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**CITY OF OCALA****Meeting Date: March 11, 2024****PLANNING AND ZONING COMMISSION REPORT**

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Subject: PD Rezoning & Plan with Design Standards

Submitted By: Endira Madraveren

Department: Growth Management

Ordinance Reading Date: April 2, 2024 (1<sup>st</sup> City Council reading)  
April 16, 2024 (2<sup>nd</sup> & final City Council meeting)

Resolution Reading Date: April 16, 2024

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**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 60<sup>th</sup> Avenue and SW 43<sup>rd</sup> Street Road (Parcel 23833-000-01 and 23833-000-02) (Case PD23-45260).

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**OCALA'S RELEVANT STRATEGIC GOALS: Quality of Place**

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**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