



Rezoning Staff Report

Case No. ZON25-0002

Planning & Zoning Commission: February 10, 2025

City Council (1st Reading): March 4, 2025

City Council (Adoption): March 18, 2025

Applicant/Property Owner: City of Ocala
Project Planner: Emily W. Johnson, AICP
Amendment Request: Rezone the subject properties from M-1, Light Industrial, to G-U, Governmental Use.
Associated Applications: LUC25-0002

Parcel Information

Acres: ±12.81 acres
Parcel(s)#: 24264-001-04 and 24264-000-00
Location: 3001 NE 21st Street and the parcel directly to the east
Existing use: City administrative offices for Ocala Fiber Network
Future Land Use Designation: Employment Center
Zoning Designation(s): M-1, Light Industrial
Special District(s)/Plans(s): N/A
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	M-1, Light Industrial M-2, Medium Industrial	Warehouse, Construction Service Establishment, adjacent to CSX Railroad ROW
East	Employment Center	M-1, Light Industrial	Mini-warehouses (Public Storage), Warehouse
South	Public	G-U, Governmental Use	City of Ocala Complex (Fleet Management, Public Works, and Facilities), adjacent to NE 21 st Street
West	Employment Center	G-U, Governmental Use	City of Ocala Complex (Sanitation, Health Center, fleet fuel station)

Applicant Request

This is a city staff-initiated request to rezone the subject properties from M-1, Light Industrial, to G-U, Governmental Use. The subject properties are part of the City of Ocala Governmental Complex.

There is a concurrent application to change the land use from Employment Center to Public (LUC25-0002).

Background

The subject properties, identified by Parcel Identification Numbers 24264-001-04 and 24264-000-00, comprise approximately 12.81 acres. Parcel 24264-001-04 (1.21 acres) was developed with a print shop in 1989. The City acquired the property in 2001 and currently uses the site as administrative offices for Ocala Fiber Network.

Parcel 24264-000-00 (11.60 acres) was purchased by the city in 2018 and is vacant and undeveloped.

- A Capital Improvement Project (ENGCI24-0014) is currently under review. The site plan proposes the addition of a truck shed and parking to the eastern parcel (Parcel 24264-000-00).

Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products.	10,000 square feet	60-feet
Proposed	G-U, Governmental Use	Intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Any lawful, compatible use may be carried out in this district.	N/A	N/A

Staff Analysis

The existing use as a city utility (Ocala Fiber Network) administrative office serves as a public facility and is a permitted and compatible use with the G-U zoning district. The G-U zoning district is intended for properties owned and operated by governmental agencies.

Factual Support

1. The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. Future Land Use Element Policy 6.6: Public: The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan.

There is no minimum density or intensity. The maximum intensity before any incentives is 0.15

FAR.

Parcel 24264-001-04, currently utilized as administrative offices for Ocala Fiber Network, has a Floor Area Ratio (FAR) of 0.13. A Capital Improvement Project (ENGCI24-0014) is currently under review for development of a truck shed and parking on PID 24264-000-00. The proposed Public Future Land Use classification is consistent with the existing use of the subject properties.

- b. Future Land Use Element 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.

As identified in the Level of Service Analysis below, there appears to be adequate public facilities to service the subject properties.

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

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

Public	G-U, FBC
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The requested G-U, Governmental Use, zoning district is consistent with the proposed Public Future Land Use Classification.

Level of Service Analysis

Transportation: The subject segment of NE 21st Street is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan. Automotive traffic will likely access the property via NE 36th Avenue to the east, and NE 14th Street (SR 492) to the south. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

- **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
NE 36 th Ave	2	40 MPH	Arterial	E	12,744	12,200	D
NE 14 th Street (SR 492)	4	45 MPH	Arterial	E	38,430	19,100	C

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. The affected segments of NE 36th Avenue and NE 14th Street (SR 492) are currently operating above the adopted Level of Service.

Potable Water: The subject properties are currently serviced by City of Ocala utilities; any new connections will be determined during the site plan review process. A city water main runs along NE 21st Street.

- *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).

Sanitary Sewer: The subject properties are currently serviced by City of Ocala utilities; any new connections will be determined during the site plan review process. A city gravity main runs along NE 21st Street.

- *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).

Solid Waste: The subject properties are currently serviced by city utilities; any future changes in refuse pickup will be determined during the site plan review process.

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for non-residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the city.

Stormwater: Mapping database layers indicate that the subject properties are located within Flood Zone A, a Special Flood Hazard Area (SFHA) designated as a high-risk flood zone by FEMA. This Flood Zone includes areas subject to inundation by the 1% annual chance flood. The subject properties were evaluated during the Ocala Flood Study and determined to have a Base Flood Elevation (BFE) of 68.00.

For any future redevelopment, 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.

Electric: The subject property is currently serviced by Ocala Electric Utility; any new connections will be determined during the site plan review process.

Fiber: The subject property is currently serviced by Ocala Fiber; any new connections will be determined during the site plan review process.

Fire Service: Ocala Fire Rescue Station #5 is located approximately 2.0 miles from the subject property, at 2340 NE 25th Ave.

Schools: The proposed land use change is not anticipated to affect schools.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the requested Public Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The G-U, Governmental Use, zoning district is appropriate with the existing and intended use of the subject properties.
- The subject property is serviced by city utilities, and adequate public facilities exist to service any future development.

Staff Recommendation: <i>Approval</i>
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