



Applicants: West Oak Developers, LLC
Lot 4 West, LLC
Madison Oaks West, LLC
West Oak Ocala 1 Business, LLC

Property Owners: West Oak Developers, LLC
Lot 4 West, LLC
Aurora Ocala, LLC
Madison Oaks West, LLC
West Oak Ocala 1 Business, LLC
City of Ocala

Agent: Tillman & Associates

Project Planner: Patricia Hitchcock

REQUESTS:

- 1. Rezoning of 5.83 acre water retention area** (Parcels 21385+000-00 and 21385-000-01)
from: GU, Governmental Use
to: PD, Planned Development

- 2. First amendment to West Oak Planned Development Plan**

Parcel Information

Acres: +222.58 acres

Parcel(s)#: 21382-001-00, 21385-000-00, 21385+000-00, 21385-000-01, 21385-000-02, 21385-000-03, 21385-000-04, 21385-001-00, 21385-001-01, 21387-000-00, 21387-001-00, 21418-000-00, and 21448-000-01

Location: located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad.

Existing use: West Oak Planned Development

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Employment Center	M-1	Trucking company & water retention
East	Commerce District (County) Public	M-1 & B-5 (County) GU	Demolition company, single-family residential, undeveloped, & railroad Wetland groundwater recharge park
South	Neighborhood	R-2 & R-1	Single-family residential
West	Neighborhood	R-1, R-3, & INST	Undeveloped
	MI/SD	M-1	Undeveloped
	Employment Center (County)	R-1 & R-4 (County)	Church & single-family residential
	Employment Center	Pending	Undeveloped

Background

The City of Ocala entered into a Redevelopment Agreement for the former Pine Oaks Golf course and the current West Oak PD plan facilitates redevelopment of the property into a mixed-income residential community with a variety of recreational amenities and some neighborhood-serving commercial uses along NW 35th Street. The West Oak PD rezoning and plan were approved in February 2021. After learning of a potential procedural deficiency with the original adoption, the rezoning and PD plan approval were processed a second time as a cautionary measure and received final approval from City Council on June 20, 2023.

There is a need for more housing development in the city, especially affordable housing. Considering the recent increase in employment opportunities that resulted from the development of major distribution centers on NW 35th Avenue Road and NW 35th Street. The City Redevelopment Agreement for Pine Oaks requires that 20 percent of the units constructed are affordable housing units, as defined in the agreement. Residential units on this property will be ideally located near that employment center and excellent existing and future recreational amenities, such as the wetland groundwater recharge park, the proposed community center at Reed Place, and Lillian Bryant Park. The current West Oak PD plan includes 386 single-family residential lots, 832 multifamily residential units, 150 townhomes, and approximately 70,000 square feet of commercial space.

The developer proposes to increase the intensity of multi-family development due to demands of the market as well as enhance the connection points to existing rights-of-way. The additional units, improved connectivity, increased building height, and additional property along NW 35th Street require the PD plan be amended by Planning & Zoning Commission and City Council. The proposed amendment increases the totals for multi-family units from 832 to 1,980 and decreases the single-family residential units from 386 to 170. The commercial is also reduced to 12,500 sf from the original proposed 70,000sf. The PD amendment also addresses an increase in height of buildings to 75-ft which promotes a greater density and compact design as envisioned by the special district.

The Planning & Zoning Commission recommended approval of the proposed amendment at the January 9, 2023, meeting. The amendment was not heard by City Council due to the potential procedural deficiency with the original adoption of the PD rezoning and PD plan approval. West Oak Developers, LLC, expressed concern at the time about delaying action on the PD amendment. City staff agreed to a tight time schedule to place the PD amendment on the July 10 Planning & Zoning Commission agenda as it had been previously considered. However, the submitted PD Plan amendment differs from what was previously considered and requires some modification prior to presentation to City Council are:

1. Amend the title on the cover sheet to identify the PD Plan as the First Amendment.
2. The plans have been amended to specify that a 22.3 acre property owned by Aurora Ocala, LLC, Parcel #21385-001-01, is not included in the PD amendment. That property is currently under development as a 272 unit apartment complex known as Bel Canto. All graphic pages should reference that the parcel is subject to the original PD rezoning ordinance (ORD2021-23) and PD Plan approval resolution (RES2021-11).
3. Correct inconsistencies in the listings of parcel numbers and owners within the PD amendment.

4. The traffic impact statement does not correspond to the previously approved study (TIA19-0002) which it references. The traffic numbers also don't correspond to the updated study undergoing review (TIA22-44794) relative to this amendment. Clarify that the traffic study is under review.
5. On Sheet 8, the buffer plan notes for Multi-Family – Less Intense Use that buffers are required between multifamily and mobile home use abutting less intensive uses. Delete the reference to mobile homes.
6. On Sheet 8, the buffer along the northern boundary of the Aurora parcel is no longer shown as the parcel is excluded from the amendment. Show the buffer for clarity.
7. West Oak Developers, LLC, proposed to delete from the Design Standards Book the requirement for single family and duplex structures to “utilize a minimum of two different but complimentary materials such as stucco and flagstone, plus trim, sill, or cap with stone sill or with wood trim. Hardie board panels and lap siding.” The applicant is working on revising the standard to clarify consistency with the submitted precedent images rather than deletion of the requirement. Language will be presented at the hearing.

The future land use classification of Medium Intensity/Special District requires a minimum density of five dwelling units per acre and a maximum density of 30 dwelling units per acre. This amended PD plan proposes approximately ten-and-one half dwelling units per acre, thereby meeting the density requirements of the comprehensive plan and furthering progress towards the goals of the Pine Oak Square Main Street district envisioned in the West Ocala Vision & Community Plan.

Staff Recommendations:

1. **Rezoning of 5.83 acre water retention area (Parcels 21385+000-00 and 21385-000-01)**

from:	GU, Governmental Use
to:	PD, Planned Development

2. **Approve First amendment to West Oak Planned Development Plan with corrections #1 through #7 listed above.**

Basis for Approval

The requested zoning designation of PD, Planned Development, is consistent with the proposed Medium Intensity/Special District future land use designation and the Comprehensive Plan.

Factual Support

1. The proposed PD zoning is consistent with the following Policies of the City of Ocala Comprehensive Plan:

Future Land Use Element, Policy 6.2: Medium Intensity/Special District: 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 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.¹

2. The proposed PD zoning is consistent with the Pine Oak Square Main Street Mixed Use District in the West Ocala Vision & Community Plan. As stated in the plan, “the intent of this district is to promote a compact and walkable urban form...this district is characterized by buildings that are one (1) to four (4) stories in height and may contain more than one use.”
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

Transportation: A traffic impact analysis (TIA19-0002) has been submitted and is under City review. According to the latest version of the traffic impact analysis, this development will result in 13,946 gross trips and 9,365 net new trips at final buildout. Costs for necessary transportation improvements to accommodate these new trips are being shared between the City and the developer in accordance with the City Redevelopment Agreement for Pine Oaks. An updated traffic analysis (TIA22-44794) is currently underway which is considering the changes in the PD Amendment. Any additional impacts will be required to be mitigated by the development.

Electric: The property is served by the Ocala Electric Utility.

Potable Water: The property is currently served by City of Ocala water.

Sanitary Sewer: The property is currently served by City of Ocala sewer.

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-hour storm event.²

Solid Waste: During the development review process, fees will be determined and shall be due and payable within 30 days of initiation of permanent electric service.³

Fire Service: To maintain adequate fire protection services in the City, an impact fee will be required during the development review process.

Schools: *The information below is based on the proposed amended PD Plan inclusive of the 272 unit Bel Canto project and was calculated using the 2023 MCPS Impact Fee Study generation rates:*

Schools serving this area are College Park Elementary, Howard Middle, and Vanguard High. District wide utilization is E = 93.89%, M = 90.16% and H = 100.25%. Capacity is available districtwide for

elementary and middle schools; however high school capacity exceeds 100% for the district. The middle and high schools that will serve the project all have sufficient capacity to accommodate this development according to an analysis based on the accepted method of calculating students from the School Board.

- The project is projected to create 318 new elementary school students, which is an increase of 132 students from the original approved PD plan.
- The project will also include 130 new middle school students, which is an increase of 49 students from the original PD plan.
- The project will also include 158 new high school students, which is an increase of 26 students from the original PD plan.

A total of 606 new students generated by this development is anticipated. The overall number has increased by 207 students from the original PD plan with the biggest impacts on elementary and middle schools. Staff analysis was completed using the 40-day student count for the 2022 school year. The biggest change from the original PD plan approval is the closure to an under-performing elementary school which created a greater impact on College Park elementary.

Zoning

Existing:

GU, Governmental Use: The governmental use (GU) district is intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Areas classified GU are shown on the official zoning map, but no column for GU use restrictions is shown in division 2 of this article, since any lawful government use or related use, including commercial and industrial development at the Ocala International Airport, can be carried on in a GU district. However, any governmental use or related use shall be compatible with surrounding uses.⁴

Requested:

PD, Planned Development: 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.⁵

¹ City of Ocala Comprehensive Plan, Future Land Use Element, Policy 6.2.

² City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

³ City of Ocala Land Development Code, Section 114-10, Fees & Section 54-124, Billing and collection.

⁴ City of Ocala Land Development Code, Section 122-481, GU intent and purpose.

⁵ City of Ocala Land Development Code, Section 122-940(a), PD intent and purpose.