



# Land Use Change Staff Report

Case No. LUC24-45705

Planning & Zoning Commission: June 9, 2025

City Council (1<sup>st</sup> Reading): August 19, 2025

City Council (Adoption): September 3, 2025

**Applicant:**

Dessiree Troncoso (Anna Jo Partnership, LLC)

**Property Owner:**

Anna Jo Partnership, LLC

**Project Planner:**

Breah Miller, Planner II

**Amendment Request:**

Seeking approval to change the Future Land Use designation for the subject property from High Residential (County) to Medium Intensity/Special District

**Concurrent Applications:**

Annexation (**ANX24-45704**) and rezoning (**PD24-45706**) to Planned Development.

## Parcel Information

Acres: ±39.33 acres

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

Location: located in the 5100 block, along the south side of SW 20<sup>th</sup> Street

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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## Section 1 - Applicant Request

The petitioner is requesting to change the future land use designation for the subject property from High Residential (County) to Medium Intensity/Special District (City).

## Section 2 - Background Information

The subject properties are comprised of two parcels of land (Parcel ID# 23311-000-00 and 23817-004-00) encompassing a total of approximately 39.33 acres. The subject properties are currently within the jurisdiction of Marion County and lie within an existing enclave area of the City of Ocala. The current Marion County designations of the properties are:

Zoning: R-3, Multi-family (County). The County code of ordinances indicates the intent of the Multi-Family Dwelling classification is intended to provide for high-density and urban residential development, including multi-family dwellings in areas served by public or private water and sewer facilities.

Future Land Use: High Residential land use (County), a maximum of 8 dwelling units per acre.

It is noted that the applicant acquired both properties in June 2020.

Parcel 23311-000-00 was developed in 1983 with eight multi-family buildings, known as the Timberland Apartments, that include 42 multi-family residential units. Parcel 23817-004-00 remains undeveloped and lies south of the Timberland Apartments with access from SW 53<sup>rd</sup> Avenue located along the western boundary of the subject property.

The subject property and properties to the east and south are heavily wooded. A summary of the adjacent property land use, zoning, and current uses is provided in Table 1 below.

**Table 1: Adjacent Property Information:**

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

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	(City)	Development	
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The subject property fronts SW 20th Street which is classified as an urban collector roadway. North of the subject properties, the existing single-family uses have been consolidated under single ownership and rezoned to R-3, Multi-Family Residential (ZON22-44795). Other uses in the area include the Carlton Arms Apartments located on the north side of SW 20th Street and the Ocala International Airport located further to the west.

## Section 3 – Staff Analysis

This staff report focuses on the proposed future land use amendment for consistency with the city's comprehensive plan (including Ocala Vision 2035) and applicable land development regulations.

### Consistency with Comprehensive Plan:

The requested zoning change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. Future Land Use Element Policy 6.2: 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 should facilitate 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.

The character, function, and form of new buildings or development on vacant land shall be regulated by a form-based code zoning district that includes design standards adopted specifically for a Medium Intensity/Special District identified in Objective 8, a Planned Development (PD) zoning district that includes specific design standards related to the surrounding uses, or a Chapter 163 Development Agreement with specific design standards. Existing developed and public properties shall be regulated by the Land Development Code.

A Medium Intensity/Special District is intended to promote a walkable urban form with buildings at 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-

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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 Comment:*

- *This land use amendment was submitted concurrently with an associated PD rezoning with PD Plan and Standards Book outlining the specific design standards related to surrounding uses, through a combination of architectural styles, building forms, and building relationships. As indicated in the PD Standards Book Section 1.15, Architecture, design standards include rear and side yard parking through alleys, proposed pedestrian facilities with adequate shade, and building design standards to be reviewed at the Site Plan level.*
- *The associated concurrent application for the proposed PD Plan only provides one use type (residential), it is important to note that it does provide for a variety of housing types within that use category. These housing types will help to create distinct and unique neighborhoods within the development. Further the land use category indicates that development within the Medium Intensity/Special District category “should” facilitate 2 or more use types, indicating the desired but not required development pattern.*
- *As indicated in Section 1.12 Concept Plan and Development Program, the proposed PD plan provides for a variety of residential dwelling types such as attached townhomes, detached courtyard homes, detached cottage homes, and multi-family dwelling types providing Ocala residents with a variety of housing options. Additionally, the PD Plan specifies design elements such as pocket parks, rear loaded parking areas, walking pathways, and interconnection within the community through pedestrian and vehicular facilities providing a form-based development approach that is consistent with the intent of the Medium Intensity/Special District future land use.*
- *The combined density of all residential housing types is 11.22 units per acre, less than half of the potential maximum of 30 units per acre for the land Medium Intensity/Special District land use category.*

## **Consistency with Land Development Regulations**

1. Section 122-246(b): All annexed territory shall, at the earliest available date, be subject to the land use change process in order to bring the land use into compliance with the comprehensive plan. This process may result in a different land use designation and zoning classification.

*Staff Comment: The annexation, future land use change and rezoning are all being presented to Council concurrently. The applicants are requesting annexation, land use, and zoning approvals to develop a mixed-family residential project that is consistent with the surrounding area and the City's Comprehensive Plan. The requested land use is Medium Intensity/Special District consistent with adjacent properties to the east, south, and southwest to provide a consistent future land use pattern for the area south of the SW 20<sup>th</sup> Street corridor.*

**Table 2: Existing and Proposed Land Use Standards**

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	High Residential	Primary Use: Residential,	4- 8 du/acre	None

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	(County)	Public, Recreation, Conservation, and commercial, educational facilities		
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

## Section 5 - Level of Service (LOS) Analysis

The maximum allowable density for the subject property with the Medium Intensity/Special District land use is 1,179 dwelling units, with a maximum FAR of 6,852,859 square feet. In staff's review of comprehensive plan future land use map amendments, conducting an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not very meaningful. This is emphasized because the maximum impact is typically unrealistic. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

For this staff report and based upon the concurrent PD rezoning, the following LOS analysis provides a review of potential impact on public facilities based upon the proposed development program of the concurrently submitted PD Plan (PD24-45706), which is for 459 residential dwelling units. Additional LOS analysis will be required at the time of development or for changes to the PD plan.

### **A. Required Public Facilities (adopted LOS standards in the comprehensive plan):**

The existing Timberland apartments are not connected to city utilities. As a result, this analysis will consider the potential impact of connection of the apartments to city utilities and impact to public facilities in addition to the potential future development to include a total of 459 dwelling units (including the Timberland apartments). For the purpose of this analysis, the Florida Bureau of Economic and Business Research provides population estimates which include an average household size for Marion County of 2.33 people per household for the latest available year (2024).

**Transportation:** The subject property has frontage on SW 20<sup>th</sup> Street which is identified as a Collector roadway. 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.

*LOS Impact: A conservative analysis with a high-trip generation of 9.5 vehicles per day per dwelling unit would provide for an additional 4,361 daily trips which would result in an increased traffic counts*

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*on SW 20<sup>th</sup> street to approximately 16,861 AADT, still well below the adopted LOS capacity of 39,800 AAD. Specific traffic analysis will be required through a traffic study prior to any development of the project.*

**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).

*LOS Impact: At 300 gallons per day per equivalent residential unit, 459 units would generate an additional demand of 137,700 gallons per day. Staff has indicated the approximate daily flows are 17 mgd, leaving a remaining capacity of approximately 7.4 mgd, providing sufficient capacity to accommodate the proposed development.*

**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).

*LOS Impact: At 250 gallons per day per equivalent residential unit, 459 units would generate an additional demand of 114,750 gallons per day. Staff has indicated the approximate daily flows are 6.5 mgd leaving a remaining capacity of approximately 4 mgd, providing sufficient capacity to accommodate the proposed development.*

**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.

*LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under others jurisdiction.*

## **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 population of 69,283 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.

*LOS Impact: the additional 459 residential units would result in an approximate additional population of 1,070 people, increasing the city's population to 70,373. The city's current park acreage of 622.27 acres is sufficient at the adopted LOS (4.6 acres per 1,000 population) to accommodate a city population of 135,760 people. Based on this analysis, there is sufficient existing park acreage to*

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*accommodate the existing multi-family development on the property. Additional development of the property will require further Park LOS analysis at the time of development.*

## B. 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.

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 Comment: Preliminary review of Required Public Facilities does not indicate any capacity issues for the city to be able to accommodate the existing apartments or future development (PD Plan). Further LOS analysis will be required prior to development as part of subsequent subdivision or site plan reviews.*

**Summary Staff Comments:** For consideration of the future land use amendment, there are several key factors to consider:

- The proposed project provides the opportunity through concurrent applications (annexation) for the city to significantly reduce and existing enclave area, improving efficiency of services.

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- *The density and nature of the project is consistent with the proposed Medium Intensity/Special District future land use providing urban level development of 11.67 units per acre.*
- *The proposed Medium Intensity/Special District future land use is consistent with surrounding properties to the west, south, and southeast.*
- *The Medium Intensity/Special District future land use will promote a form-based approach for future development to facilitate a walkable urban development.*

**Section 6 - Staff Findings and Recommendation**

- The requested Medium Intensity/Special District future land use change is consistent and compatible with the surrounding area.
- This requested Medium Intensity/Special District future land use brings the property into compliance with Section 122-246(b) of the Code of Ordinances, by assigning a city future land use designation to the subject properties.
- City utilities are available at this location, and no level of service issues have been identified for public facilities.
- The requested amendment to change the land use to Medium Intensity/Special District from a Marion County designation of High Residential is consistent with the city's comprehensive plan and land development regulations.

<b>Staff Recommendation:</b>	<b>Approval of LUC24-45705</b>
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