

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

January 21, 2022

The Honorable Kent Guinn
Mayor, City of Ocala
110 S.E Watula Avenue
Ocala, Florida 34471

Dear Mayor Guinn:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for City of Ocala (Amendment No. 22-01ESR) received on December 29, 2021. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | www.Twitter.com/FLDEO | www.Facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Honorable Kent Guinn, Mayor

January 21, 2022

Page 2 of 2

If you have any questions concerning this review, please contact Beau Scott, Planning Analyst, by telephone at (850) 717-8515 or by email at beau.scott@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink that reads "Barbara Powell". The signature is written in a cursive, flowing style.

Barbara Powell, Regional Planning Administrator
Bureau of Community Planning and Growth

BP/bs

Enclosure(s): Procedures for Adoption

cc: Tye Chighizola, Growth Management Director, City of Ocala
Hugh W. Harling, Jr., Executive Director, East Central Florida Regional Planning

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**"

(**<https://floridajobs.secure.force.com/cp/>**) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

City of Ocala proposed comprehensive plan amendment 22-1ESR

Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>

Mon 1/24/2022 8:28 AM

To: David Boston <dboston@Ocalafl.org>

Cc: DCPexternalagencycomments@deo.myflorida.com <dcpexternalagencycomments@deo.myflorida.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Boston,

St. Johns River Water Management District (District) staff have reviewed City of Ocala proposed comprehensive plan amendment 22-1ESR in accordance with the provisions of Chapter 163, Florida Statutes. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Division of Strategic Planning and Initiatives
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this [link](#)

Notices

- Emails to and from the St. Johns River Water Management District are archived and, unless exempt or confidential by law, are subject to being made available to the public upon request. Users should not have an expectation of confidentiality or privacy.
- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

Ocala 22-01ESR Proposed

Plan_Review <Plan.Review@dep.state.fl.us>

Fri 1/28/2022 4:14 PM

To: David Boston <dboston@Ocalafl.org>; dcpexternalagencycomments@deo.myflorida.com
<dcpexternalagencycomments@deo.myflorida.com>

Cc: Plan_Review <Plan.Review@dep.state.fl.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: David Boston, Ph.D., AICP, Planning Manager

Re: Ocala 22-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





Florida Department of Transportation

RON DESANTIS
GOVERNOR

719 S.Woodland Boulevard
DeLand, Florida 32720

KEVIN J. THIBAUT, P.E.
SECRETARY

January 28, 2022

*David Boston, Planning Manager
City of Ocala Growth Management Department
201 SE 3rd Street, Second Floor
Ocala, FL 34471*

Subject: City of Ocala Proposed Comprehensive Plan Amendment 22-01ESR Proposed
Response Type: *Technical Assistance Comment(s)*

Dear Mr. Boston,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment City of Ocala 22-01ESR.

The amendment pertains to two parcels amounting to 71.58 acres located north of NW 3rd Street and west of NW 38th Avenue. The City of Ocala annexed these parcels, as they were formerly in unincorporated Marion County. The amendment would change the future land use map designation for this land from Marion County designations of:

- 18.74 acres of Commercial (up to 6 dwelling units per acre (du/ac) or floor to area ratio (FAR) of 1.0): (18.74 acres x 43,560 square feet/acre) x 1.0 FAR = 816,314 square feet
- 52.84 acres of Employment Center (up to 12 dwelling units per acre (du/ac) or maximum floor to area ratio (FAR) of 2.0): (52.84 acres x 43,560 square feet/acre) x 2.0 FAR = 4,603,421 square feet
- to the City of Ocala designations of 71.58 acres of Employment Center (24 dwelling units per acre (du/ac) or maximum floor to area ratio (FAR) of 2.0): (71.58 acres x 43,560 square feet/acre) x 2.0 FAR = 6,236,050 square feet

Based on the maximum utilization, the change in future land use increases the development potential of the parcel from up 816,314 square feet of commercial and 4,603,420 square feet of employment center under Marion County's designations to up to 6,236,050 square feet of employment center under the City of Ocala's designation. The location map of the subject property is shown in **Appendix A**.

Analysis:

Appendix B shows the trip generation potential for the adopted and proposed land use scenarios, and the change in trips as a result of the proposed amendment. The proposed amendment notes that the stated intention is to potentially develop the parcels as industrial/warehouse; however, the

trip generation estimate for the proposed scenario was developed based on the allowed highest and best use. The amendment's increase in development potential would increase the trip generation potential of the subject property by 9,098 daily trips and by 1,142 P.M. peak hour trips.

An analysis of existing State Facilities within three miles of the subject area is included as **Appendix C**. This analysis shows that there are segments of S.R. 200, S.R. 25/U.S. 441, and S.R. 40 projected to approach capacity, and there are segments of S.R. 40, S.R. 464, S.R. 500/U.S. 27, I-75 projected to exceed LOS standards through the Year 2040 scenario.

As proposed, FDOT is providing the following technical assistance comment:

FDOT is providing a technical assistance comment(s) consistent with Section 163.3168(3), Florida Statutes. The technical assistance comment(s) will not form the basis of a challenge. The technical assistance comment(s) can strengthen the local government's comprehensive plan in order to foster a vibrant, healthy community or is/are technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.):

Technical Assistance Comment #1

Based on the analysis above and the information provided, the FLUM amendment would significantly increase the trip generation potential of the subject property and in the event the parcels are developed as industrial/warehouse, a significant percentage of these trips would be heavy vehicles. In addition, the parcels are located in close proximity to I-75 and the S.R. 40 and U.S. 27 interchanges. Therefore, the proposed amendment is anticipated to significantly adversely impact the SHS or SIS.

Resolution of Technical Assistance Comment #1

The Staff Report indicated the City of Ocala will require a traffic study be conducted to determine and mitigate for impacts to the roadway network. Therefore, the Department recommends that the City of Ocala coordinates with the Department on the traffic study and mitigation of potential impacts to the SHS or SIS, including the I-75 at S.R. 40 and I-75 at U.S. 27 interchanges, and local road connections to S.R.40 and U.S. 27.

Please transmit a copy of the amendment, along with the supporting data and analysis, to the District upon its adoption. Thank you for coordinating on the review of this proposed amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at Channing.Maiolo@dot.state.fl.us or 386-943-5457.

Sincerely,

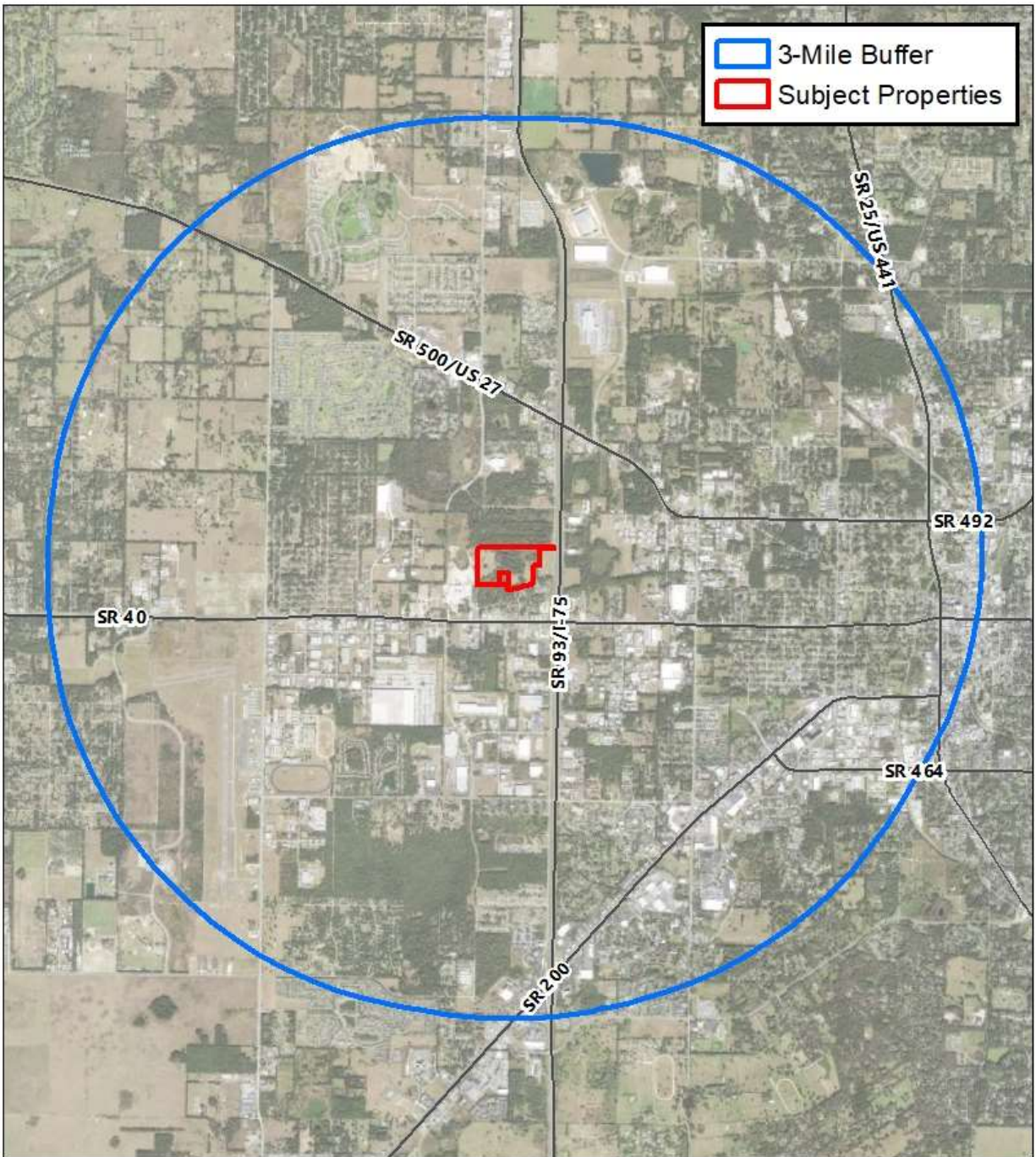


M. Channing Maiolo
Systems Planning Coordinator

cc: Christopher Rison, Marion County
Samuel Martsolf, Marion County
Steve Shams, FDOT
Heather Garcia, FDOT

Jennifer Carver, FDOT
D. Ray Eubanks, DEO
Donna Harris, DEO

Appendix A



Appendix B TRIP GENERATION ANALYSIS

Table 1: Trip Generation Potential of Parcel Affected by FLUM Amendment – Proposed Development

Scenario	Land Use	ITE Land Use Code	Allowed Development		Daily Trips	P.M. Peak Hour Trips
Adopted	Employment Center/Commercial	820	5,419	KSF	90,800	10,428
Proposed	Employment Center/Commercial	820	7,158	KSF	99,898	11,570
Change in Trips					9,098	1,142

Source: ITE Trip Generation Manual 10th Edition

Appendix C
STATE ROADWAY SEGMENTS AFFECTED BY PROPOSED FLUM
AMENDMENT

Roadway(s)	Segment(s)	SIS?	LOS Standard	2022			2032			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
SR 200	SR 464 to MLK Jr Ave	N	D	62,900	26,300	Y	62,900	29,300	Y	62,900	31,800	Y
	Paddock Mall/SW 32nd Ave to CR 475A/SW 27th Ave	N	D	62,900	41,500	Y	62,900	45,500	Y	62,900	48,600	Y
	MLK Jr Ave to SR 25/US 441	N	D	41,790	27,800	Y	41,790	30,500	Y	41,790	32,600	Y
	Tartan Rd/SW 60th St to SR 93/I-75	N	D	59,900	44,300	Y	59,900	51,800	Y	59,900	58,800	Near Capacity
	CR 475A/SW 27th Ave to SR 464	N	D	62,900	39,400	Y	62,900	43,100	Y	62,900	46,100	Y
	SR 93/I-75 to Paddock Mall/SW 32nd Ave	N	D	59,900	49,900	Y	59,900	54,600	Near Capacity	59,900	58,400	Near Capacity
SR 25/US 441	SR 500/US 27 to CR 200A/NW 20th St	N	D	41,790	28,600	Y	41,790	33,100	Y	41,790	37,300	Y
	CR 25A to NW 35th St	N	D	41,790	19,400	Y	41,790	24,100	Y	41,790	28,800	Y
	SR 200 (SW 10 St) to W. of NW 3rd St	N	D	50,000	37,100	Y	50,000	42,500	Y	50,000	47,400	Near Capacity
	CR 200A/NW 20th St to CR 25A	N	D	41,790	23,600	Y	41,790	28,700	Y	41,790	33,700	Y
	NW 3rd St to SR 500/US 27	N	D	41,790	27,900	Y	41,790	30,700	Y	41,790	33,000	Y
SR 40	SW 80th Ave/CR 225A to 60th Ave	N	D	41,790	21,400	Y	41,790	23,900	Y	41,790	26,100	Y
	SW 30th Ave to NW 9th Ave	N	D	39,800	27,800	Y	39,800	30,600	Y	39,800	32,800	Y
	60th Ave to SR 93/I-75	N	D	41,790	29,900	Y	41,790	32,800	Y	41,790	35,100	Y

Roadway(s)	Segment(s)	SIS?	LOS Standard	2022			2032			2040		
				Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?	Service Volume at LOS Standard	AADT	Acceptable?
	SR 25 to NE 11th Ave	N	D	32,400	32,600	N	32,400	35,700	N	32,400	38,100	Over Capacity
	Broadway Ave to SR 25/US 27	N	D	39,800	23,500	Y	39,800	27,900	Y	39,800	32,100	Y
	SR 93/I-75 to SW 30th Ave	N	D	39,800	33,100	Y	39,800	36,200	Near Capacity	39,800	38,700	Near Capacity
SR 464	SR 200 to SW 19th Ave/MLK Ave	N	D	41,790	26,800	Y	41,790	29,300	Y	41,790	31,400	Y
	SW 19th Ave/MLK Ave to SR 25/500/Pine St	N	D	41,790	35,700	Y	41,790	39,100	Near Capacity	41,790	41,800	Over Capacity
SR 492	Magnolia Ave to NE 8th Ave	N	D	39,800	19,300	Y	39,800	21,200	Y	39,800	22,600	Y
	SR 25 to Magnolia Ave	N	D	34,020	20,900	Y	34,020	22,900	Y	34,020	24,500	Y
SR 500/US 27	30th Ave/CR 500 to MLK	N	D	39,800	25,700	Y	39,800	28,200	Y	39,800	30,100	Y
	60th Ave to SR 93/I-75	Y	D	41,790	22,200	Y	41,790	26,800	Y	41,790	31,400	Y
	MLK to SR 25/US 441	N	D	41,790	26,800	Y	41,790	29,300	Y	41,790	31,400	Y
	SR 93/I-75 to 30th Ave/CR 500	N	D	41,790	22,900	Y	41,790	26,700	Y	41,790	30,400	Y
	SR 464 to SR 200	N	D	50,000	32,000	Y	50,000	41,200	Y	50,000	50,600	Over Capacity
	NW 70th Ave/CR 225A to 60th Ave	Y	D	39,800	21,800	Y	39,800	27,300	Y	39,800	30,600	Y
SR 93/I-75	SR 500/US 27 to SR 326	Y	D	111,800	80,700	Y	111,800	88,900	Y	111,800	94,900	Y
	SR 40 to SR 500/US 27	Y	D	111,800	79,500	Y	111,800	87,500	Y	111,800	93,400	Y
	SR 200 to SR 40	Y	D	111,800	82,700	Y	111,800	92,500	Y	111,800	101,000	Near Capacity
	CR 484 to SR 200	Y	D	111,800	101,500	Near Capacity	111,800	113,600	Over Capacity	111,800	122,300	Over Capacity

Source: FDOT District Five 2018 LOS_ALL Report Update