



Legislation Text

File #: 2024-0093, **Version:** 1

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.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as PD, PLANNED DEVELOPMENT:

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.

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from PUD-0, Planned Unit Development, to PD, Planned Development, as to lands described in Section 1 of this ordinance.

Section 3. Severability Clause. Should any provision or section of this ordinance be held by a Court of Competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall become effective upon the later of:

- a. Approval by the mayor, or upon becoming law without such approval or
- b. The adoption of Resolution # _____ related to the associated PD plan and standards book.

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.