



Staff Report: Rezoning

Case No. ZON25-0001

Planning & Zoning Commission: February 10, 2025

City Council (1st Reading): March 4, 2024

City Council (Adoption): March 18, 2024

Applicant/Property Owner: City of Ocala

Project Planner: Breah Miller, Planner II

Amendment Request: Rezone the subject properties from M-1, Light Industrial, to G-U, Governmental Use.

Associated Applications: LUC25-0001

Subject Property 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

Future Land Use Designation: Employment Center

Zoning Designation(s): M-1, Medium Light Industrial

Special District(s)/Plans(s): N/A

Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	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
South	Neighborhood	PUD-04, Planned Unit Development	Cala Hills (Undeveloped)
East	Employment Center	M-1, Light Industrial M-2, Medium Industrial	Budweiser Distribution Center Pro Closet Designs
West	Employment Center	M-1, Light Industrial	Physician Partners Medical Complex

Applicant Request

This is a staff-initiated request to rezone the subject properties from M-1, Light Industrial, to G-U, Governmental Use. The subject properties are part of a laydown yard for the City Public Works Department.

A concurrent application to change the land use from Employment Center to Public (LUC25-0001) 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.

Staff Analysis

The existing use as a City storm collection yard serves as a public facility and is a permitted and compatible use with the G-U zoning district. The G-U zoning district is intended for properties owned and operated by governmental agencies.

Factual Support

Comparison of Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area	Maximum Building Height
Existing	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 12-763.	10,000 square feet	60 feet
Proposed	G-U, Government	Intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Areas classified G-U are shown on the official zoning map. Any governmental use or related use shall be compatible with surrounding uses.	0 square feet	0 feet

Also see Exhibit A: Permitted Uses Table below.

Consistency with Comprehensive Plan and Land Development Regulations

1. The requested zoning change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. Future Land Use Element Policy 6.5: Employment Center. The intent of the Employment Center land use is to provide a regionally-important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category.

Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit.

Provisions should be made for walking, bicycles, and transit.

There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR. The location and application of incentives shall be set forth in the Land Development Code.

The requested Public land use classification is consistent with the existing and future uses of the subject properties.

- 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.

- 2. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

- a. Section 122-133(b)(1): The application requests to rezone parcel or parcels that are a minimum of 30,000 square feet of area not separated by a right-of-way for a street, a street, or a drainage retention area.

Staff Comment: The subject property contains approximately 12.42 acres and meets the requirements for consideration of rezoning set forth by the Code of Ordinances.

- b. Section 122-244 – District criteria: Zoning districts allowed under the current and proposed land use classification.

Proposed	Public	GU & FBC
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Staff Comment: As indicated in Section 122-244 above, the G-U zoning district is a permitted district within the proposed Public future land use.

Level of Service (LOS)

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
SR4 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 15th Avenue and SW 20th 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.

Conclusions

Property History: The City of Ocala’s Public Works and Stormwater Departments utilize the subject property as a collection area for debris caused by natural disasters.

Land Development Code / Comprehensive Plan Consistency: Pursuant to Code of Ordinances Section 122-484 properties in the requested G-U zoning district, yards shall meet the minimum requirements established for nonresidential uses in the R-1 district. Per Section 122-287, R-1 properties shall be at least 200-feet-wide and contain at least 13,500 square feet. The subject properties meet these minimum standards by having a combined area of 12.42 acres and an overall lot width in excess of 600 feet. The requested G-U zoning district is consistent with the proposed Public future land use classification pursuant to Code of Ordinances Section 122-244.

Zoning Comparison: The existing M-1 zoning district is primarily intended for light industrial development to include wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing. Whereas the proposed G-U zoning district is intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments.

Surrounding Area / Compatibility: The proposed G-U is compatible with the surrounding area, which is primarily characterized by light industrial uses on the east, west, and north side of the property. There is currently a natural buffer that buffers to the less insensitive undeveloped residential property to the south.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the requested Public Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances.
- The G-U, Governmental Use, zoning district is appropriate with the existing city use of the subject properties.
- The subject property is serviced by city utilities, and adequate public facilities exist to service any future development.

Staff Recommendation: <i>Approval</i>
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