



Staff Report: Rezoning

Case No. PD24-45706

Planning & Zoning Commission: June 9, 2025

City Council (1st Reading): August 19, 2025

City Council (Adoption): September 3, 2025

Applicant: Dessiree Troncoso (Anna Jo Partnership, LLC)

Property Owner: Anna Jo Partnership, LLC

Project Planner: Breah Miller, Planner II

Amendment Request: Seeking approval for a rezoning of the subject property from R-3, Multi-Family Residential (County), to PD, Planned Development including the associated PD Plan and Standards Book.

Concurrent Applications: Annexation (**ANX24-45704**) and Future Land Use Change (**LUC24-45705**) to Medium Intensity/Special District.

Parcel Information

Acres: ±39.33 acres

Parcel(s)#: 23817-004-00 & 23311-000-00

Location: located in the 5100 block, along the south side of SW 20th Street

Existing use: Multi-family/Undeveloped

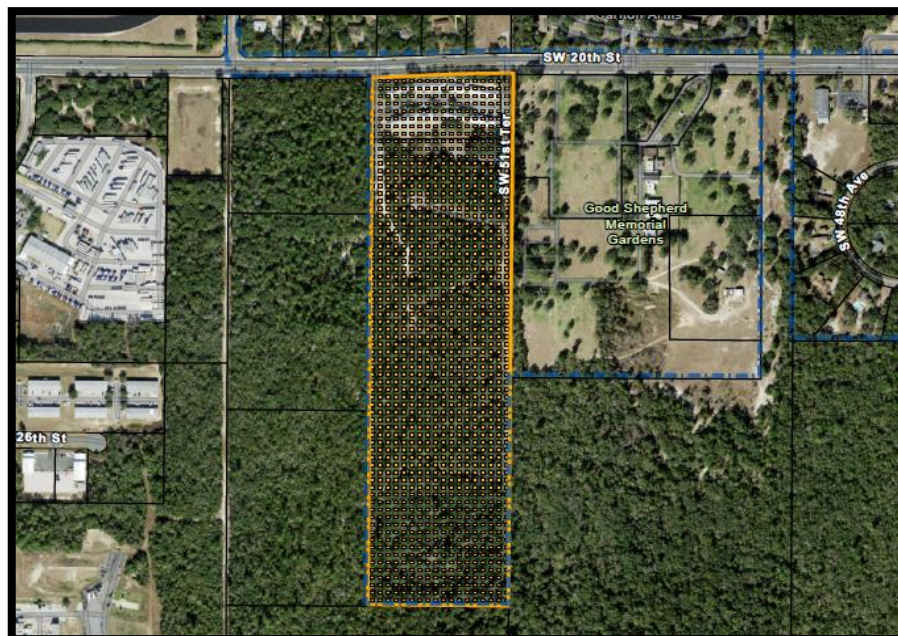
Future Land Use Designation: High Residential (County)

Zoning Designation: R-3, Multi-Family Residential

Special District(s)/Plan(s): N/A

Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The petitioner is requesting to rezone the subject property from Multi-Family (R-3) (County) to Planned Development (PD)(City) along with the associated PD Plan and Standards Book. The proposed PD combines the existing multi-family Timberland Apartments with additional development to include a mix of residential use types including multi-family development, single-family homes, and townhomes.

Section 2 - Background Information

The subject properties are comprised of two parcels of land (Parcel ID# 23311-000-00 and 23817-004-00) encompassing a total of approximately 39.33 acres. The subject properties are currently within the jurisdiction of Marion County and lie within an existing enclave area of the City of Ocala. The current Marion County designations of the properties are:

Zoning: R-3, Multi-family (County). The County code of ordinances indicates the intent of the Multi-Family Dwelling classification is intended to provide for high-density and urban residential development, including multi-family dwellings in areas served by public or private water and sewer facilities.

Future Land Use: High Residential land use (County), a maximum of 8 dwelling units per acre.

It is noted that the applicant acquired both properties in June 2020.

Parcel 23311-000-00 was developed in 1983 with eight multi-family buildings known as the Timberland Apartments, that include 42 multi-family residential units. Parcel 23817-004-00 remains undeveloped and lies south of the Timberland Apartments with access from SW 53rd Avenue located along the western boundary of the subject property.

The subject property and properties to the east and south are heavily wooded. A summary of the adjacent property land use, zoning, and current uses is provided in Table 1 below.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity (City)	R-3, Multi- Family (City) B-1A, Neighborhood Business (City)	Carlton Arms Single-Family Residences
East	Medium Intensity/ Special District (City)	INST, Institutional (City) No Zoning (City)	Good Shepard Memorial Gardens Undeveloped
South	Medium Intensity/ Special District	PUD-08, Planned Unit Development (City)	Undeveloped

	(City)		
West	Medium Intensity/ Special District (City)	PD, Planned Development	Undeveloped

The subject property fronts SW 20th Street which is classified as an urban collector roadway. North of the subject properties, the existing single-family uses have been consolidated under single ownership and rezoned to R-3, Multi-Family Residential (ZON22-44795). Other uses in the area include the Carlton Arms Apartments located on the north side of SW 20th Street and the Ocala International Airport located further to the west.

Section 3 - Proposed PD Plan and Standards

The associated PD Plan proposes a mixed residential community on approximately 39.33 acres, to be developed in three phases. Key elements of the PD Plan include:

- Permitted uses comprised of single-family detached homes (Courtyard and Cottage Homes), single-family attached townhomes, and multi-family dwellings.
- Maximum of 459 dwelling units (including the existing 42 multi-family units within the Timberland Apartments)
- Density is proposed at 11.67 dwelling units per acre
- Maximum building height of 50 feet (four stories) for multi-family buildings and 35 feet for single family attached and detached homes.
- Gross Open space of 37.9 percent (may increase to 42.46 percent with an optional 1.8-acre wet retention pond).
- Amenities include a 3,600-square-foot clubhouse with a pool and a 2,400-square-foot community building, walking paths, linear parks, and centralized lake areas.
- A 10-foot-wide landscape buffer with a six-foot-high vinyl fence is proposed along the southern, eastern, and western boundaries.
- A 40-foot-wide right-of-way reservation area for future access has been reserved along the southern property line to provide for a future east/west roadway connection, subject to further agreement with the City of Ocala.

Development standards including lot sizes, parking, landscaping, signage, and required buffers will be consistent with the City's Land Development Regulations with exception to four variation requests submitted with the PD Plan. Section 5 of this report lists the specific requested variations along with the staff analysis of each request.

Section 4 – Staff Analysis

This staff report intends to cover the review of the proposed Planned Development zoning amendment as well as the associated Planned Development (PD) Plan and Standards Book.

Consistency with Comprehensive Plan:

The requested zoning change 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 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 character and function of individual Medium Intensity/Special Districts is described in greater detail in Objective 8.

The form of buildings and development shall be regulated by the Form Based Code. Buildings shall have 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:

- *The associated concurrent application for future land use proposes the subject property receive the Medium Intensity/Special District Future Land Use classification.*
- *While the proposed PD Plan only provides one use type (residential), it is important to note that it does provide for a variety of housing types within that use category. These housing types will help to create distinct and unique neighborhoods within the development. Further the land use category indicates that development within the Medium Intensity/Special District category “should” facilitate 2 or more use types, indicating the desired but not required development pattern.*
- *As indicated in Section 1.12 Concept Plan and Development Program, the proposed PD plan provides for a variety of residential dwelling types such as attached townhomes, detached courtyard homes, detached cottage homes, and multi-family dwelling types providing Ocala residents with a variety of housing options. Additionally, the PD Plan specifies design elements such as pocket parks, rear loaded*

parking areas, walking pathways, and interconnection within the community through pedestrian and vehicular facilities providing a form-based development approach that is consistent with the intent of the Medium Intensity/Special District future land use.

- *The combined density of all residential housing types is 11.22 units per acre, less than half of the potential maximum of 30 units per acre for the land Medium Intensity/Special District land use category.*

2. Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.

Staff Comment: The proposed PD Plan provides perimeter buffering to adjacent properties and uses, pocket parks, linear parks, and buffer strips between different residential use types internal to the development, all promoting compatibility and appropriate transition of uses.

3. Future Land Use Element 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.

Staff Comment: Section 6 of this staff report provides a review of level of service for required public facilities. The analysis does not indicate potential issues with level of service as a result of the proposed Planned Development zoning and PD Plan.

Consistency with Land Development Regulations

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. Section 122-941(b): A rezoning to PD with a PD plan shall meet the following minimum requirements: (1) One-acre minimum site; (2) a five-acre or more site shall include at least two uses with any one use not less than ten percent (acreage or square footage) of the total site, except in the case of residential developments, which are permitted to be single-use; (3) must be located on a public roadway with at least 100 feet of frontage.

Staff Comment: The subject property contains approximately 39.33 acres and has approximately a frontage along SW 20th Street (a public roadway), exceeding the requirements of this section.

2. Section 122-244 – District criteria: Zoning districts allowed under the current land use classification.

Medium Intensity/ Special District	R-1**, R-1A**, R-1AA**, R-2**, R-3**, RZL**, O-1**, OP**, RO**, B-1**, B-1A**, B-2**, B-2A**, B-4**, SC**, M-1**, M-2** G-U**, INST**, A-1***, PD** , FBC**
---	--

Staff Comment: As indicated in the code section above, the PD zoning district is a permitted district within the subject property's proposed Medium Intensity/Special District future land use.

3. Section 122-942(a): – Planned Development Required Standards: In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan,

the planning and zoning commission and city council shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:

- (1) **Access.** Every permitted use in a PD shall have access to a public street directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.

Staff Comment: The proposed development indicates two access points from SW 20th Street. The primary access point is SW 51st Terrace along the eastern boundary, with the secondary access being used for emergency use only onto SW 53rd Avenue. In addition, the PD plan shows interconnectivity consisting of a mixture of internal roadways and alleys. The PD plan also depicts a reservation of 40-foot-wide future right-of-way to provide for a potential east/west roadway connection. This future right-of-way will be further defined through subsequent agreement with the City of Ocala.

- (2) **Buffers.** When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.

Staff Comment: The proposed development is surrounded by similarly entitled mixed use future developments. The adjacent property to the northeast is known as the Good Shepherd Memorial Gardens. While adjacent properties to the west, south, and east are predominantly undeveloped, the applicant is proposing a 10-foot-wide buffer area and has requested a variation (see Section 5 below) to standards to be allowed to construct a 6-foot tall vinyl privacy fence to provide additional screening to adjacent properties.

- (3) **Underground utilities.** Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must be effectively screened, and thereby may be excluded from this requirement.

Staff Comment: Subsequent subdivision and/or site plan review will ensure that new onsite utilities shall be located underground in accordance with current city policies and standards.

- (4) **Open space.** Open space requirements for a PD are as follows:

- (a) Open space shall include active and passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, golf courses, waterways, landscaped yards and patios, lagoons, floodplains, nature trails, roof areas, and other similar open spaces. Water retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space, as long as these areas are designed to retain a minimum of three feet of water at all times.

Staff Comment: Section 1.11 Guiding Principles of the PD Plan emphasizes a sense of community, housing for all, shared spaces to bring people together, and walkability concepts for the project. The result is a combination of pocket parks, linear parks, clubhouse with swimming pool, community building, walking path, and other amenities providing a development with a proposed minimum 37.9% gross open space with the potential of increasing to 42.46% by converting 1.80 acres from dry to wet retention.

- (b) Fenced water retention areas, open water areas beyond the perimeter of the site, street right-of-way, driveways, off-street parking areas and off-street loading areas shall not be

counted in determining open space. Side yards less than six feet wide shall not be counted as open space.

Staff Comment: Open space is provided in accordance with Section 122-924(4). Gross open space provided is calculated at 14.91-acres including amenities as shown on Figure 6. Coso-Ocala Concept Plan.

- (c) Open space shall be clustered into larger tracts/areas. Buildings and structures should be clustered so that the open space is usable to the occupants/residents rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall not be counted as aggregate open space.

Staff Comment: As indicated on the PD Concept Plan (Figure 6), open space is clustered between buildings as linear parks, as well as along trails and water retention areas. All open space has been designed in areas that are accessible to all future residents.

- (d) There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.

Staff Comment: The PD proposes a mix of three housing types that include single-family attached, single-family detached, and multi-family. As this development is proposing more than one use, a minimum open space of 25% is required. The PD plan proposes a minimum of 37.9% gross open space. Greater than 10% of the open space is considered aggregate and will consist of a clubhouse with a pool, community building, walking path, linear parks, and centralized lake area. The minimum required open space is being met with the proposed PD Plan.

- (5) *Unified control.* The applicant shall furnish the city with sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, unified and otherwise-unencumbered control of the entire area of the proposed planned development, whether the applicant be an individual, partnership, corporation, other entity, group or agency. The applicant shall provide the city all necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved.

Staff Comment: The agent submitted a Title Opinion and Statement of Unified Control to the City in June 2024. The city attorney has reviewed the information and has not indicated any issues regarding unified control for the project.

- (6) *Phasing.* City council may allow or require phasing of the proposed development. All phasing must be related to previous development, surrounding properties, and available public facilities and services, where a failure to proceed with subsequent phases of development will have no adverse impact on the completed phase(s) or surrounding properties.

Staff Comment: The PD Plan proposes three phases for the proposed project as indicated in Figure 7. Phase 1 will start with development and infrastructure on the northern portion of the subject property and Phases 2 and 3 will follow with further development of the site. It is noted that the clubhouse and pool amenities will not come into the project until Phase 2.

However, Phase 1 does include several linear parks as initial amenities to serve Phase 1 of the project.

- (7) *Platting.* All uses/parcels meeting the definition of a subdivision shall meet chapter 114 (subdivisions) requirements.

Staff Comment: The applicant has requested variations to four sections of code. One of these variation requests is for Section 114. Specifically, the request is for Section 114-93(b) to reduce the required 30-foot alley right-of-way width to 20-feet. City staff have reviewed this request through the PD submittal process and did not identify any concerns or issues with this variation. See Section 5 below for analysis of the variation request.

- (8) *Site plan review.* Development requiring site plan review shall comply with Chapter 122, Article IV. A final site plan shall be consistent with a final development plan.

Staff Comment: The applicant has requested three variation requests for Chapter 122. Staff analysis of these requests are provided in the following Section 5 below.

- (9) *Development.* A development meeting the criteria for a shopping center shall comply with all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7), (8) and (9) and 122-918(a)(1).

Staff Comment: N/A.

- (10) *Access to utility systems and public services.* A PD shall be located in relation to sanitary sewer lines, water lines, storm/surface drainage systems, and other utility systems.

Staff Comment: Utility services are outlined in detail in the Level of Service Analysis below. All utility services are in close proximity to the development.

4. **Section 122-949 Neighborhood Meeting** – Prior to filing an application with the city for a PD zoning designation, the applicant shall be required to hold a neighborhood meeting. The purpose of the neighborhood meeting is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible.

The petitioner held a neighborhood meeting on December 12, 2023, at Central Florida College, with the applicant providing information regarding the proposed development. A written summary and minutes from the meeting were provided with the application materials and indicated that one nearby resident was in attendance and who did not have any concerns about the development but instead expressed his support.

Staff Comment: the written summary from the neighborhood meeting satisfies the requirements of Section 122-949 and there were no opposition or conflicts presented at the meeting to be addressed.

Section 5 - Variations from Code of Ordinances

The applicant is requesting variances to the following sections of the Ocala Code of Ordinances:

- **Section 122-260. – Buffers.** (b) General requirements. Wherever a higher intensity property adjoins or abuts a lower intensity land use or zoning district, a landscaped buffer area will be required along the total length of that adjoining or abutting property boundary to provide an attractive land use transition and reduce sight, glare, light and noise intrusion. This landscaped buffer area as set out in this section will be reviewed and approved during the site plan process.

The landscaped buffer area can be decreased in depth with a continuous brick, stone or concrete block wall which is located along the full length of the adjoining or abutting property boundary being buffered. A landscaped berm of the same height can be substituted for a wall. The building official and planning director may also approve a solid wood fence and increased landscaping as an alternative to a masonry wall in instances where a parcel was reduced in size by a condemnation of right-of-way. Buffer areas will be continually maintained in good condition by the property owner. These buffer areas can be included in the open space requirements and standards. In no case shall the landscaped buffers be less than the standards and specifications set out in this section.

Staff Comment: The applicant is requesting a variation to the requirement to be allowed to construct a 6-foot tall vinyl fence as an alternative to a masonry wall even though the property size has not been reduced through condemnation. With the exception of the Good Shepherd Memorial Gardens cemetery to the northeast, the majority of adjacent properties remain undeveloped at this time. Staff finds that the 6-foot vinyl fence and buffer will provide sufficient screening to the adjacent vacant properties and the Good Shepherd Memorial Gardens cemetery, mitigating potential compatibility issues between uses.

- Section 114-93.- Alleys. (b) The right-of-way width of an alley shall not be less than 30 feet.

Staff Comment: The applicant is proposing 20-foot right-of-way for all alleys, which will all be privately maintained. This requested variation was reviewed by city staff and there were no findings of concerns or issues with this variation request.

- Section 122-1010(2). Two-family and Multi-family parking requirements 1.5 spaces per unit. The request is to provide 1 parking space per unit and additional spaces may be required for amenities.

Staff Comment: The requested variation provided for on page 14 of the PD Plan indicates a variation to Section 122-631. Single-family dwellings (attached) criteria, which is found in the B-2 zoning district and is not applicable to the proposed residential Planned Development. The correct citation would be Section 122-1010(2) parking required for two-family and multi-family uses. It appears that the Parking Table shown in Section 1.12 of the PD Plan confirms the scope of the request is limited to Single Family Attached Townhomes only, at 1 parking space per unit as shown. Staff finds that since the request for reduced parking would be limited to 150 units (comprising the single family attached units) and that development of the clubhouse, swimming pool, and community building amenities will require additional parking that could also serve to provide overflow parking needs, that there will be adequate parking to accommodate the proposed PD Plan.

- Section 122 Section 122-286 – Request to establish unique lot requirements for all development types as follows (*Note: applicant incorrectly cited the wrong code section for this variation (Section 114-93): Lot Requirements.*)

	Single-family Detached (Courtyard Home)	Single- Family Detached (Cottage Home)	Single- Family Attached (Townhome)	Multi- Family
Front Yard Setback (Minimum Feet)	5'	5'	5'	5'
Interior Side Yard Setback (Minimum Feet)	3'	3'	0'	15'
Street/Alley Side Yard Setback (Minimum Feet)	8'	8'	5'	10'
Interior Rear Yard Setback (Minimum Feet)	25'	10'	25'	10'
Alley Rear Yard Setback (Minimum Feet)	25'	10'	25'	10'
Lot Width (Minimum Feet)	32'	28'	16'	200'
Lot Area (Minimum Square Feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)	45%	50%	45%	65%
Building Height (Maximum Feet)	35'	34'	35'	4 stories or 50'

Staff Comment: The proposed lot standards are indicative of recent market trends desiring smaller lots, reduced setbacks, and increased lot coverage. A major factor in this trend is due to significant rising costs associated with development as well as a change in home buyers looking for additional housing options that reduce their overall maintenance efforts and cost. The reduced footprint of lots also allows for a more clustered development pattern further promoting preservation of open space. Additionally, the dense/compact design is consistent with the intent of the Medium Intensity/Special District future land use.

Section 6 - Level of Service (LOS) Analysis

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

The existing Timberland apartments located on the subject properties are not currently connected to city utilities. As a result, the following LOS analysis anticipates potential impact from the existing apartments and proposed future development as indicated in the PD Plan which includes a total

development of 459 dwelling units. For the purpose of this analysis, the Florida Bureau of Economic and Business Research (BEBR) 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 on SW 20th Street which is identified as a Collector roadway. Automotive traffic will likely access the property via SW 51st Terrace to the east, and emergency traffic will access the property from SW 53rd Avenue to the west. 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 20 th Street	4	35	Collector	E	39,800	12,500	C

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: A conservative analysis with a high-trip generation of 9.5 vehicles per day per dwelling unit would provide for an additional 4,361 daily trips which would result in an increased traffic counts on SW 20th street to approximately 16,861 AADT, still well below the adopted LOS capacity of 39,800 AAD. Specific traffic analysis will be required through a traffic study prior to any development of the project.

Potable Water: The properties are currently serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city water main runs along SW 20th Street.

- *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, 459 units would generate an additional demand of 137,700 gallons per day. Staff has indicated the approximate daily flows are 17 mgd, leaving a remaining capacity of approximately 7.4 mgd, providing sufficient capacity to accommodate the proposed development.

Sanitary Sewer: The properties are currently being serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city force main is available along SW 20th Street.

- *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, 459 units would generate an additional demand of 114,750 gallons per day. Staff has indicated the approximate daily flows are 6.5 mgd leaving a remaining capacity of approximately 4 mgd, providing sufficient capacity to accommodate the proposed development.

Solid Waste: The subject property is not located within the City’s service area; refuse pickup will be determined during the subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.

LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under others jurisdiction.

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 69,283 population 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 459 residential units would result in an approximate additional population of 1,070 people. Increasing the city’s population to 70,373. 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 existing multi-family development on the property. 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 property is not located within a Flood Zone. 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.

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

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #4 is located approximately 1.68 miles from the subject property at 2275 SW 53rd Avenue. This distance does not fall within the desired industry standard of 1.5 miles for fire service.

Schools: The subject property is serviced by College Park Elementary (operating at 110.08% capacity), Liberty Middle (93.34%) and West Port High School (117.22%). The proposed rezoning of the property may generate between 22- 145 additional Elementary School-aged students, 11-66 additional Middle School-aged students, and 11-98 additional High School-aged students.

Project Dwelling Units (SFR)			
School Level	SFR Student Generation Rate	174 SFR (min. 5 d.u./acre permitted by FLU)	1046 SFR (max. 30 d.u./acre permitted by FLU)
E	0.13	22	135
M	0.064	11	66
H	0.094	16	98

Project Dwelling Units (MFR)			
School Level	MFR Student Generation Rate	174 MFR (min. 5 d.u./acre permitted by FLU)	1046 MFR (max. 30 d.u./acre permitted by FLU)
E	0.139	24	145
M	0.056	9	58
H	0.067	11	70

Staff Comment: Preliminary review of Required Public Facilities does not indicate any capacity issues for the city to be able to accommodate the proposed PD Plan. Further LOS analysis will be required prior to development as part of subsequent subdivision or site plan reviews.

Summary Staff Comments: *Considering the overall proposed project which includes annexation, future land use change, rezoning, and the proposed PD Plan and Standards, there are several key factors to consider:*

- *The project provides the opportunity for the city to significantly reduce and existing enclave area, improving efficiency of services.*
- *The density and nature of the project is consistent with the proposed Medium Intensity/Special District future land use providing urban level development of 11.67 units per acre.*
- *The Proposed PD zoning and PD Plan:*
 - *Provides multiple residential use types to promote unique internal communities providing for a variety of housing options.*
 - *Provides traditional neighborhood design elements to create unique communities through provisions for linear parks, rear loaded parking options, on-street parking, and pocket parks to promote distinct traditional neighborhoods.*
 - *Promotes a form-based design approach through provisions for architecture elements (porches, gable roofs, and siding), building height, building placement in the context of parks and amenities, different housing types, and unified sign standards.*
- *The proposed Lot standards do provide for reduced setbacks and lot dimensions than has been typical for similar PD Plans in Ocala. However, concerns over smaller setbacks and lot dimensions are minimized in consideration of:*
 - *Promoting higher urban form (density/intensity) to maximize and sustain city infrastructure and services.*
 - *Cost of development to be able to provide more affordable housing options.*
 - *Promoting diverse housing options, both in type and costs.*
- *The requested variations to code requirements have been found by staff to be acceptable requests to facilitate the PD Plan.*

Section 7 - Staff Findings and Recommendation

- *The proposed rezoning is consistent with the proposed Medium Intensity/Special District Future Land Use classification pursuant to Code of Ordinances Section 122-244.*
- *The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with the following proposed variations to the Code of Ordinances:*
 - a. *Alternate fencing material to allow for a 6-foot vinyl fencing with the 10-foot landscape buffer.*

- b. Reduced alley width to provide 20-foot wide alleys instead of the code required 30-foot alley right-of-way width.
- c. Reduced parking to 1 parking space per unit for single-family attached townhomes (150 units) instead of the required 1.5 parking space per unit.
- d. Specific lot standards:

	Single-family Detached (Courtyard Home)	Single- Family Detached (Cottage Home)	Single- Family Attached (Townhome)	Multi- Family
Front Yard Setback (Minimum Feet)	5'	5'	5'	5'
Interior Side Yard Setback (Minimum Feet)	3'	3'	0'	15'
Street/Alley Side Yard Setback (Minimum Feet)	8'	8'	5'	10'
Interior Rear Yard Setback (Minimum Feet)	25'	10'	25'	10'
Alley Rear Yard Setback (Minimum Feet)	25'	10'	25'	10'
Lot Width (Minimum Feet)	32'	28'	16'	200'
Lot Area (Minimum Square Feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)	45%	50%	45%	65%
Building Height (Maximum Feet)	35'	34'	35'	4 stories or 50'

- The proposed rezoning is compatible with the surrounding development and adjacent properties, the Comprehensive Plan, and the City's Code of Ordinances.
- No level of service issues have been identified for public facilities as a result of the PD rezoning.

Staff Recommendation: Approval of PD24-45706
--