



# Rezoning Staff Report

Case No. PD25-0007

Planning & Zoning Commission: March 9, 2026

City Council (1<sup>st</sup> Reading): April 21, 2026

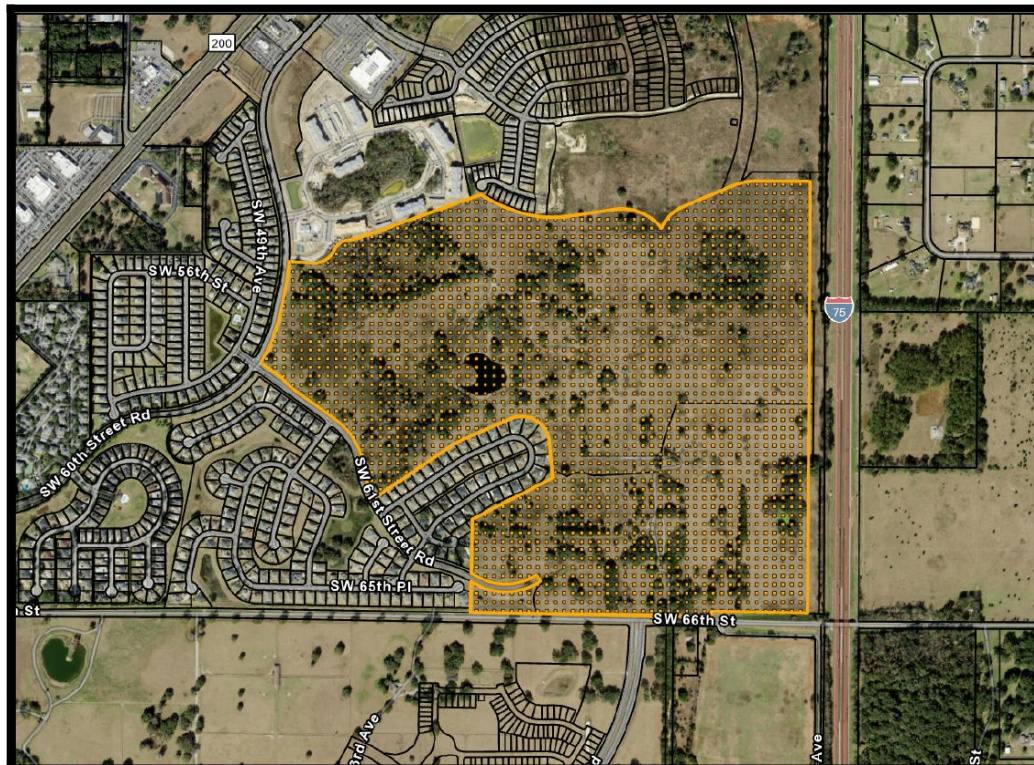
City Council (Adoption): May 5, 2026

**Applicant:** Mockingbird Ridge, LLC  
**Property Owner:** 42<sup>nd</sup> Street Flyover, LLC  
**Project Planner:** Emily W. Johnson, AICP, Senior Planner  
**Amendment Request:** Rezone from PUD-02, Planned Unit Development, to PD, Planned Development

## Current Parcel Information

**Acres:** ±283.55 acres  
**Parcel(s)#:** 23875-000-01 & 35364-000-00  
**Location:** West of Interstate 75 and north of SW 66th Street, the 4000 block of SW 66th Street  
**Existing use:** Vacant, undeveloped  
**Future Land Use Designation:** Low Intensity  
**Zoning Designation:** PUD-02, Planned Unit Development  
**Special District(s)/Plan(s):** N/A  
**Approved Agreement(s):** Heath Brook Development of Regional Impact (DRI)

**Figure 1. Aerial Location Map**



**Section 1 - Applicant Request**

The applicant is requesting to rezone two parcels, totaling 283.55-acres, from PUD-02, Planned Unit Development, to PD, Planned Development. In conjunction with the rezoning request, the applicant is also seeking approval of a PD Plan and Standards Book, which establishes a development program for up to 592 single-family residential units.

The agent, Fred N. Roberts Jr., Esq., Klein & Klein, PLLC, is representing the applicant in this request.

**Section 2 - Background Information**

The subject properties encompass a total of approximately 283.55 acres. The current designations of the properties are:

- Zoning:** PUD-02, Planned Unit Development with conceptual plan approval
- Future Land Use:** Low Intensity (Comprehensive Plan – Policy 6.3), a minimum of 3 dwelling units per acre, and a maximum of 18 dwelling units per acre or 0.75 floor area ratio (FAR).

The subject properties are currently vacant and are two of the last remaining undeveloped parcels within the Heath Brook Development of Regional Impact (DRI). The DRI was originally established in 1999, via Resolution 99-130, and has undergone several amendments and extensions. In 2018, City Council adopted the Amended and Restated Development Order for the Heath Brook DRI, via Resolution 2018-42. Most recently, a non-substantial change to the DRI was initiated by the developer in 2023, to modify the equivalency matrix to allow for other non-residential uses.

At the time of the adoption of the Heath Brook DRI, the subject properties were designated as Low Density Residential Future Land Use (FLU). The Low Density Residential FLU allowed a maximum of five (5) dwelling units per acre, and for a range of housing types including detached and attached single-family houses, duplexes, townhouses and mobile homes. On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the Ocala 2035 Vision, which eliminated the Low Density Residential FLU, while assigning the new designation of Low Intensity to the subject properties. The intent of the Low Intensity FLU is to identify areas that are generally oriented towards the automobile as the primary mode of transportation. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential.

A master traffic study was performed for the DRI by Traffic Planning and Design, Inc. (“TPD”) in 2005. The original traffic study (TIA03-0004) was originally found unacceptable and denied by the City; final approval of the traffic study was granted on August 3, 2005. The traffic study was updated by Kimley-Horn and Associates in 2013. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. There are a total of 277 trips reserved for development of up to 592 single-family residential units on the subject properties.

**Table 1: Adjacent Property Information:**

| <b><u>Direction</u></b> | <b><u>Future Land Use</u></b> | <b><u>Zoning District</u></b> | <b><u>Current Use</u></b>                                                                              |
|-------------------------|-------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>North</b>            | Low Intensity                 | PD, Planned Development       | Single-family and multi-family residences within the same DRI (The Grove Apartments and Ridge at Heath |

|              |                                           |                                                                      |                                                                                                                                                                                                |
|--------------|-------------------------------------------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |                                           |                                                                      | Brook PD)                                                                                                                                                                                      |
| <b>East</b>  | Rural Land (County)                       | A-1, General Agriculture (County)                                    | Undeveloped/agricultural tracts and single-family residences on large lots (5+ acres in size), adjacent to I-75                                                                                |
| <b>South</b> | Low Intensity<br>Low Residential (County) | PD, Planned Development<br>A-1, General Agriculture (County)         | Single-family residences (Winding Oaks PD), adjacent to SW 66 <sup>th</sup> Street<br>Single-family residence and undeveloped/agricultural tract, adjacent to SW 66 <sup>th</sup> Street       |
| <b>West</b>  | Low Intensity                             | PUD-02, Planned Unit Development<br>PUD-03, Planned Unit Development | Single-Family Residences within the same DRI (Preserve at Heath Brook and Meadows at Heath Brook), adjacent to Tartan Road/SW 60 <sup>th</sup> Street Road and SW 61 <sup>st</sup> Street Road |

The extension of SW 40th Avenue was originally contemplated as part of the DRI and was designed as a frontage road along I-75. Since that time, the alignment has been modified to establish a connection between SW 43rd Street Road and SW 66th Street.

The subject properties are bordered by residential uses associated with Planned Developments to the north, south, and west, while I-75 borders the properties to the east. The property has maintained the PUD-02 zoning, which is currently inactive as final approval was never granted.

**Section 3 – Staff Analysis**

This report analyzes the proposed rezoning from PUD-02, Planned Unit Development, to PD, Planned Development, as well as the associated PD Plan and Standards Book for consistency with the City of Ocala’s Comprehensive Plan, the Land Development Code (LDC), and the established neighborhood development pattern.

As previously stated, the subject properties lie within the Heath Brook DRI and have prior entitlements for single-family residential development consistent with the approved DRI. The subject properties were zoned PUD-02 in conjunction with the Conceptual Plan for the Heath Brook Planned Development, however, a final PUD plan was never submitted nor approved. Pursuant to Section 122-948, the PUD zoning is no longer in effect. A rezoning to re-establish an active zoning district for the subject property is needed. The proposed PD plan and standards book address the density of development, design standards, buffers, and access, which are consistent with prior approvals and the DRI.

**Proposed PD Plan and Standards:**

The proposed PD is a single-family detached residential development containing 592 lots, with a minimum lot width of 50-feet. This constitutes an overall density of approximately 2.1 dwelling units per acre on the 283.55-acre site. The maximum height of the development is proposed at 35-feet, measured from finished ground floor to the mean height between ridge and soffit.

The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards

consistent with the Heath Brook DRI. A 25-foot-wide buffer will be maintained around the perimeter of the development, and along both sides of SW 40<sup>th</sup> Avenue. The PD plan indicates that a minimum of 25% of the development will be preserved as open space (approximately 70.59 acres). Additionally, approximately 10% of the open space is proposed to be aggregate open space (7.06 acres). Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.

### **Neighborhood Meeting:**

A neighborhood meeting was held in August 2025, with the applicant and agent providing information regarding the proposed development and nearby residents asking questions pertaining to traffic impacts, drainage concerns, ingress/egress points, lot sizes, buffer types and locations, tree preservation, height of proposed residences, and number of residential units.

### **Consistency with Comprehensive Plan:**

The comprehensive plan amendment in 2013 consolidated land use categories from 13 down to six and established new densities and intensities for development. The amendment also addressed vested property rights by deferring to the LDC. While the proposed density of this PD is below the minimum established by the Low Intensity Future Land Use, it is consistent with the previously approved development pattern and entitlements of the Heath Brook DRI, which was master planned to accommodate a range of densities and land use intensities. Chapter 106 of the LDC provides the parameters for determination of vested rights and exempted development orders. A DRI is listed as an exempted development type. The lesser density in the proposed PD is consistent with the DRI that predated the 2013 comprehensive plan amendment.

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.3: Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.*

*The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.*

*The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.*

Staff Comment:

The Low Intensity Future Land Use category is intended to promote mixed-use development patterns while allowing for residential uses. Although the proposed PD is designed as a single-use residential project, the subject properties are located within a larger mixed-use DRI. As such, the project functions within an established mixed-use framework and provides connectivity to nearby commercial and non-residential uses, thereby maintaining consistency with the purpose and intent of the Low Intensity FLU designation.

- At the time of the adoption of the Heath Brook DRI, the subject properties were designated as Low Density Residential Future Land Use (FLU). The Low Density Residential FLU allowed a maximum of five (5) dwelling units per acre, and for a range of housing types including detached and attached single-family houses, duplexes, townhouses and mobile homes.
- The Low Intensity Future Land Use category requires a minimum residential density of three (3) dwelling units per acre and allows a maximum of up to eighteen (18) dwelling units per acre. The proposed PD Plan allows for up to 592 single-family lots with a minimum lot width of 50 feet, resulting in an overall density of approximately 2.1 dwelling units per acre across the 283.55-acre site. As previously mentioned, this density is below the minimum established by the Low Intensity Future Land Use, it is consistent with the previously approved development pattern and entitlements of the Heath Brook DRI, which was master planned to accommodate a range of densities and land use intensities.

2. *Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.*

Staff Comment:

- The subject properties are located within a larger mixed-use DRI, providing connectivity between the proposed development and nearby commercial and non-residential uses.
- Heath Brook DRI indicated areas of both residential and non-residential development, the proposed PD lies within one of the areas identified for single-family residential development.
- The subject properties are bordered by other PUDs and PDs; the Heath Brook PUD and PD to the west and north, the Winding Oaks PD to the south, and bounded by I-75 to the east.

**Consistency with Land Development Regulations:**

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. *Section 122-941(b): A rezoning to PD with a PD plan shall meet the following minimum requirements: (1) One-acre minimum site; (2) a five-acre or more site shall include at least two uses with any one use not less than ten percent (acreage or square footage) of the total site, except in the case of residential developments, which are permitted to be single-use; (3) must be located on a public roadway with at least 100 feet of frontage.*

Staff Comment: The subject properties meet the requirements for consideration of rezoning to the PD zoning district, set forth by the Code of Ordinances. The property meets the exception requirements of number two above being 283.55 acres and a residential development.

2. *Section 122-244 - District criteria: Zoning districts allowed under each land use classification.*

|                      |                                                                                                                                                             |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Low Intensity</b> | R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5****, SC, M-1, M-2, G-U, INST, A-1***, <b>PD</b> , FBC |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|

Staff Comment: The requested PD zoning district is a permitted district within the current Low Intensity Future Land Use category.

3. *Section 122-942(a) – Planned Development Required Standards: 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 Comment: The PD Plan depicts access via SW 40<sup>th</sup> Avenue (currently under construction), which upon completion will bisect the Planned Development and connect to SW 66<sup>th</sup> Street. An additional access is depicted along Tartan Road (SW 60<sup>th</sup> Street Road).

- (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 Comment: The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards consistent with the Heath Brook DRI. The PD describes two buffer types, a 25-foot-wide “Type ‘A’” buffer and a 35-foot-wide “Type ‘B’” buffer. A 25-foot-wide Type ‘A’ buffer will be maintained around the perimeter of the development, and along both sides of SW 40<sup>th</sup> Avenue.

- (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 Comment: New onsite utilities shall 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 Comment: The PD plan indicates that a minimum of 25% of the development will be preserved as open space (approximately 70.59-acres). Additionally, approximately 10% of the open space is proposed to be aggregate open space (7.06-acres). Common examples of aggregate open space include clubhouse and amenity centers with swimming pools, sports and activity courts, and trails for active and passive recreation.

- 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 Comment: Aggregate open space is provided in accordance with Section 122-924(4). Gross open space provided is calculated at 70.59-acres, with proposed aggregate open space calculated at 7.06-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 Comment: Open space shall be clustered into usable recreation areas for residents and reviewed as part of the subdivision plan process.

- 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 Comment: The applicant is requesting a variation to subsection 122-942(4)(d) to allow the development to maintain 25 percent open space, in lieu of the 40 percent required for single-use residential PDs. The applicant has submitted a letter detailing the request. The subject properties are part of an overall mixed-use DRI which includes commercial and other non-residential uses.

- (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 Comment: The agent submitted a Title Opinion and Statement of Unified Control to the City in October 2025.

- (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 Comment: The PD Plan proposes 4 phases.

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

Staff Comment: Subsequent to PD approval by City Council, the conceptual subdivision may

be submitted for review.

- (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 Comment: Should a site plan be required for any of the development, all the requirements above shall be met.

- (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)(l).*

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

**Variations from Code of Ordinances**

The applicant is requesting variances to the following sections of the Ocala Code of Ordinances:

- 1. *Section 122-942(a)(4)(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.*

Applicant Statement: As this project is part of the overall mixed-use Heath Brook DRI, a variation is requested to allow this development to maintain a minimum of 25 percent open space. This request has been previously granted for the Heath Brook PD located to the north.

**Table 2: Existing and Proposed Zoning District Standards**

|                 | <b>Zoning District</b>           | <b>Intent and Purpose</b>                                                                                    | <b>Minimum Lot Width (feet)</b> | <b>Maximum Building Height (feet)</b> |
|-----------------|----------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------|
| <b>Existing</b> | PUD-02, Planned Unit Development | Development of up to 592 single-family residential lots, consistent with the master plan for Heath Brook DRI | 50-feet                         | 35-feet                               |
| <b>Proposed</b> | PD, Planned Development          | Development of up to 592 single-family residential lots, consistent with the master plan for Heath Brook DRI | 50-feet                         | 35-feet                               |

Staff Comment:

The proposed PD maintains the same number of single-family residential lots and development standards of the prior PUD-02 zoning district, consistent with the Heath Brook DRI. As previously stated, the subject properties were zoned PUD-02 in conjunction with the Conceptual Plan for the Heath Brook Planned Development, however, a final PUD plan was never submitted nor approved. Pursuant to Section 122-948 and the adoption of Ordinance 2019-28, the PUD zoning is no longer in effect.

**Section 5 - Level of Service (LOS) Analysis**

For staff’s review of rezoning petitions, an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic. For this rezoning, the proposed density for the PD is below the minimum density established under the Low Intensity Future Land Use designation and represents a reduction in potential impacts compared to the maximum buildout allowed under the existing Future Land Use designation. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

As previously noted, the subject properties lie within a DRI with existing entitlements, dating back to as early as 1999. Because entitlements are already in place, Level of Service does not factor into the rezoning considerations.

**A. Required Public Facilities (adopted LOS standards in the comprehensive plan):**

**Transportation:** The PD Plan depicts that the subject properties will be accessed by SW 40<sup>th</sup> Avenue, which upon completion will bisect the Planned Development and connect to SW 66<sup>th</sup> Street. An additional access is depicted along Tartan Road (SW 60<sup>th</sup> Street Road), which is an unclassified roadway. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

• **Adopted LOS / Available Capacity:**

| Road/<br>Street Name    | Lanes | Speed<br>Limit | Functional<br>Classification | Adopted<br>LOS | LOS<br>Capacity | 2023<br>AADT | Existing<br>LOS |
|-------------------------|-------|----------------|------------------------------|----------------|-----------------|--------------|-----------------|
| SW 49 <sup>th</sup> Ave | 4     | 45 MPH         | Collector                    | E              | 67,770          | *            | *               |
| SW 66 Street            | 2     | 45 MPH         | Collector                    | C              | 12,096          | 8,500        | C               |

\*SW 49<sup>th</sup> Avenue is the southern extension of SW 40<sup>th</sup> Avenue, which will be maintained by Marion County and is currently under construction. AADT has not yet been counted, and the LOS has not been reported by the Ocala-Marion TPO.

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

*LOS Impact: A master traffic study was performed for the Development of Regional Impact (DRI) by TPD in 2005, and updated by Kimley-Horn in 2013. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. Additionally, the traffic study established a rate of 0.60 trips per single-family residential unit, with a 22% internal capture rate for the development. There is a total of 277 trips reserved for development of the subject properties.*

**Potable Water:** City utilities are available at this location; connections will be determined during the site plan review process. City water mains run along SW 66<sup>th</sup> Street and Tartan Road (SW 60<sup>th</sup> Street Road).

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City’s water system is 24.4 million gallons daily (mgd).

*LOS Impact: The proposed PD Plan includes a maximum of 592 single-family dwelling units, which would generate an impact of 177,600 gpd (or 0.178 mgd) at the current LOS. A capacity analysis will*

*be required at the time of subdivision review for any future development.*

**Sanitary Sewer:** Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. City force mains run along SW 66<sup>th</sup> Street and Tartan Road (SW 60<sup>th</sup> Street Road).

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

*LOS Impact: The proposed PD Plan includes a maximum of 592 single-family dwelling units, which would generate an impact of 148,000 gpd (or 0.148 mgd) at the current LOS. Water Resources staff has indicated the approximate daily flows are 6.6 mgd leaving a remaining capacity of approximately 3.9 mgd; additional capacity analysis will be required at the time of subdivision review for any future development.*

**Solid Waste:** The subject properties are located within the City's service area; refuse pickup will be determined during the subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.

*LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under other jurisdiction.*

### **Parks and Recreation Facilities:**

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 69,283 requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Spring 2025 Activity Guide released by the Recreation and Parks Department.

*LOS Impact: Open space and resident amenities will be provided as part of the future development; however, the proposed rezoning may generate additional demand for park facilities within the City's southwest quadrant of the City. Additional capacity analysis will be required at the time of subdivision review for future development.*

### **B. Other Public Facilities:**

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

**Stormwater:** The subject properties are partially located within Flood Zone AE, which indicates a 1% annual chance of flooding. The subject properties were evaluated as part of the Ocala Flood Study and portions of the properties were determined to have a Base Flood Elevation (BFE) between 73.5 and 94.9 feet. Any future development must retain runoff on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event and subsequent 14-day recovery.

**Electric:** The subject properties are within the Ocala Electric Utility service territory.

**Fiber:** Service is not currently available at this location.

**Fire Service:** Ocala Fire Rescue Station #6 is located approximately 1.2 miles from the subject properties. This distance meets the desired industry standard of 1.5 miles for fire service.

**Schools:** The proposed amendment is anticipated to impact Saddlewood Elementary, Liberty Middle School, and West Port High School.

|              |                       | DWELLING TYPE                                                | Maximum Units      | Proposed Units |
|--------------|-----------------------|--------------------------------------------------------------|--------------------|----------------|
|              |                       | SFR                                                          | 5082               | 592            |
| SCHOOL LEVEL | SCHOOL NAME           | SFR STU GEN RATE                                             | ESTIMATED STUDENTS |                |
| E            | Saddlewood Elementary | 0.107                                                        | 544                | 64             |
| M            | Liberty Middle School | 0.043                                                        | 219                | 26             |
| H            | West Port High School | 0.071                                                        | 361                | 43             |
|              |                       | DWELLING TYPE <th>Maximum Units</th> <th>Proposed Units</th> | Maximum Units      | Proposed Units |
|              |                       | MFR                                                          | 5082               | 0              |
| SCHOOL LEVEL | SCHOOL NAME           | MFR STU GEN RATE                                             | ESTIMATED STUDENTS |                |
| E            | Saddlewood Elementary | 0.137                                                        | 697                | 0              |
| M            | Liberty Middle School | 0.055                                                        | 280                | 0              |
| H            | West Port High School | 0.066                                                        | 336                | 0              |

*Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.*

**Section 6 - Staff Findings and Recommendation**

- The proposed PD maintains the same entitlements and development standards of the prior PUD-02 zoning district, consistent with the Heath Brook DRI.
- The proposed density of the PD is consistent with the previously approved Heath Brook DRI.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception to the following:
  - Requested variation to allow the development to maintain 25 percent open space, in lieu of the 40 percent required for single-use residential PDs. The subject properties are part of an overall mixed-use DRI which includes commercial and other non-residential uses.
- The density in the proposed PD is consistent with the DRI that predated the 2013 comprehensive plan amendment. The existing DRI is consistent with the comprehensive plan through a vested right identified in Chapter 106 of the Land Development Code.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

**Staff Recommendation: Approval with conditions of PD25-0007**

- All sanitation services shall be provided by the City of Ocala.
- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of

the Land Development Code.