



# Land Use Change Staff Report

Case No. LUC24-45705

Planning & Zoning Commission: June 9, 2025

City Council (1<sup>st</sup> Reading): July 1, 2025

City Council (Adoption): July 15, 2025

**Applicant:** Dessiree Troncoso (Anna Jo Partnership, LLC)

**Property Owner:** Anna Jo Partnership, LLC

**Project Planner:** Breah Miller, Planner II

**Associated Applications:** ANX24-45704 & PD24-45706

## Parcel Information

**Acres:** ±39.33 acres

**Parcel(s)#:** 23817-004-00 & 23311-000-00

**Location:** located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00)

**Existing use:** Multi- family/Undeveloped

**Future Land Use Designation:** High Residential (County)

**Zoning Designation:** R-3, Multi-Family Residential

**Special District(s)/Plan(s):** N/A

**Approved Agreement(s):** N/A

**Figure 1. Aerial Location Map**



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## Adjacent Property Information

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning District</u></b>	<b><u>Current Use</u></b>
<b>North</b>	Low Intensity (City)	R-3, Multi- Family (City) B-1A, Neighborhood Business (City)	Carlton Arms Single-Family Residences
<b>East</b>	Medium Intensity/ Special District (City)	INST, Institutional (City) No Zoning (City)	Good Shepard Memorial Gardens Undeveloped
<b>South</b>	Medium Intensity/ Special District (City)	PUD-08, Planned Unit Development (City)	Undeveloped
<b>West</b>	Medium Intensity/ Special District (City)	PD, Planned Development	Undeveloped

## Applicant Request

The applicant is requesting to change the future land use from High Residential (County) to Medium Intensity/ Special District (City). This request accompanies concurrent applications to annex the subject property into the City limits (ANX24-45704) and to rezone the subject properties to Planned Development (PD24-45706). The land use change is intended to allow for the development of single-family attached and detached homes as well as multi-family.

## Background

The subject properties, identified by Parcel Identification Numbers 23817-004-00 & 23311-000-00, contain approximately 39.33 acres. The Marion County Comprehensive Plan indicates that the two parcels are designated as High Residential Future Land Use Category (FLUC). Parcel Identification Number 23311-000-00 is currently developed with a 42-unit multi-family development that was developed in 1983. Parcel Identification Number 23817-004-00 is currently undeveloped and heavily wooded.

The surrounding area is characterized as largely undeveloped property to the west, south, and east of the subject property boundaries. The eastern boundary of the property abuts Good Shepard Memorial Gardens. The subject property fronts along SW 20th Street which is classified as an urban collector roadway. The properties north of SW 20th Street are currently developed with single-family uses but recently have been purchased by a single owner and rezoned to R-3, Multi-Family Residential. Additionally, the Carlton Arms Apartments development is located north of SW 20th Street, approximately 700-ft northeast of the subject property.

## Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	High Residential (County)	Primary Use: Residential, Public, Recreation, Conservation, and commercial, educational facilities	4- 8 du/ acre	None
Proposed	Medium Intensity/ Special District	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	5 to 30 units/acre	0.15 to 4.0 FAR

## Staff Analysis

The applicants request through concurrent applications for annexation, land use, and zoning to develop a mixed family residential project is consistent with the surrounding area and the City’s Comprehensive Plan. The surrounding area consists of a mix of land use categories including, Employment Center, Low Intensity, and Medium Intensity/Special District. SW 20<sup>th</sup> Street serves as a collector roadway within the city with fronting properties transitioning from high density residential and light manufacturing north of the roadway, while south of the roadway is predominantly undeveloped medium intensity land and sing-family residential.

Properties directly abutting the subject property are currently designated Medium Intensity/Special District. The addition of the proposed properties will aid to square up the Medium Intensity land use and create a more consistent land use along the urban collector SW 20<sup>th</sup> Street. Pursuant to Comprehensive Plan Policy 6.5, the Medium Intensity/Special District Future Land Use Category (FLUC) is intended to identify neighborhood and community-serving activity centers. The below factual support supports the staff analysis for appropriateness.

### ***Factual Support***

1. The requested future land use change is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:
1. Future Land Use Element Policy 6.5: Medium Intensity/ Special. 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.

The character and function of individual Medium Intensity/Special Districts is described in greater detail in Objective 8.

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The form of buildings and development shall be regulated by the Form Based Code. Buildings shall have moderate build-to lines from the street and public right-of-way, as depicted in Figure C. Parking may occur on-street or in the moderate build-to-line of buildings, though rear and side yard parking is encouraged, as depicted in Figure D. Shade for pedestrians should be provided through landscaping or building design. Open space in Medium Intensity/Special District areas consists of large neighborhood and community parks.

The minimum density and intensity before any incentives in this future land use category is 5 dwelling units per gross acre or 0.15 FAR. The maximum density and intensity before any incentives is 30 dwelling units per acre or 4.0 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the city as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

*Staff Report: The proposed Medium Intensity/ Special District Future Land Use classification identifies a mix of residential types as a permitted use. The PD plan depicts three uses consisting of three residential types at a density of 11.67 dwelling units to the acre. Rear parking and street parking is proposed for the development as well as landscaped sidewalks for pedestrian traffic. This design choice reflects development regulations set forth in the Form Based Code. The proposed land use is also compatible with the land use of the surrounding area.*

- a. 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.*

## Level of Service (LOS)

**Transportation:** The subject segment of SW 20th Street is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan but identified in the City's Comprehensive Plan as an urban collector. Automotive traffic will likely access the property via SW 51<sup>st</sup> Terrace to the east, and emergency traffic will access the property from SW 53rd Avenue to the west. 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
SW 20 <sup>th</sup> Street	4	35	Collector	E	39,800	12,500	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.

**Potable Water:** The properties are currently serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review

process. A city water main runs along SW 20<sup>th</sup> 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 properties are currently being serviced by Marion County Utilities. However, City utilities are available at this location; connections will be determined during the subdivision review process. A city force main is available along SW 20th 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 property is not located within the City's service area; refuse pickup will be determined during the subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

### **Parks and Recreation Facilities:**

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

### **Other Public Facilities:**

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

**Stormwater:** The subject property is not located within a 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 within the Ocala Electric Utility service territory.

**Fiber:** Service is not currently available at this location.

**Fire Service:** Ocala Fire Rescue Station #4 is located approximately 1.68 miles from the subject property at 2275 SW 53<sup>rd</sup> Avenue. This distance does not fall within the desired industry standard of 1.5 miles for fire service.

**Schools:** The subject property is serviced by College Park Elementary (operating at 110.08% capacity), Liberty Middle (93.34%) and West Port High School (117.22%). The proposed rezoning of the property may generate between 22- 145 additional Elementary School-aged students, 11-66 additional Middle School-aged students, and 11-98 additional High School-aged students.

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Project Dwelling Units (SFR)			
School Level	SFR Student Generation Rate	174 SFR (min. 5 d.u./acre permitted by FLU)	1046 SFR (max. 30 d.u./acre permitted by FLU)
E	0.13	22	135
M	0.064	11	66
H	0.094	16	98
Project Dwelling Units (MFR)			
School Level	MFR Student Generation Rate	174 MFR (min. 5 d.u./acre permitted by FLU)	1046 MFR (max. 30 d.u./acre permitted by FLU)
E	0.139	24	145
M	0.056	9	58
H	0.067	11	70

## Staff Findings and Recommendation

- A concurrent zoning amendment application is being processed for a Planned Development (PD) zoning.
- The requested Medium Intensity/Special District future land use change is compatible with the surrounding area.
- This request brings the property into compliance with Section 122-26 of the Code of Ordinances, by assigning a land use to properties being annexed into the city.
- City utilities are available at this location, and adequate public facilities exist to service any future development.

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