
CITY OF OCALA
PLANNING AND ZONING COMMISSION REPORT

Meeting Date: June 12, 2023

Subject: Code Amendment

Submitted By: Tye Chighizola, AICP

Department: Growth Management

Ordinance Reading Date: July 18, 2023 (1st City Council reading/hearing)
August 1, 2023 (2nd & final City Council meeting)

STAFF RECOMMENDATION (Motion Ready): Approve an amendment to the code of ordinance Section 122-244 (District criteria chart) concerning the zoning districts allowed under the future land use classifications (Case COD23-45170)

OCALA’S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND: Staff proposes an ordinance updating Section 122-244 (District criteria chart) concerning what zoning districts are consistent with future land use classifications. The Medium Intensity/Special District land use classification language drafted when the comprehensive plan was updated in 2013 required an applicant to follow a form-based code. In 2013, there were no form-based code requirements in the code of ordinances. The Downtown Form-Based Code District was adopted consistent with the High-Intensity Land Use Classification in 2018. This has led to confusion as to what standards should be applied in the Medium Intensity/Special District land use classification.

In April, the Planning and Zoning Commission approved a text amendment concerning the definition/criteria for the Medium Intensity/Special District land use classification. The text amendment will be considered for adoption by City Council at the June 20, 2023, meeting. The proposed change to the code will identify how to regulate zoning under the Medium Intensity/Special District land use classification. The revised language allows existing development or public uses in the Medium Intensity/Special District land use classification to be regulated by their current zoning. New development on vacant land shall be regulated by a form-based code zoning district that includes design standards adopted specifically for a Medium Intensity/Special District, a Planned Development (PD) district, or a Chapter 163 Development Agreement unless restricted by size (less than two acres). The proposed change is consistent with the proposed text amendment concerning the Medium Intensity/Special District future land use classification.

The proposed ordinance also addresses formatting issues of the chart and updates the zoning districts allowed under the High Intensity/Central Core to address a previous version that eliminated the B-4 zoning district as permissible in error.

FINDINGS/CONCLUSIONS: The proposed ordinance is consistent with the Comprehensive Plan and corrects errors from previous amendments. The proposed language will allow flexibility concerning the zoning and standards needed to implement new development but still require standards that are beyond traditional zoning. Staff recommends approval.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve with changes
- Deny
- Table