



Staff Report: Future Land Use Change

Case No. LUC24-45740

Planning & Zoning Commission: August 12, 2024

City Council (1st Reading): September 3, 2024

City Council (Adoption): September 17, 2024

Petitioner: City of Ocala

Property Owner: City of Ocala

Project Planner: Kristina L. Wright, CNU-A, FRA-RA

Applicant Request:
From: Low Intensity
To: Public

Change the land use from Low Intensity to Public to facilitate the future development of Fire Station 8.

Existing Zoning: B-4, General Business District

Associated Application: ZON24-45741

Parcel Information

Acres: ± 7.8 acres

Parcel(s)#: 21512-000-00

Location: Located approximately 300-feet south of the intersection at US Highway 27 and NW 45th Terrace.

Existing use: Vacant/Undeveloped

Overlay(s): N/A

Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	B-4, General Business	Dollar General Store
East	Commercial (County)	B-5, Heavy Business (County)	Vacant/undeveloped
South	Low Intensity	R-1AA, Single Family Residential	Residential
West	Low Intensity	B-4, General Business	Public Storage and vacant/undeveloped

Applicant Request

The petitioner is requesting to change the future land use from Low Intensity to Public with the intent to develop the site with a city fire station (Fire Station 8). There is a concurrent application (ZON24-45741) to rezone the property from B-4, General Business, to G-U, Governmental Use.

Background

The subject property, identified by Parcel Identification Number 21512-000-00, is owned by the City of Ocala, and contains approximately 7.8 acres. The property is located approximately 300-feet south of the intersection of US Highway 27 and NW 45th Terrace; it is vacant and undeveloped. The property has approximately 4.2 acres on the south end encumbered by an FDOT Perpetual Easement to Flood as indicated on the Shoppes on 27 plat (Plat Book 12, Page 33). This easement renders this southern portion of the property undevelopable. The City of Ocala is seeking to develop the northern portion of the parcel as Fire Station 8.

Property History

The subject property for this request was part of an annexation approved by the city in 2006 (ANX06-0006) via Ordinance 5505. The Boundary Survey indicates that this parcel is a portion of Lot 2 of the Shoppes on 27 Plat recorded in Plat Book 12, Pages 33 through 36. It is noted that the property is also encumbered by a shared maintenance agreement and there is a Commercial Property Owners' Association which delineates the lots and their respective responsibilities as part of the Shoppes on 27 Plat. Ordinance 5613 also pertains to the property and delineates the responsibilities in terms of addressing traffic concurrency or proportionate share payments that could be necessary for developments creating significant impact on transportation infrastructure.

Existing and Proposed Development Standards

	Future Land Use Category	Permitted Uses	Allowable Density	Allowable FAR
Existing	Low Intensity	Office, Commercial, Public, Recreation, Institutional, Educational Facilities and Residential	Up to 18 du/ac	Up to 0.75
Proposed	Public	Primary Uses: Recreation, civic, educational facilities Secondary Use: Commercial	N/A	Up to 0.15

Staff Analysis

The adjacent properties have consistent Low Intensity future land use categories to the north, south, and west and Commercial (county) land use to the east. The intent of the Public land use classification is for parcels that are "publicly owned and intended for the use of the general public" where the primary use pertinent to this request is for civic uses.

The subject property is part of an overall platted development, known as the Shoppes on 27 Plat Book 12, Pages 33 through 36. It is noted that this plat has been further divided but has not been replatted. Additionally, as indicated in the background, there are several encumbrances to the site which include the maintenance of NW 45th Terrace as well as the maintenance of a buffer wall off-site between the storage facility and the residential area west of NW 45th Terrace.

The requested Public future land use classification is appropriate for the proposed G-U, Governmental Use, zoning classification proposed with a concurrent application (ZON24-45741). The petitioner is proposing to develop the site with city Fire Station 8, which is compatible with both the requested future land use and zoning. Additionally, any future development will be required to adhere to relevant conditions outlined in the Future Land Use Policy 18.9. It is important to note that the applicant has indicated that the addition of Fire Station 8 will improve response times and will provide service that meets the 1.5-mile radius standard to better serve businesses and residents in this rapidly developing NW 44th Avenue area of the city.

Factual Support

1. The requested future land use change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. Future Land Use Element Policy 6.6: Public

The intent of 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 uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan.

Staff Comment: The proposed Public future land use change as well as the associated zoning request (ZON24-45741) is appropriate for the development of Fire Station 8, which will enhance the ability to serve the surrounding area.

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

Level of Service Analysis

Transportation:

The subject property only has 1,035 ft of frontage on NW 45th Terrace, which is a 2-lane road near US Highway 27, which is a 4-lane arterial.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
US Hwy 27 (From NW 49 th Ave to NW 44 th Ave)	4	45 MPH	Arterial	D	55,700	21,700	B

Electric: The subject properties are within the Ocala Electric Utility service territory.

Internet: Service is available. A city fiber optic cable runs along NW 44th Avenue, east of the subject property.

Potable Water: Service is available. A city water main runs along NW 45th Terrace to the northern extent of the subject property. Connections will be determined during the site plan or subdivision review and approval process.

Sanitary Sewer: Service is available. A city gravity main runs along U.S. Highway 27 near the property. Connections will be determined during the site plan or subdivision review and approval process.

Stormwater: The subject property is partially located within FEMA Flood Zone X (northern half) and within FEMA Flood Zone AE (southern half, which is the part of this property encumbered by an FDOT easement, which is the portion not being developed).

Solid Waste: Service is available.

Schools: The request will not have an impact on area schools.

Fire Service: The request will result in the development of an additional city fire station improving fire services to the area.

Staff Findings and Recommendation

- The proposed future land use change to the Public category is compatible with the surrounding properties.
- The development of Fire Station 8 will enhance the ability to provide fire services for citizens and businesses in the surrounding area by improving response times.

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