



Petitioner: Marion County
Property Owner: Marion County
Agent: Scott E. Weeks, P.E., Kimley-Horn & Associates, Inc.
Project Planner: Emily W. Johnson, AICP
Land Use Change Request From: Medium Intensity / Special District
To: Public

Parcel Information

Acres: ±18.75 acres
Parcel(s)#: 21448-001-00
Location: In the 2500 block of NW Martin Luther King Jr Avenue
Existing use: Vacant/Undeveloped
Existing zoning: M-2, Medium Industrial and R-1, Single-Family Residential (northern 110-feet)

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Neighborhood	R-1, Single-Family Residential R-1A, Single-Family Residential R-2, Two-Family Residential	Platted residential subdivision (Tree Haven)
East	Neighborhood	R-3, Multi-Family Residential	Vacant/Undeveloped
South	Medium Intensity / Special District	M-2, Medium Industrial	City-owned WRA CSX Railroad Right-of-Way
West	Public Medium Intensity / Special District	G-U, Governmental Use R-2, Two-Family Residential	CSX Railroad Right-of-Way Ocala Wetland Recharge Park Vacant/Undeveloped

Background

The subject property is located approximately 430-feet north of the intersection of NW Martin Luther King Jr Avenue and NW 22nd Street, and is currently vacant and undeveloped. The property was annexed into the City in 1975. The citywide comprehensive plan amendment, adopted on January 22, 2013 (Ordinance 2013-13), changed the future land use designation of the subject property from Medium Industrial and Low Density Residential (on the northern 110-feet) to Medium Intensity / Special District. The subject property is currently zoned M-2, Medium Industrial, with the northern 110-feet zoned R-1, Single-Family Residential.

The Petitioner has submitted concurrent applications to amend the land use and zoning district of the subject property to Public and G-U, Governmental Use, respectively; it is the Petitioner's intent to develop the subject property as a consolidated fleet management facility for Marion County's governmental use and operation. To supplement the application, the Agent has provided a narrative statement which indicates that the facility is anticipated to consist of an office/administrative building,

vehicle maintenance areas, a fueling station to service fleet vehicles, and associated site infrastructure. The requested land use and zoning district are consistent under Ocala Code of Ordinances Section 122-244, and with the intended future use of the property.

The proposed G-U, Governmental Use zoning district is consistent with the existing land use designation of Medium Intensity / Special District under LDR Sec. 122-244; however, the requested Public Future Land Use category is a more appropriate designation for parcels of land which are publicly-owned and intended for use on behalf of the general public. The intended fleet management facility will support the County's provision of an essential public service, and necessitates a central location within their geographic area. Staff advised the Agent in a preliminary meeting that sidewalks, enhanced landscaping and screening, and public realm improvements may be required as part of the site plan review in order to maintain consistency with the Comprehensive Plan and 2035 Vision.

Staff Recommendation:

Approval of LUC23-45389

Basis for Approval

The proposed land use designation of Public is consistent with the Comprehensive Plan and with the surrounding area.

Factual Support:

1. Consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **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. 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.
 - b. **Policy 7.2:** City guidelines shall be context-sensitive to provide appropriate transitions between adjacent land uses, with particular emphasis on building compatibility between neighborhoods and non-residential uses.
2. Consistent with the following principles of the Ocala 2035 Vision (2010):
 - a. Ocala is the County Seat, a vitally active center for regional employment in Marion County, with the strong presence of the financial, medical, industrial, office and government sectors of the economy.
3. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Service Analysis

Transportation: The subject property has approximately 890-feet of frontage along NW Martin Luther King Jr Avenue, which is a collector road with an uninterrupted traffic flow. The congestion

management data is provided below.¹ Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
NW Martin Luther King Jr Ave	2	40 MPH	Collector	E	29,340	3,400	B

Electric: This property is located within the Ocala Electric Utility service territory.

Potable Water: Service is available. A City water main runs along NW Martin Luther King Jr Ave bordering the property. Connections will be determined during the site plan or subdivision review and approval process.

Sanitary Sewer: The City does not currently have sewer service infrastructure at this location. A Private gravity main exists on NW Martin Luther King Jr Ave, approximately 900-feet south of the subject property.

Stormwater: This property is not located within a flood zone. Facilities must be designed to provide flood protection for a 100 year 24-hour storm event. For any future development, runoff must be retained on-site to match pre-development conditions.

Solid Waste: Service is available.

Fire Service: Ocala Fire Rescue Station #1 is located 1.3 miles away.

Schools: This land use change is not anticipated to affect any school district.

¹ Ocala-Marion TPO, *Congestion Management Plan Roadway Database*, October 2021.