



Applicant: Mize Capital, LLC and Belleair Development, LLC

Property Owners: Keys at Ocala II, LLC

Project Planner: Aubrey Hale

Zoning from: PUD, Planned Unit Development
to: PD, Planned Development

Parcel Information

Acres: ± 32.22 acres
Parcel(s)#: 2389-100-009
Location: 5451 SW 66th Street
Existing use: Undeveloped with some infrastructure

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Low Intensity	SC, Shopping Center B-2, Community Business	Shopping center Apartments
West	High Residential ^(County)	R-4, Mixed Residential ^(County)	Single-family dwellings
South	Low Intensity Municipal ^(County)	PD, Planned Development A-1, General Agriculture	Horse farm; car dealership Single-family home
East	Neighborhood	PUD-03	Single-family homes

Background:

- This property was originally approved as a 150-unit townhouse development called the Reserve at Heath Brook PUD.
 - The PUD conceptual plan was approved in 2004 and the PUD final development plan was approved in 2007.
- Roads and utility lines were constructed after improvement plans were approved.
- Shortly after these improvements were made, the housing market crashed and this development project was stalled and then cancelled.
- The existing Low Intensity future land use designation allows up to 18 dwelling units per acre on the property.
- The applicant intends to develop the property into a 146-unit multifamily residential Planned Development with a proposed density of 4.53 units per acre.

Staff Recommendation: Approval
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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 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

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.

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 # >>>	PD21-0001						
PROJ NAME or Parcel #>	2389-100-009					PROPOSED	ALLOWED
					DWELLING TYPE	PROJECT DWELLING UNITS	
		DISTRICT WIDE		SY 21-22	MFR	146	0
	SCHOOL LEVEL	UTILIZATION	SCHOOL NAME	120th Day Utilization	MFR STU GEN RATE	ESTIMATED STUDENTS	
	E	89%	Saddlewood	103.8%	0.097	14	0
	M	90%	Liberty	111.6%	0.040	5	0
	H	91%	West Port	109.8%	0.043	6	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

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.