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

Subject: PD Rezoning & Plan with Design Standards

Submitted By: Endira Madraveren

Department: Growth Management

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

Resolution Reading Date: April 16, 2024

STAFF RECOMMENDATION (Motion Ready): Approval of a rezoning from R-3, Multi-family Residential, to PD, Planned Development, and approval of PD Plan with Design Standards for approximately 16.58 acres of property located in the 1100 block of NW 14th Street (Parcel 25773-000-00) (Case PD23-45351).

OCALA'S RELEVANT STRATEGIC GOALS: Quality of Place

BACKGROUND:

- **Applicant:** Smart Fill Investment, LLC
- **Property Owner:** Smart Fill Investment, LLC
- **Agent:** Chris Gwin, P.E., Radcliffe Engineering, Inc.
- Originally part of the Munden's Subdivision Plat recorded in March 1982, the lot(s) have remained vacant and undeveloped.
- The property has faced City Code Enforcement action for removing trees prior to site plan approval, they have paid all fines that have been assessed. If they do not come into compliance with an approved plan, they may be required to pay additional fines.
- The projected PM peak hour trips are 87, because this number does not exceed 100, a full traffic study is not required.
- The PD plan includes 88 single-family homes with enhanced design features, including Florida-Friendly plantings in the buffers and open space, pedestrian walking trails, and enhanced landscaped entrances.

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

PD23-45351

- Case Map
- Aerial Map
- PD Standards
- Planned Development Plan
- Original Plat