

Ocala Planning and Zoning Commission Meeting Minutes

November 8, 2021

- d. APPROVED – LUC21-44528** a request amend the future land use map from Employment Center and Commercial (Marion County) to Employment Center (City) for property located at 700 NW 38th Avenue and 3999 NW 3rd Street, approximately 71.58 acres.

Petitioner: Mirza Group-Ocala, LLC

Agent: Jake Kurth, Scannell Properties LLC

Planner: Nancy Smith, AICP

Background:

- There is a residence and a horse barn on the property.
- The proposed land use, Employment Center, is consistent with the land use designations assigned by Marion County.
- There are a mix of uses on the adjacent properties. Delzotto's precast concrete is to the west, there are residential, undeveloped and agricultural uses to the south, and undeveloped M-2 zoning to the north.
- Applicant's stated intention is to develop as an industrial/warehouse use inside the City limits.
- New construction will be subject to site plan approval and building permit issuance by the City of Ocala if annexation occurs.
- The ordinance to annex the subject property will be considered by City Council prior to consideration of the land use and zoning ordinances. After annexation, it is appropriate to adopt a City land use designation.
- Because the property is more than 50 acres, the land use change is subject to a state review process.

Basis for Approval:

The applicant has requested the Employment Center land use following annexation into the City of Ocala. The stated intention is to develop as an industrial/warehouse use.

The proposed land use designation of Employment Center is consistent with the surrounding area. A majority of the subject property is designated as Employment Center in Marion County's land use plan except for a portion on the eastern side of the property. The requested zoning designation of M-2, Medium Industrial, is eligible to implement the City's land use designation of Employment Center.

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

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.

Table 1: Traffic Circulation

Road/Street Name	# of Lanes	Functional Class	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
NW 40 th Ave SR 40 to NW 3 rd St.	2	Collector	E	11,232	1,600	C
NW 3 rd St NW 40 th Ave to NW 38 th Ave	2	Collector	E	11,232	2,400	C
NW 38 th Ave NW 3 rd St. to US 27	2	Collector	E	11,232	3,300	C

Road/Street Name	# of Lanes	Functional Class	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
SR 40 SW 52 nd Ave to I-75 Ramp (W)	4	Arterial	D	39,800	32,300	C
SR 40 I-75 Ramp (W) to I-75 Ramp (E)	4	Arterial	D	41,790	34,400	C

LOS=Level of Service, AADT=Annual Average Daily Traffic

Potable Water: The property is located within the City of Ocala service area. Waterlines are available along SR 40 to the south or north along NW 38th Avenue.

Sanitary Sewer: The property is located within the City of Ocala service area; service is available from SR 40/NW 40th Avenue and is within 1,000 feet.

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.

Solid Waste: Service is available.

Fire Service: Service is available from the City of Ocala. To maintain adequate fire protection services in the City, an impact fee will be required during the development review process.

Schools: The request for M-2, Medium Industrial, zoning is not expected to have an impact on area schools.

Electric: Service is available from Ocala Electric Utility.

Land Use Designation

Existing: Marion County

Commercial (COM). This land use designation is intended to provide for mixed use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to six (6) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC.

This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

Employment Center (EC). This land use is intended to provide for a central regional area that allows for a mix of business, enterprise, research and development, light to moderate intensity commercial and industrial, and employment activities. It also allows residential uses that stand-alone or support the commercial and industrial area, and/or provide transitions to surrounding uses and less intense land uses. This land use designation will allow for and encourage mixed use buildings. The density range for residential units shall be up to twelve (12) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

Proposed: City of Ocala

Employment Center is intended to provide a regionally important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts but may include more than one use if there are appropriate buffers and transitions between complementary uses. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential. Access is primarily from major collectors, arterials, or limited-access highways. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR.

Discussion:

Commissioner Lopez asked if the noise ordinance is different for M-2 and Residential. Mr. Hale responded there is no difference. Ms. Nancy Smith also clarified that the Employment Center land use in the County has a floor area ratio of 2.0, which is the same as the City's Employment Center ratio.

No Public comment.

RESULT:	APPROVED LUC21-44528
MOVER:	Todd Rudnianyn
SECONDER:	Kris Clere
AYES:	Rudnianyn, Clere, Kesselring, Adams, Gilchrist, Lopez