



Petitioner: Priscilla Investments, LLC and PASD Investments, LLC
Property Owner: Priscilla Investments, LLC and PASD Investments, LLC
Agent: Miles Anderson, P.E., Miles Christian Anderson Consulting Engineers, Inc.
Project Planner: Endira Madraveren
Applicant Request: from: R-1A, Single-Family Residential
 to: PD, Planned Development
 Rezone the subject property from R-1A, Single-Family Residential, to PD, Planned Development.

Future Land Use: Neighborhood

Parcel Information

Acres: ±24.50 acres
 Parcel(s)#: 24302-001-00 and 24277-000-00
 Location: southwest corner of NE 35th Street and NE 19th Avenue
 Existing use: Vacant/Undeveloped
 Overlay(s): N/A

Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Medium Residential (County) Commercial (County)	R-1, Single Family Dwelling (County) B-2, Community Business (County) A-1, General Agriculture (County)	Single-Family (Woodland Place Subdivision) Woodland Place Church of Christ Single-Family Residence
East	Commercial (County) Medium Residential (County)	B-2, Community Business (County) R-4, Residential Mixed Use (County) PUD, Planned Unit Development (County)	Self Service/Convenience Store Dollar General Repair Garage Emerson Pointe PUD
West	Medium Residential (County)	R-1, Single Family Residential (County)	Single Family Residences

		R-4, Residential Mixed Use (County)	
South	Neighborhood	R-1AA, Single-Family Residential R-2, Two-Family Residential R-3, Multi-Family Residential	Single Family Residences Vacant/Undeveloped

Background:

The subject properties (at the time were originally annexed in July 2005, in order to obtain City services for future development. There were located within what was known at that time as the Urban Services Boundary, and abutted City service areas. In December 2005, the properties received a Future Land Use Designation of Low Density Residential. The citywide comprehensive plan amendment, adopted on January 22, 2013 (Ordinance 2013-13), changed the future land use designation of the subject properties to Neighborhood.

In April 2006, the properties were zoned R-1A, Single-Family Residential. Sometime between receiving the future land use designation and the zoning classification; the original property (24302-000-00) underwent a lot reconfiguration and two parcels were created. Parcel 24302-000-00, retained 0.87 acres for a single-family residence and parcel 24302-001-00 became a 10.50 acres undeveloped site. Parcel 24302-001-00, which is the north 14.00 acres of this request, has remained undeveloped.

The PD plan and Standards Book, have gone through four rounds of review at staff level. The plan and standards propose a 100 single-family dwelling unit subdivision with a density of 4.09 units per acre for the 24.50-acre site. The maximum density in the Neighborhood future land use is 5 dwelling units per gross acre for single-family residential. The development is proposing a mix of single-family detached (52 proposed) and single-family detached zero-lot line homes (48 proposed). The maximum height of the homes will be 35-feet. The developer is proposing a 20-foot minimum landscape buffer along the north, a 10-foot landscape buffer along the west with a 6-foot wall or fence, and a passive recreation/drainage retention fronting NE 19th Avenue on the east. There is an existing 100-foot right-of-way along the southern length of parcel 24302-001-00. The project proposes forty percent (40%) open space which includes passive recreation areas and a dog park.

Planned Development Required Standards (Section 122-942)

(a) In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan, the planning and zoning commission and city council shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:

1. *Access.* Every permitted use in a PD shall have access to a public street directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.

Staff Response: The proposed development has four access points; two access roads lead out onto NE 19th Avenue, one access is onto NE 35th Street, and the developer is

also proposing interconnectivity to the existing neighborhood to the west by including access on NE 34th Lane.

2. *Buffers.* When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.

Staff Response: The developer is proposing a 20-foot minimum landscape buffer along the north, a 10-foot landscape buffer along the west with a 6-foot wall or fence, and a passive recreation/drainage retention fronting NE 19th Avenue on the east. There is an existing 100-foot right-of-way along the southern length of parcel 24302-001-00. The project proposes forty percent (40%) open space.

3. *Underground utilities.* Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must be effectively screened, and thereby may be excluded from this requirement.

Staff Response: Utilities are proposed to be located underground such that tree installations are possible without conflict.

4. *Open space.* Open space requirements for a PD are as follows:
 - a. Open space shall include active and passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, golf courses, waterways, landscaped yards and patios, lagoons, floodplains, nature trails, roof areas, and other similar open spaces. Water retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space, as long as these areas are designed to retain a minimum of three feet of water at all times.

Staff Response: There is a proposed minimum 40% open space. These areas will include landscaping, privacy buffers, passive recreation areas, and a dog park.

- b. Fenced water retention areas, open water areas beyond the perimeter of the site, street right-of-way, driveways, off-street parking areas and off-street loading areas shall not be counted in determining open space. Side yards less than six feet wide shall not be counted as open space.

Staff Response: Aggregate open space will be provided per Section 122-924(4). Gross open space provided is calculated at 12.48-acres, with proposed aggregate open space calculated at 1.12-acres.

- c. Open space shall be clustered into larger tracts/areas. Buildings and structures should be clustered so that the open space is usable to the occupants/residents rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall not be counted as aggregate open space.

Staff Response: Open space is clustered into usable recreation areas for residents.

- d. There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.

Staff Response: There is a proposed minimum 40% open space. These areas will include amenities for residents.

5. *Unified control.* The applicant shall furnish the city with sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, unified and otherwise-unencumbered control of the entire area of the proposed planned development, whether the applicant be an individual, partnership, corporation, other entity, group or agency. The applicant shall provide the city all necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved.

Staff Response: The application includes a Letter of Authorization signed by the PASD Investments, LLC Authorized Member – Maria Avendano.

6. *Phasing.* City council may allow or require phasing of the proposed development. All phasing must be related to previous development, surrounding properties, and available public facilities and services, where a failure to proceed with subsequent phases of development will have no adverse impact on the completed phase(s) or surrounding properties.

Staff Response: Phasing will be determined during the subdivision process.

7. *Platting.* All uses/parcels meeting the definition of a subdivision shall meet chapter 114 (subdivisions) requirements.

Staff Response: A subdivision process will be required for this development.

8. *Site plan review.* Development requiring site plan review shall comply with Chapter 122, Article IV. A final site plan shall be consistent with a final development plan.

Staff Response: Subsequent to PD approval by City Council, the site plan and subdivision may be submitted for staff review by the applicant.

9. *Development.* A development meeting the criteria for a shopping center shall comply with all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7),(8) and (9) and 122-918(a)(1).

Staff Response: N/A.

10. *Access to utility systems and public services.* A PD shall be located in relation to sanitary sewer lines, water lines, storm/surface drainage systems, and other utility systems.

Staff Response: Utility services are outlined in detail in the Level of Service Impact Analysis below. All utility services are located in proximity to the development.

Level of Service Impact Analysis:

Transportation: Access to the property will be from NE 19th Avenue, NE 35th Street, and NE 34th Lane. Based on the ITE Trip Generation Report 11th Edition, the 100 single-family homes will generate a total of 990.15 total daily trips, 73.5 AM Peak Hour trips and 98.7 PM Peak Hour trips. As the PM Peak Hour trips generate do not exceed 100, a full traffic study is not required for this project.

Potable Water: The proposed development will be required to extend water services to this project. Water service is available approximately 700-feet south on NE 19th Avenue. Additionally, an existing 8-inch water distribution main runs along NE 29th Street.

Sanitary Sewer: The proposed development will be required to extend sewer services to this project. Sewer service is available approximately 700-feet south on NE 19th Avenue. Additionally, an existing 8-inch gravity main runs along NE 29th Street.

Stormwater: The properties are not located within a flood zone. Facilities must be designed to provide flood protection for a 100 year 24-hour storm event. For any future development, runoff must be retained on-site to match pre-development conditions.

Solid Waste: Service is available. Pick-up services will be determined during subdivision approval.

Fire Service: City Fire Station #5 is located within a 1.00-mile radius at 2340 NE 25th Avenue.

Schools: The impacted schools are Oakcrest Elementary, Howard Middle, and Vanguard High. Student generation rates were provided by Marion County Public Schools in April 2024.

	STUDENTS PER UNIT			
	E	M	H	TOT
SFR Student Gen.	0.130	0.064	0.094	0.288
Proposed SFR	13	6.4	9.4	29

Based on the data provided by the school board, this development will generate an anticipated additional 29 new students in this zoning district.

Zoning Classification

Proposed:

A planned development (PD) zoning district is intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and

general welfare.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.
 - b. Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.
2. The requested zoning designation of PD, Planned Development, is eligible to implement the land use designation of Low Intensity and the PD plan is consistent with chapter 122, article V, division 30 of the City's land development regulations.
3. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Basis for Approval:

The PD plan is consistent with the land use category and land development regulations. Staff recommends approval.

Staff Recommendation: Approval of PD23-45210
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