



Rezoning Staff Report

Case No. ZON24-45778

Planning & Zoning Commission: September 9, 2024

City Council (1st Reading): September 3, 2024

City Council (Adoption): September 17, 2024

Petitioner: Marion County Board of County Commissioners
Property Owner: Marion County Board of County Commissioners
Project Planner: Emily W. Johnson, AICP
Applicant Request: from: PUD, Planned Unit Development (County)
to: G-U, Governmental Use (City)
Rezone from PUD, Planned Unit Development (County), to G-U, Governmental Use (City)

Existing Future Land Use: Commercial (County)

Associated Applications: ANX24-45776, LUC24-45777

Parcel Information

Acres: ±0.05 acres
Parcel(s)#: 21509-001-00
Location: 2951 NW 47th Avenue
Existing use: Potable water well serving the Quail Meadow subdivision
Overlay(s): N/A

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	R-3, Multi-Family Residential	Vacant/Undeveloped parcel (ANX24-45693, LUC24-45694, ZON24-45695)
East	Low Intensity	R-3, Multi-Family Residential	Vacant/Undeveloped parcel (ANX24-45693, LUC24-45694, ZON24-45695)
South	Low Intensity	R-3, Multi-Family Residential	Vacant/Undeveloped parcel (ANX24-45693, LUC24-45694, ZON24-45695)
West	Low Intensity	R-3, Multi-Family Residential	Vacant/Undeveloped parcel (ANX24-45693, LUC24-45694, ZON24-45695)

Applicant Request

The petitioner is requesting annexation of an existing County-owned well site, to avoid creation of an enclave upon annexation of the abutting parcel.

The petitioner has submitted concurrent applications to annex the subject properties into City limits (ANX24-45776); and to change the land use from Commercial (County) to Public (City) (LUC24-45777).

Associated Project

The abutting parcel, identified by Parcel Identification Number 21509-001-01, surrounds the subject property on all four sides. The abutting parcel is being presented concurrently for annexation (ANX24-45693), land use change (LUC24-45694), and rezoning (ZON24-45695). The subject property is excluded from the legal description of the abutting parcel.

Background

The subject property, identified by Parcel Identification Number 21509-001-00, contains approximately 0.05 acres. The subject property is currently developed with an existing County-owned well. The well provides potable water service to the Quail Meadow subdivision, located to the north.

The well is accessed via a 20-foot-wide ingress and egress easement, shown on the plat of Foxwood III (PB 14, Pg 197). Additionally, the plat depicts a 20-foot-wide ingress, egress and utilities easement surrounding the well site, and a 20-foot-wide waterline and facilities easement between the subject property and Quail Meadow subdivision.

Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing (County)	PUD-Planned Unit Development*	Original PUD zoning was created to develop 396 multi-family units	N/A	50-feet
Proposed (City)	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

*The County-owned well site was zoned PUD with the abutting parcel, which surrounds the well site on all sides. The well site is excluded from the legal description of the abutting parcel and is under the ownership of Marion County. The well site is not intended to be incorporated into the future multi-family development.

Staff Analysis

The existing use as a County-owned well site provides a public facility, and is a permitted and compatible use with the City’s 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.

The subject property is currently developed with a well site, owned and operated by Marion County. The well provides potable water to Quail Meadows subdivision, located to the north. The City's Public Future Land Use classification is appropriate and compatible with the existing use of the subject property.

- b. 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.

The subject property is surrounded on all sides by a parcel which is also being considered for annexation. Annexation of the subject property avoids the creation of an enclave. The subject property is developed with a County-owned and maintained well site, which is not anticipated to require additional facilities or infrastructure.

- 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.

The subject property is developed with a County-owned and maintained well site, which is not anticipated to require additional facilities or infrastructure. Platted easements exist for maintenance access to the subject property.

- 2. The requested rezoning 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.

The associated rezoning application (ZON24-45778) proposes to rezone the property to G-U, Governmental Use (City). The City's G-U zoning district is appropriate and compatible with the existing use of the subject property.

- b. 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 property is accessed via a 20-foot-wide ingress and egress easement. Access to the subject property is primarily intended for maintenance of the well site, and is not anticipated to negatively impact transportation levels of service.

Potable Water: The existing well site is not anticipated to require potable water service. The well site provides potable water to the Quail Meadow subdivision, located to the north.

Sanitary Sewer: The existing well site is not anticipated to require sanitary sewer service.

Solid Waste: The existing well site is not anticipated to require solid waste service.

Stormwater: The subject property is not located within a FEMA Flood Zone. 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. A connection to the subject property runs within a platted 20-foot-wide waterline and facilities easement located between the subject property and Quail Meadow subdivision.

Fiber: The existing well site is not anticipated to require fiber service.

Fire Service: Ocala Fire Rescue Station #1 is located approximately 3.5 miles from the subject property, at 3001 NE 21st Street.

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

Staff Findings and Recommendation

- This request brings the property into compliance with Section 122-246 of the Code of Ordinances, by assigning a zoning district to property being annexed into the city.
- The proposed rezoning is consistent with the requested Public Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances.
- The proposed rezoning is consistent with zoning criteria for annexed territory. The City’s G-U, Governmental Use, zoning district is appropriate and compatible with the existing use of the subject property.
- Annexation of the subject property avoids creation of an enclave.
- The subject property is serviced by city electric utility.
- Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Staff Recommendation: *Approval*