staff have indicated that the permitted capacity of the City’s water system is 24.4 mgd and the approximate daily flows as of October 2025 are 15 mgd, leaving a remaining capacity of approximately 9.4 mgd, providing sufficient capacity to accommodate the proposed development. If the development requires capacity beyond what the City can currently provide, then the development will either be restricted based on available capacity or required to increase capacity to accommodate for the impact.*

**Sanitary Sewer:** City utilities are available at this location; connections will be determined during the

subdivision review process. A city gravity main is available along SW 43<sup>rd</sup> Avenue.

- *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).

*LOS Impact: At 250 gallons per day per equivalent residential unit, 2,277 dwelling units would generate an additional demand of 569,250 gallons per day. ERU equivalency is calculated for commercial use based on the end use, so a demand estimation cannot be calculated for the 13,230,043 square-feet of commercial development at this time. Utility staff has indicated the approximate daily flows as of October 2025 are 6.6 mgd leaving a remaining capacity of approximately 3.9 mgd, providing sufficient capacity to accommodate the proposed development.*

**Solid Waste:** The subject properties are located within the City’s service area; refuse pickup will be determined during the site plan review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development, and 0.0112 pounds per square foot of occupied building space per day for nonresidential development.

*LOS Impact: The city and private sector provide solid waste collection within the city. Solid waste is transported to facilities outside of the city. These facilities and their capacities are regulated by other jurisdictions.*

### **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 population of 69,283 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.

*LOS Impact: The additional 2,277 residential units would result in an approximate additional population of 5,305 people, increasing the city’s population to 74,588. The city’s current park acreage of 622.27 acres is sufficient at the adopted LOS (4.6 acres per 1,000 population) to accommodate a city population of 135,760 people. Based on this analysis, there is sufficient existing park acreage to accommodate the future development. Additional development of the property will require further Park LOS analysis at the time of development.*

### **B. 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 “A”. This is a Special Flood Hazard Area with a 1% annual chance of flooding (100-year floodplain). 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 and subsequent 14-day recovery period.

**Electric:** The subject property is within the Ocala Electric Utility service territory.

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**Fiber:** Service is not currently available at this location.

**Fire Service:** Ocala Fire Rescue Station #4 is located approximately 1.5 miles from the subject properties. This distance meets the desired industry standard of 1.5 miles for fire service.

**Schools:** The subject properties are serviced by College Park Elementary (operating at 111.99% capacity) and Saddlewood Elementary (operating at 85.05% capacity), Liberty Middle (67.78%) and West Port High School (119.66%). Removing the future land use policies on the subject 75.93 acres may generate between 49-316 additional Elementary School-aged students, 21-145 additional Middle School-aged students, and 25-214 additional High School-aged students. For comparison purposes, the potential number of dwelling units and students generated if the subject area was to be developed at the maximum density allowed by the Medium Intensity/Special District FLU is shown in blue; whereas the potential number of dwelling units and students generated if the subject area were to be developed at the minimum density for the Medium Intensity/Special District FLU is shown in green.

<b>Project Dwelling Units (SFR)</b>			
<b>School Level</b>	<b>SFR Student Generation Rate</b>	<b>2277 SFR (max allowed 30 d.u./ac by FLU)</b>	<b>379 SFR (min allowed 5 d.u./ac by FLU)</b>
E	0.13	296	49
M	0.064	145	24
H	0.094	214	35
<b>Project Dwelling Units (MFR)</b>			
<b>School Level</b>	<b>MFR Student Generation Rate</b>	<b>2277 MFR (max allowed 30 d.u./ac by FLU)</b>	<b>379 MFR (min allowed 5 d.u./ac by FLU)</b>
E	0.139	316	52
M	0.056	127	21
H	0.067	152	25

*Staff Comment: Preliminary review of Required Public Facilities does not indicate any capacity issues for the city to be able to accommodate the future development. School concurrency is not required.*

**Summary Staff Comments:** For consideration of the future land use policy amendment, there are several key factors to consider:

- The subject comprehensive plan policies were adopted prior to the 2035 Vision and the subsequent update to the comprehensive plan.
- Some of the policy requirements were made redundant and unnecessary as a result of subsequent comprehensive plan and land development regulation amendments.
- This text amendment will be required to be brought back to final hearings in conjunction with all other associated amendments to allow for the consideration of all requests at one hearing.
- The 2035 Vision based comprehensive plan update, completed in 2013, consolidated the future land use categories down to a total of six new categories.
- The Medium Intensity/Special District future land use promotes a more design-based approach for future development to facilitate walkable urban development. Design-based

approaches include: the utilization of form-based code, PD, Planned Developments, Chapter 163 Development Agreements, or other similar processes.

- The applicant has initiated a PD zoning amendment consistent with the Medium Intensity/Special Districts intent.
- The PD will provide for the opportunity to ensure protection and safeguards will be in place for the proposed development similar to the purpose and function that Policy 18.13 and 18.24 currently provide.

### **Section 6 - Staff Findings and Recommendation**

- Deletion of the Future Land Use Policies would allow for future mixed-use development in a manner consistent with the current Medium Intensity/Special District future land use designation.
- The maximum residential density of the subject portion of PID 23812-001-00 would increase from 12 dwelling units per acre to 30 dwelling units per acre, a potential increase of 459 residential units for the 25.51 acres.
- The maximum non-residential intensity of the subject portion of PID 2380-000-001 would increase from 0.75 FAR to 4.0 FAR, a potential increase of 7,137,958 square feet for the 50.52 acres.
- The Medium Intensity/Special District Future Land Use Classification requires that any new development be regulated by a form-based code, Planned Development (PD) zoning district, or Chapter 163 Development Agreement.
- Further restrictions and safeguards may be imposed through the PD rezoning process similar to the purpose and function of Policy 18.13 and 18.24.
- No level of service or public facility issues have been identified, further analysis will be required prior to development.

**Staff Recommendation: Approval of FLUP25-0001**