
CITY OF OCALA

Meeting Date: May 20, 2024

PLANNING AND ZONING COMMISSION REPORT

Subject: PD Rezoning & Plan with Design Standards

Submitted By: Endira Madraveren

Department: Growth Management

Ordinance Reading Date: June 4, 2024 (1st City Council reading)
June 18, 2024 (2nd & final City Council meeting)Resolution Reading Date: June 18, 2024

STAFF RECOMMENDATION (Motion Ready): Approval of a rezoning from R-1A, Single-family Residential, to PD, Planned Development, and approval of PD Plan with Design Standards for approximately 24.50 acres of property located at the southwest corner of NE 35th Street and NE 19th Avenue (Parcel 24302-001-00 and 24277-000-00) (Case PD23-45210).

OCALA'S RELEVANT STRATEGIC GOALS: Quality of Place

BACKGROUND:

- **Applicant:** 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.
- Originally annexed into the City in 2005, the lot(s) have remained vacant and undeveloped.
- The developer is proposing approximately one-hundred single-family residential and single-family residential zero lot line homes, sixty-six and forty-four respectively.
- The projected PM peak hour trips are 98.7, because this number does not exceed 100, a full traffic study is not required.
- The PD plan includes passive recreation areas, a dog park, and extended buffers along the northern and the western boundaries of the site.

FINDINGS/CONCLUSIONS: The PD plan is consistent with the land development regulations, 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
- No Objection Letter