



## Legislation Details (With Text)

**File #:** RES-2024-2  
**Type:** Resolution **Status:** Postponed  
**File created:** 10/5/2023 **In control:** City Council  
**On agenda:** 10/17/2023 **Final action:** 10/17/2023  
**Title:** Adopt Resolution 2024-2 concerning a PD, Planned Development, including PD standards for property located at the northwest corner of SE 24th Road and SE 31st Street (Parcel 29851-000-00) (Case No. PD23-45098) (Quasi-Judicial) - Request to postpone until the November 7, 2023, City Council meeting

**Sponsors:**

**Code sections:**

**Attachments:** 1. Exhibit A - PD Plan, 2. Exhibit B - PD Standards, 3. PD23-45098 P&Z Packet/Maps, 4. P&Z Meeting (09.11.2023) Minutes, 5. Neighborhood Meeting Details, 6. PD23-45098 Letters of Opposition, 7. Impact PD\_Opposition Petition, 8. Robin Andrews Opposition, 9. Burke Brooks Opposition, 10. Karen Brooks Opposition, 11. Petition for Objection - Impact Dev

Date	Ver.	Action By	Action	Result
10/17/2023	1	City Council	Postponed	Pass

Submitted By: Endira Madraveren

Presentation By: Endira Madraveren

Department: Growth Management

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**STAFF RECOMMENDATION (Motion Ready):**

Adopt Resolution 2024-2 concerning a PD, Planned Development, including PD standards for property located at the northwest corner of SE 24th Road and SE 31st Street (Parcel 29851-000-00) (Case No. PD23-45098) (Quasi-Judicial) - Request to postpone until the November 7, 2023, City Council meeting

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**OCALA'S RELEVANT STRATEGIC GOALS:**

Quality of Place

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**PROOF OF PUBLICATION:**

N/A

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**BACKGROUND:**

- Applicant: Impact Development Partners, LLC
- Property Owner: 31st Street, LLC
- Agent: Fred N. Roberts Jr, Esq, Klein & Klein, LLC
- The subject property was a portion of a larger PUD. The original PUD has been expired for over 25

years. This property was shown as residential on the expired PUD but had no specific development standards as it relates to design.

- The property is surrounded on three sides by assisted living facilities and multi-family complexes.
- The traffic study is under review; staff has recommended revisions to the original submittal. An approved traffic study is required before the final site plan is approved.
- The PD plan includes enhanced design features, including Florida-friendly plantings in the buffers and open space, pedestrian walking trails, and enhanced landscaped entrances.
- Taller, four-story buildings are proposed to be located at the interior of the development, with the three-story buildings on the exterior.
- The Planning & Zoning Commission recommended approval with a three to two vote at their September 11, 2023, meeting.

**FINDINGS AND CONCLUSIONS:** The PD plan and standards are consistent with the land development regulations, and compatible with the surrounding area. Staff recommends approval.

**FISCAL IMPACT:** N/A

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** This resolution will be reviewed by City Attorney, William E. Sexton.

**ALTERNATIVE:**

- Approve with changes
- Deny
- Table

## RESOLUTION 2024-2

A RESOLUTION APPROVING A PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (IMPACT DEVELOPMENT PD) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF SE 24<sup>TH</sup> ROAD AND SE 31<sup>ST</sup> STREET, OCALA, MARION COUNTY, FLORIDA (CASE NO. PD-45098).

**WHEREAS**, Impact Development Partners, LLC submits a PD plan (Case PD23-45098) for property located at the northwest corner of SE 24th Road and SE 31st Street, approximately 14.15 acres to allow for the construction of 260 multi-family residential units, including enhanced buffering along SE 24<sup>th</sup> Road and SE 31<sup>st</sup> Street, pedestrian walking trails, landscaped entries, dog park, and car wash;

**WHEREAS**, on September 11, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a three to two vote;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA,**

**FLORIDA**, in regular session, as follows:

1. The City of Ocala does hereby approve the Impact Development PD plan (Exhibit "A") and PD standards book (Exhibit "B").
2. The effective date for this resolution will be October 17, 2023.
3. The approved PD plan and associated PD standards book shall apply following described land located in Ocala, Marion County, Florida, to wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 28; THENCE ALONG THE SOUTH BOUNDARY OF SAID NW 1/4, S. 89°56'41" E., A DISTANCE OF 1080.27 FEET; THENCE N. 00°12'48" W., A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SE 31ST STREET, A 100.00 FOOT RIGHT OF WAY AS NOW CONSTRUCTED, AND THE POINT OF BEGINNING; THENCE CONTINUE N. 00°12'48" W., A DISTANCE OF 951.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SE 24TH STREET ROAD (ALSO KNOWN AS OAKHURST ROAD), A 60 FOOT RIGHT OF WAY AS NOW CONSTRUCTED; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE S. 56°21'35" E., A DISTANCE OF 1138.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING S. 29°53'06" E., A DISTANCE OF 328.30 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.15 FEET THROUGH A CENTRAL ANGLE OF 52°40'27" TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING, S. 43°10'06" W., A DISTANCE OF 51.10 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.29 FEET THROUGH A CENTRAL ANGLE OF 93°47'02" TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SE 31ST STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N. 89°56'41" W., A DISTANCE OF 1072.61 FEET TO THE POINT OF BEGINNING.

4. A certified copy of the Resolution shall be recorded by the Clerk of the City of Ocala in the public records of Marion County, Florida.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA**, in regular session duly assembled as follows:

This resolution adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**ATTEST:**

**CITY OF OCALA**

By:  
Angel B. Jacobs  
City Clerk

By:  
James P. Hilty Sr.  
President, Ocala City Council

Approved as to form and legality:

By: \_\_\_\_\_  
William E. Sexton  
City Attorney