
CITY OF OCALA

Meeting Date: March 11, 2024

PLANNING AND ZONING COMMISSION REPORT

Subject: PD Rezoning & Plan with Design Standards
Submitted By: Endira Madraveren
Department: Growth Management
Ordinance Reading Date: April 2, 2024 (1st City Council reading)
April 16, 2024 (2nd & final City Council meeting)
Resolution Reading Date: April 16, 2024

STAFF RECOMMENDATION (Motion Ready): Approval of a rezoning to PD, Planned Development, and approval of PD Plan with Design Standards for approximately 10.02 acres of property located at the northeast and southeast corners of SW 60th Avenue and SW 43rd Street Road (Parcel 23833-000-01 and 23833-000-02) (Case PD23-45260).

OCALA'S RELEVANT STRATEGIC GOALS: Quality of Place

BACKGROUND:

- **Applicant:** Lee Ray Bergman, LLC
- **Property Owner:** Lee Ray Bergman, LLC
- **Agent:** W. James Gooding III, Gooding & Batsel, PLLC
- Originally part of the Hunt Club at Fox Point Westwood Planned Unit Development which was approved for 168 units; Phase I allowed for 42 single-family dwellings while Phase II was allotted for the future development of 126 multi-family dwelling units.
- Upon annexation and receiving land use, the City required the Agreement Limiting Development requiring the limitation of 96 maximum dwelling units, to develop the property as a PUD, and requiring the owner to perform a traffic study prior to commencing development.
- The PD proposes 96 multi-family dwellings, over 100-feet of aggregate open space to the east, abutting the existing single-family neighborhood, with existing trees to remain.
- Although the projected PM peak hour trips are only 62, (not triggering the current 100 PM peak hour trips required for a traffic study) the developer will be required to submit a traffic study as part of the site plan review.
- The PD plan includes a 96 multi-family apartment complex, with maximum height not to exceed 50-feet. The developer is including enhanced design features, including natural enhanced buffers, pedestrian walking trails, and amenities for residents.

FINDINGS/CONCLUSIONS: The PD plan is consistent with the land development regulations, as well as the Agreement Limiting Development and it is compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve

- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map
- PD Standards
- Planned Development Plan
- Agreement Limiting Development