



Legislation Details (With Text)

File #: 2024-0093

Type: Ordinance **Status:** Postponed

File created: 10/5/2023 **In control:** City Council

On agenda: 10/17/2023 **Final action:** 10/17/2023

Title: Adopt Ordinance 2024-1 to rezone from PUD-0, Planned Unit Development, to PD, Planned Development for property located at the northwest corner of SE 24th Road and SE 31st Street (Parcel 29851-000-00), approximately 14.15 acres (PD23-45098) (Quasi-Judicial) - Request to postpone until the November 7, 2023, City Council meeting

Sponsors: Ire J. Bethea Sr

Code sections:

Attachments: 1. PD23-45098 P&Z Packet/Maps, 2. P&Z Meeting (09.11.2023) Minutes Final, 3. Neighborhood Meeting Details, 4. Impact PD_Opposition Petition, 5. PD23-45098 Letters of Opposition, 6. Robin Andrews Opposition, 7. Burke Brooks Opposition, 8. Karen Brooks Opposition

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

STAFF RECOMMENDATION (Motion Ready):

Adopt Ordinance 2024-1 to rezone from PUD-0, Planned Unit Development, to PD, Planned Development for property located at the northwest corner of SE 24th Road and SE 31st Street (Parcel 29851-000-00), approximately 14.15 acres (PD23-45098) (Quasi-Judicial) - Request to postpone until the November 7, 2023, City Council meeting

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place

PROOF OF PUBLICATION:

N/A

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 currently under review; staff has recommended revisions to the original submittal. An approved traffic study is required prior to approval of the final site plan.
- 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.
- Planning & Zoning Commission recommended approval with a three to two vote at their September 11, 2023 meeting.

FINDINGS AND CONCLUSIONS:

The PD, Planned Development zoning district is 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:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

ORDINANCE 2024-1

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM PUD-0, PLANNED UNIT DEVELOPMENT, TO PD, PLANNED DEVELOPMENT, FOR CERTAIN PROPERTY LOCATED AT THE NORTHWEST CORNER OF SE 24TH ROAD AND SE 31ST STREET, OCALA, FLORIDA (PARCEL 29851-000-00) (CASE NO. PD23-45098); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

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

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2023.

By: _____
Reuben Kent Guinn
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2024-1
Introduced: 10/3/2023
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.