



Staff Report

Case No. ANX24-45610

Planning & Zoning Commission: May 20, 2024

City Council (1st Reading): June 4, 2024

City Council (Adoption): June 18, 2024

Petitioner: Marion County Board of County Commissioners
Property Owner: R.L.R. Investments LLC
Agent: N/A
Project Planner: Endira Madraveren
Applicant Request: Annexation from unincorporated Marion County to connect to City utilities and facilitate future development of Marion County Animal Shelter.

Existing Future Land Use: Employment Center (County)

Proposed Future Land Use: Public (City)

Existing Zoning District: M-1, Light Industrial (County)

Proposed Zoning District: GU, Governmental Use (City)

Parcel Information

Acres: ± 7.44 acres

Parcel(s)#: 21630-003-01

Location: Property located in the 6000 block of NW 3rd Place

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	Employment Center (County)	M-1, Light Industrial (County)	Vacant/Undeveloped
West	Commerce District (County)	B-5, Heavy Business (County)	Vacant/Undeveloped Marion Alachua Dog Training Association
South	Employment Center (County)	M-1, Light Industrial (County)	Vacant/Undeveloped
East	Low Intensity	PD, Planned Development	Vacant/Undeveloped

Background

The subject property, identified by Parcel Identification Number 21630-003-01 is approximately 7.44 acres, and is generally located in the 6000 Block of NW 3rd Place. The subject property was part of a larger property purchased by R.L.R Investments LLC in 2020. Parcel 21630-002-01 recently underwent a lot reconfiguration and the subject parcel (21630-003-01) was a result of that reconfiguration process.

The surrounding area consists of largely undeveloped/vacant properties. Properties to the north are zoned agricultural but owned by the same property owner as the subject property. Properties south of SR40 are owned by the City of Ocala International Airport and undeveloped with the exception of the airport which has its nearest taxiway approximately 2,800-feet to the south of the boundary of the subject property. Single-family residential properties are located east of NW 60th Avenue, while industrial properties are located west of the subject property.

The Petitioner has submitted concurrent applications to annex (ANX24-45610), amend the land use (LUC24-45611) and change the zoning district (ZON24-45612) of the subject parcel to Public and GU, Governmental Use, respectively. Along with this application, the petitioner is also requesting to amend the land use (LUC24-45596) and change the zoning district (ZON24-45597) of the to Public and GU, Governmental Use, for the property located directly to the east (21630-003-00). It is the intention of the applicant to establish this property as the new Marion County Animal Shelter. R.L.R Investments, LLC has also submitted applications for the annexation (ANX24-45595) and land use amendment (LUC24-45608) to allow for an access drive into the subject property for the development of the Animal Shelter.

Located to the north of the Ocala International Airport, the properties will require an avigation easement at such time that they are developed with vertical improvements. This easement limits the right to generate noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke, and other effects inherent to the operation of aircraft. This agreement is necessary for maintaining safety and accommodating aviation needs near the airport.

Staff Analysis

The subject properties are contiguous to the City limits and the requested annexation does not create an enclave. The proposed use is permitted within the requested GU zoning district. Adequate public facilities are available for the subject properties.

Factual Support

1. The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:
 - a. Future Land Use Element 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.
 - i. 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.
 - b. Future Land Use Element Policy 13.2: The City shall continue to enforce the provisions of the Land Development Code that requires new development to pay for its share of existing or

- planned capital facilities through an impact fee charge, mobility fee, or other appropriate means.
- c. Sanitary Sewer Sub-Element Policy 5.1: The City shall require that any land or development receiving sanitary sewer services from the City of Ocala will annex into the City if or when it becomes contiguous to the City.
 - d. Potable Water Sub-Element Policy 5.1: The City shall require that any land or development receiving potable water services from the City of Ocala will annex into the City if or when it becomes contiguous to the City.
2. The requested annexation is consistent with the following Sections of the City of Ocala Code of Ordinances:
 - a. Section 122-246 – Annexed territory:
 - (a) All territory which may be annexed to the city after the effective date of the ordinance from which this section is derived (May 8, 1992) shall be considered to be zoned in the zoning classification given it by the county zoning code; provided that if no such classification exists in the zoning ordinance of the city then the property shall be zoned within the city under that classification most closely corresponding to the existing county classification.
 - (b) All annexed territory shall, at the earliest available date, be subject to the land use change process in order to bring the land use into compliance with the comprehensive plan. This process may result in a different land use designation and zoning classification.
 3. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Level of Service Impact Analysis

Transportation: The 2023 Congestion Management Data from the Ocala-Marion Transportation Planning Organization for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SR 40 (From SW80 Av to SW 60 Av)	4	55 MPH	Arterial	D	39,800	23,100	C

Electric: The subject property is within the Sumter Electric Co-Op service area.

Internet: City fiber networks run along the northern portion of the Ocala Airport property south of W Highway 40.

Potable Water: Service is available. A 16-inch City distribution main runs along W Highway 40. Connections will be determined during the site plan and approval process.

Sanitary Sewer: Service is available. An 10-inch City gravity main runs along the southern side of W Highway 40. Connections will be determined during the site plan and approval process.

Stormwater: The subject property does not appear to be located within a FEMA Flood Zone. For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Solid Waste: Service is available to the property.

Fire Service: Ocala Fire Rescue Station #4 is located at 3300 SW 20th St, is approximately 4 miles from the subject property.

Schools: This rezoning is not anticipated to affect any school district.

Staff Recommendation: <i>Approval</i>
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