



# Land Use Change Staff Report

Case No. LUC25-0001

Planning & Zoning Commission: February 10, 2025

City Council (1<sup>st</sup> Reading): March 4, 2025

City Council (Adoption): March 18, 2025

**Petitioner:** City of Ocala  
**Property Owner:** City of Ocala  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** Change the land use from Employment Center to Public  
**Existing Zoning:** M-1, Light Industrial  
**Associated Applications:** ZON25-0001

## Parcel Information

**Acres:** ±12.42 acres  
**Parcel(s)#:** 23656-017-00 and 23656-017-16  
**Location:** 1800 block of SW 15th Avenue.  
**Existing use:** Storm collection yard for the City of Ocala Public Works and Stormwater Departments  
**Overlay(s):** N/A

**Figure 1. Aerial Location Map**



**Adjacent Property Information**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
<b>North</b>	Employment Center	M-1, Light Industrial	MAKO Compressors ProSource Wholesale Zephyr Homes Discover Quartz & Granite Legacy Furniture Mattress First Choice Windows Radiology Associates Operations Center
<b>South</b>	Neighborhood	PUD-04, Planned Unit Development	Cala Hills (Undeveloped)
<b>East</b>	Employment Center	M-1, Light Industrial M-2, Medium Industrial	Budweiser Distribution Center Pro Closet Designs
<b>West</b>	Employment Center	M-1, Light Industrial	Physician Partners Medical Complex

**Applicant Request**

This is a City staff-initiated request to change the land use from Employment Center to Public.

A concurrent application to rezone from M-1, Light Industrial to G-U, Governmental Use (City) (ZON25-0001) is also being requested.

**Background**

The subject properties, identified by Parcel Identification Numbers 23656-017-00 and 23656-017-16, contain approximately 12.42 acres. The properties are located in the 1800 block of SW 15th Avenue. The property is undeveloped with a natural buffer on the northern, western, southern, and eastern sides of the property.

The City of Ocala’s Public Works and Stormwater Departments uses both parcels as collection areas for debris caused by hurricanes and other natural disasters. The parcels are used by City staff as staging for these natural disaster events, as well as training opportunities for emergency response efforts.

In 2011, Resolution (2012-19) was approved by City Council abrogating and closing a portion of SW 17th Avenue lying south of SW 17th Street and a portion of SW 20th Street lying west of SW 17th avenue. The portions of these roadways were located along the western boundaries of both subject properties.

**Existing and Proposed Land Use Standards**

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing (City)	Employment Center	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities)	Up to 24 units/ac	Up to 2.0
Proposed (City)	Public	Primary Uses: Recreation, civic, educational facilities Secondary Use: Commercial	n/a	Up to 0.15

**Staff Analysis**

Staff is requesting to change the future land use classification from Employment Center to Public. Pursuant to Comprehensive Plan Policy 6.6, the Public future land use classification shall be used for those parcels of land which are publicly owned and intended for the use of the general public; this includes civic uses.

***Factual Support***

1. The requested future land use change is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:
  - 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 uses. 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 undeveloped and operating as a laydown yard, owned and operated by the City’s Public Works and Stormwater departments. The existing use would be classified as a necessary civic use which is identified as an appropriate use under the requested Public land use classification. The City’s Public Future Land Use classification is consistent with the existing use of the subject property.*

- 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.*

**Level of Service Analysis**

**Transportation:** The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below.

• **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SR 464	4	45 MPH	Arterial	D	40,352	23,700	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 site plan review. The affected segment of SR 464 Avenue is currently operating above the adopted Level of Service.

**Potable Water:** City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City water main runs along SW 15<sup>th</sup> Avenue and SW 20<sup>th</sup> Street east of the subject property.

- *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:** City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City gravity main runs along the west property line and SW 20th Street to the east of the subject property.

- *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 located within the City’s service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for nonresidential 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 properties are 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.

**Fiber:** Service is not available.

**Fire Service:** Ocala Fire Rescue Station #4 is located approximately 1.56 miles from the subject property.

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

### **Staff Findings and Recommendation**

- The purpose of the requested future land use map amendment is to provide the appropriate land use category (Public) for city owned and utilized properties.
- The requested Public future land use is consistent with the existing use of the subject property.
- The subject property is serviced by city utilities, and adequate public facilities exist to service any future development.

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