



## Planning & Zoning Commission

March 14, 2022

Case No. ZON22-44665

Staff Report

**Petitioner:** John S. Rudnianyn

**Property Owner:** John S. Rudnianyn

**Project Planner:** Divya Govindaraju

**Zoning Change Request:** from: GU, Governmental Use  
to: B-2, Community Business

### Parcel Information

Acres: ~4.19  
Parcel(s)#: 28170-000-00  
Location: 2735 E Silver Springs Blvd  
Existing use: Vacant (All buildings demolished 2018)  
Future Land Use: Medium Intensity

### Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Neighborhood	RO R-3	Office Residential use
East	Medium Intensity	B-2A	Motel
South	Medium Intensity	B-2	Business Center Marion County Veteran Services
West	Medium Intensity	B-4	Big Lots

### Background

- The future land use classification on this property is Medium Intensity/ Special District, which allows a maximum density of thirty units per acre and a maximum intensity of 4.0 Floor Area Ratio (FAR).
- The B-2 zoning district is allowed in the Medium Intensity/ Special District future land use classification.
- The property was previously used as a Florida Fish and Wildlife Conservation Commission (FWC)
- Rezoning from GU, Governmental Use to B-2, Community Business will allow the property owner to move forward with development.
- B-2 Community Business is consistent with the surrounding area.

**Staff Recommendation:**

**Approval of ZON22-44665**

### Basis for Approval

The B-2, Community Business, zoning district is consistent with the Medium Intensity future land use classification and with the surrounding area.

### **Factual Support**

1. The proposed B-2, Community Business, zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
  - a. **Policy 6.2: Medium Intensity:** The intent of this category is to identify neighborhood and community-serving activity centers, generally represented as “Medium Low” or “Medium High” on the Ocala 2035 Vision. The Medium Intensity/Special District category facilitates developments with two (2) or more uses. Permitted uses include residential, office, commercial, public, recreation, educational facilities and institutional. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Medium Intensity/Special District category, including form and design guidelines as applicable. This mix is intended to promote a walkable urban form.<sup>1</sup>
2. 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:** Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

**Electric:** The property is in the Ocala Electric Utility service territory.

**Potable Water:** Service is available within 1/4 mile of the parcel and connections will be determined during the site plan or subdivision review and approval process.

**Sanitary Sewer:** Service is available within 1/8 mile of the parcel and connections will be determined during the site plan or subdivision review and approval process.

**Stormwater:** 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.<sup>2</sup>

**Solid Waste:** Service is available.

**Fire Service:** Service is available.

**Schools:** This development has no impact on the school district.

### **Zoning**

#### **Existing**

**GU, Governmental Use District:** The government (G-U) district is intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Areas classified G-U are shown on the official zoning map, but no column for G-U use restrictions is shown

in division 2 of this article, since any lawful government use or related use, including commercial and industrial development at the Ocala International Airport, can be carried on in a G-U district. However, any governmental use or related use shall be compatible with surrounding uses.<sup>3</sup>

**Requested**

**B-2, Community Business:** The community business and limited community business (B-2 and B-2A) districts are intended for community businesses, including retail sales, personal and business services, and all office uses. No incidental use involving manufacturing processes shall be allowed in the B-2A zone. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.<sup>4</sup>

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<sup>1</sup> City of Ocala Comprehensive Plan, Future Land Use Element, Policy 6.2.

<sup>2</sup> City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

<sup>3</sup> City of Ocala Land Development Code, Section 122-481, Intent and purpose.

<sup>4</sup> City of Ocala Land Development Code, Section 122-621, Intent and purpose.