

Public Schools Planning Officials (PSPO) Joint Planning Workshop

City of Ocala Development Information and Trends
Calendar Year 2023

March 27, 2024



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City of Ocala: Population Projections*

	Ocala	Marion Co.
2021	64,242	381,171
2025	67,392	403,602
2030	70,599	426,599
2035	72,995	444,599
2040	74,890	459,696
2045	76,545	472,697
2050	77,799	484,298



*FL Clearinghouse Data (Schimberg) Population Estimates

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Change in Residential Capacity (CY 2023)

Project Type	Project Name	Unit Types	Change in Units
Land Use Change	Frank Green (County – Neighborhood)	MF	20
Future Land Use Policy Amendment	4B Investments, LLC	SF & MF	59
Rezoning	200 Club of Ocala (None to R-3)	SF & MF	320
Rezoning	Equa-USA LLC (B-1A to R-3)	MF	14
Rezoning	TBMI II (No Zoning to PD)	SF & MF	750
Rezoning	Impact Development (PUD-0 to PD)	MF	260
Rezoning	West Oak (GU to PD)	SF & MF	1368
Rezoning	West Oak PD Plan Amendment	SF & MF	782
Special Exception	Challa Hanimi (MF in B-4)	MF	14
Special Exception	Pac 3 Properties, LLC (MF in B-2)	MF	26
Total Additional Units (2023):			3,613



SF = Single Family
MF = Multi-Family
TH = Town Homes

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Approved Units (CY 2023)

Project Type	Project Name	Unit Types	Number of Units
Subdivision	Heath Preserve Phase 1 & 2	SF	237
Subdivision	College Park Townhomes	TH	21
Subdivision	One Fort King	TH	24
Subdivision	Watula South	TH	9
Site Plan	The Stables	MF	250
Site Plan	Elysee Estates	MF	14
Site Plan	SW 38 th Avenue Apartments	MF	432
Site Plan	Ocala Heathbrook Multifamily	MF	228
Site Plan	Mercy Village Apartments	MF	59
Site Plan	Park View at Maricamp	MF	224
Site Plan	Eunus Enterprises	MF	8
Site Plan	Legends at Maricamp	MF	310
Site Plan	Birge and Held Ocala	MF	288
Site Plan	Keystone Place at Ocala	TH	11
Site Plan	Hammock Park	MF	34
Site Plan	Brick City Lofts	MF	22
Site Plan	Keys at Ocala II – Phase 1	MF	70
Site Plan	Lake Louise Apartments	MF	326
Total Approved Units (2023):			2,567



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Units Under Review (CY 2023)

Project Type	Project Name	Unit Types	Number of Units
Subdivision	Carsons Place Phase 1 (Concept Plan)	SF	11
Subdivision	Winding Oaks Residential Phase 2 (Concept Plan)	SF	77
Subdivision	Winding Oaks Residential Phase 3 (Concept Plan)	SF	496
Subdivision	Winding Oaks Residential Phase 4 (Concept Plan)	SF	331
Subdivision	West Oak Phase 4 Residential (Improvement Plan)	SF	140
Subdivision	CampAlto (Improvement Plan)	SF	4
Subdivision	Enclave at Cala Hills (Improvement Plan)	TH	104
Subdivision	Ridge at Heath Brook Phase 2 (Final Plat)	SF	170
Subdivision	Emerson Pointe Phase 1 (Final Plat)	SF	11
Subdivision	West Oak Phase 2 Residential (Final Plat)	SF	100
Subdivision	West Oak Phase 3 Residential (Final Plat)	SF	70
Site Plan	Hillpointe SE 31 st Street	MF	324
Site Plan	Southampton West Oak Phase 1A	MF	250
Site Plan	Vasquez Apartments	MF	14
Site Plan	Keys at Ocala II Phase 2	MF	76
Site Plan	Fort King Townhomes	MF	4
Site Plan	Blitchton Townhomes	MF	11
Total Units Under Review (2023):			2,193



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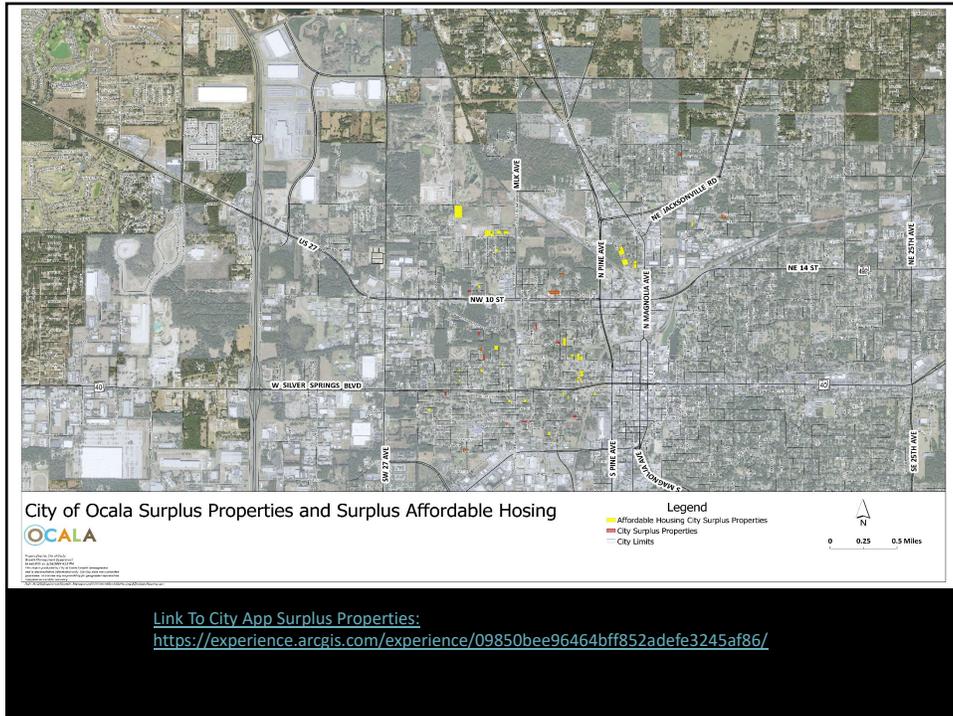
Current road construction projects

PROJECT NAME	PROJECT LIMITS	PROJECT TYPE	PROJECT DESCRIPTION	CURRENT PHASE	ESTIMATED COMPLETION DATE
SW/NW 44th Ave Phase 1	SW 32 nd ST to SR200	NEW ROAD/CAPACITY	Addition of two lanes to complete four lane roadway.	Construction	02/05/2025
SW/NW 44th Ave Phases 2 thru 5 (Complete 4 lanes)	SW 32 nd ST to US HWY 27	NEW ROAD/CAPACITY	Construction of four new roadway lanes	Construction	Phase 2 - 02/05/2025 Phase 3 - TBD Phase 4 - TBD Phase 5 - TBD
NE 8th Avenue from	SR 40 to SR 492	ROAD DIET/ TRAFFIC CALMING	Construction of roundabouts on NE 8th Avenue	Design	TBD
NE/SE 36 th AVE	SR 40 to HWY 464	RESURFACING	Mill and resurface existing travel lanes	Construction	2024
SE/SW 31 st ST	SR 200 to HWY 441	RESURFACING	Mill and resurface existing travel lanes	Contracted	2024



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Jeff Shrum
 City of Ocala
 Growth Management Director
 JShrum@ocalafl.gov

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