



Planning & Zoning Commission

March 14, 2022

Case No. FLUP22-44631

Staff Report

Petitioner: TBMI II, LLC
Property Owner: TBMI II, LLC
Project Planner: Breah Miller, Planner
Land Use Policy Amendment

Zoning Present: Pending

Parcel Information

Acres: ±61.39 acres
Parcel(s)#: 23817-002-00 and 23817-002-02
Location: The east side of SW 60th Avenue, between SW 31st Street and SW 38th Street
Existing use: Vacant

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Medium Intensity/ Special District	M-1	Grazing Land
	Medium Intensity/ Special District &	A-1	Heavy Manufacturing
	Employment Center	M-1	
East	Low Residential (County)	A-1(County)	Improved Residential
South	Neighborhood	PUD-04	Improved Residential
	Low Intensity	Pending	Crop Land
West	Low Intensity	M-1	Warehouse/Distribution
	Low Intensity	GU	Municipal Property
	Low Intensity	B-2	Vacant Commercial

Staff Recommendation: <i>Approval</i>
--

Basis for Approval:

The proposed future land use Policy amendment is consistent with the Low Intensity future land use designation and compatible with the surrounding area.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. 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.
 - b. 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.

2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Background:

The subject parcels are currently vacant. Both properties were purchased by TBMI II, LLC., in December 2021. In October 2003, parcel 23817-002-00 was annexed into the City of Ocala. Parcel 23817-002-02 was later annexed into the City of Ocala in 2006. In December 2009, City Council adopted ordinance 2010-28, which changed the future land use designation of the property from Low Density Residential and Neighborhood Business to Retail Services. With the future land use designation change to Retail Services, an accompanying ordinance also adopted Future Land Use Policy 12.14, which limited the development potential of the property to 600,000 square feet of commercial development and created several other development requirements on the property. The policy number was subsequently changed from 12.14 to 18.14, but the content remained the same.

The current request is to revise the policy to allow mixed-use residential and commercial development consistent with the existing Low Intensity future land use designation. The revisions include language that allows for residential development on the property, so long as the development does not exceed the traffic generated by 600,000 square feet of commercial development, measured by PM peak hour net new trips. The revisions also include a modification to the buffer requirement, requiring a 25-foot wide buffer instead of a 50-foot wide buffer if residential development is built on the eastern side of the property instead of commercial development. Lastly, the property owner intends to propose Planned Development zoning on the property, therefore the requirement for a developer's agreement is proposed to be amended to require Planned Development zoning instead.

Level of Service Impact Analysis:

Traffic Circulation

Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement.

Potable Water: Water service is available.

Sanitary Sewer: No sewer service is available.

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-storm event.¹

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: This request is not expected to have an impact on area schools.

Land Use Designation

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.

¹ Ocala Comprehensive Plan, Stormwater Sub-Element Policy 3.1.