



Planning & Zoning Commission

April 11, 2022

Case No. PD20-0009

Staff Report

Applicant: BDG Albee, LLC and Belleair Development, LLC (on behalf of Cay Ventures, LLC)

Property Owners: Cay Ventures, LLC & BDG Albee, LLC

Project Planner: Aubrey Hale

Zoning from: A-1, Agricultural^(County)
to: PD, Planned Development^(City)

Parcel Information

Acres: +9.10 acres

Parcel(s)#: 23867-000-00, 23866-001-00

Location: 4240 SW 43rd Ct and 4300 SW 43rd Ct

Existing use: Single-Family Residential

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Public ^(County)	R-4, Residential Mixed Use ^(County)	DRA
West	Neighborhood ^(City)	No zoning ^(City)	Single-family dwellings
South	Neighborhood ^(City)	No zoning ^(City)	Single-family dwellings
East	Medium Intensity/Special District ^(City) Low Intensity	B-4, General Business ^(City)	Restaurant Self-service Station Undeveloped

Background:

- This property is contiguous to the city limits along its southern, eastern, and western boundaries. The western and southerly property lines border the Saddlewood Estates subdivision. The easterly property line fronts on SW 43rd Ct and is across from a DRA that serves a gas station and restaurant. The two parcels each contain a single-family home.
- The property owner has requested annexation into the City to receive city water and electric service and to develop the property as a gated two-story multifamily Planned Development.
- A Neighborhood future land use designation and Planned Development, PD, zoning are proposed.
- This project was heard by the Planning & Zoning Commission previously on June 14, 2021.
 1. At the June 14, 2021 meeting, the Planning & Zoning Commission voted 5 to 0 to approve the annexation and future land use designation for the property, but also voted 5 to 0 to deny the Planned Development proposal.
- After the Planning & Zoning Commission meeting on June 14, 2021, the applicant decided to revise the Planned Development instead of proceeding to City Council.
- The Planned Development proposal has now been substantially revised in response to feedback received and in coordination with City staff.
- Applications for annexation, the future land use designation, and Planned Development zoning are now being brought back to the Planning & Zoning Commission for a second consideration.
- Belleair Development LLC intends to redevelop the property into an 84-unit multifamily residential Planned Development with a proposed density of 9.23 units per acre.

Staff Recommendation: Approval**Basis for Approval:**

The requested zoning designation of PD, Planned Development, is eligible to implement the land use designation of Neighborhood. The PD plan is consistent with the Comprehensive Plan, the land development regulations, and compatible with the surrounding area.

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 Neighborhood 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. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement. According to the development plan submitted by the developer, the project will generate fewer than 100 PM peak hour trips.

Road/Street Name	# of Lanes	Functional Class	LOS Capacity	2019 AADT	Existing LOS
SR 200 I-75 to SW 66 th St	6	Urban Principal Arterial	59,900	49,900	C

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:

CASE # >>>	LUC20-004 & PD20-0009						
PROJ NAME or Parcel #>	Belleair (23867-000-00 & 23866-001-00)					PROPOSED	ALLOWED
					DWELLING TYPE	PROJECT DWELLING UNITS	
		DISTRICT WIDE		SY 21-22	MFR	60	0
	SCHOOL LEVEL	UTILIZATION	SCHOOL NAME	120th Day Utilization	MFR STU GEN RATE	ESTIMATED STUDENTS	
	E	89%	Saddlewood	103.8%	0.097	5	0
	M	90%	Liberty	111.6%	0.040	2	0
	H	91%	West Port	109.8%	0.043	2	0
* District Wide Utilization - annual calculation uses most recent 120th Day membership counts for a School Year (SY).							
^^ XXth Day Utilization - from most recent 20 day interval of membership counts for a School Year (SY).							

Zoning Classification

Existing:

A-1^(County), General Agriculture classification is intended to preserve agriculture as the primary use. This classification in the Urban Area may be used for agriculture until it is rezoned to another permitted 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.