



Planning & Zoning Commission

July 11, 2022

Case No. LUC22-44860

Staff Report

Petitioner: Alfred Joseph Flechas, Jr.

Property Owner: Alfred Joseph Flechas, Jr.

Project Planner: Aubrey Hale

Land Use Change Request from: Medium Residential & Commercial ^(County)
to: Low Intensity ^(City)

Parcel Information

Acres: 34.06 acres
Parcel(s)#: 23410-000-00
Location: 2300 SW 38th Avenue
Existing use: vacant undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Medium Residential & Preservation ^(County)	R-1, Single Family Dwelling ^(County)	Single-Family Residences
East	Low Intensity Neighborhood	GU, Governmental Use & R-1, Single-family Residential	Central Florida College Single-Family Residences
South	High Residential & Medium Residential ^(County) Medium Intensity/Special District	R-1, Single Family Dwelling & P-MH, Mobile Home Park ^(County) & OP, Office Park	Single-Family Residences Vacant Undeveloped
West	Medium Intensity/Special District	O-1, Office	Vacant Undeveloped

Background:

The surrounding area is a mix of uses but predominantly single-family residential with adjacent undeveloped land with office and office park zoning. North of SW 20th Street consists primarily of manufacturing/distribution uses within the Meadow Brook Commerce Center. SW 44th Avenue is a planned four-lane road that will complete the beltway around the City. The City was recently successful in having eight million dollars appropriated from the state legislature to complete the road segments north of SR 40 and south of SW 20th Street to SR 200. This will add additional vehicular capacity and alleviate capacity issues on nearby arterials and collectors. There are a number of planned developments in the area which are planned for a mix of commercial and residential uses. The property currently lies within an existing enclave. Annexing will reduce the size of the enclave.

New development will be subject to a zoning designation, 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 on the same agenda as the land use ordinance.

Upon annexation, it is appropriate to adopt a City land use category. A separate zoning application will be submitted in the coming months.

Staff Recommendation:	Approval of LUC22-44860
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Basis for Approval:

The subject property is proposed for annexation into the City of Ocala, and it is appropriate upon annexation to assign a City land use category. The proposed land use category of Low Intensity is consistent with the Comprehensive Plan and with the surrounding area. A separate zoning application will be submitted in the coming months. The applicant is contemplating a desired zoning district.

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 PM peak hour trips are required to submit a traffic study as part of the site plan review.

Potable Water: Water service is available.

Sanitary Sewer: Service is expanding due to a Department of Environmental Protection grant for the conversion of septic systems to sanitary sewer. However, the capacity is likely not going to initially support a more dense style of development. The expansion will only handle the conversion of the existing neighborhood to the north of this property. Future sanitary sewer needs will need to be discussed at the time of development.

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.¹

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: The subject property is serviced by College Park Elementary, Liberty Middle and West Port High Schools.

Land Use Designation

Existing:

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).

Medium Residential (MR). This land use designation is intended to recognize areas suited for primarily single-family residential units, but allows for multi-family residential units to allow for a mix of uses for existing development and new development along the outer edges of the Urban Growth Boundary or Urban Area. The density range shall be up to one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre. This land use designation is allowed in the Urban Area.

Requested:

Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre with no minimum FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

1 Ocala Comprehensive Plan, Stormwater Sub-Element Policy 3.1.