Staff Report

Case No. LUC24-45821
Planning & Zoning Commission: November 13, 2024
City Council (1st Reading): December 3, 2024
City Council (Adoption): December 17,2024

Petitioner:	C.L.D. Properties, LTD
Property Owner:	C.L.D. Properties, LTD
Agent:	Tracy Rains, Dinkins Realty, LLC
Project Planner:	Kristina L. Wright, CNU-A, FRA-RA
Applicant Request:	Land use change from Commercial (County) to Medium Intensity/Special District (City).
Existing Zoning:	B-2, Community Business (County)
Parcel Information	
Acres:	± 1.29 acres
Parcel(s)#:	21537-002-00
Location:	4001 NW Blitchton Road
Existing use:	Vacant, previously developed as a saloon in Marion County and later used for overflow tractor-trailer parking for adjacent commercial uses.
Overlay(s):	N/A

Figure 1. Aerial Location Map

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Commercial (County)	B-2, (County) Community Business	Budget Host Inn
South	Low Intensity	No Zoning	Vacant/undeveloped
East	Medium Intensity/Special District	B-2, Community Business	Car wash
West	Commercial (County)	B-2 (County) Community Business	Budget Host Inn

Applicant Request

The petitioner is requesting a future land use change to Medium Intensity/Special District, in association with an annexation to connect to City utilities.

The petitioner has submitted concurrent applications to annex the subject property into City limits (ANX24-45820); and to rezone from B-2, Community Business (County), to B-2, Community Business (City) (ZON24-45822).

Background

The subject property, identified by Parcel Identification Number 21537-002-00, contains an approximate 1.29 acres, and is located at 4001 NW Blitchton Road. The property was once developed as a saloon in Marion County, until it was destroyed by a fire and later demolished in 1995. It appears that this property has been utilized as overflow tractor-trailer truck parking for adjacent commercial uses since that time.

The subject property is contiguous to the City limits and are adjacent to properties serviced by City utilities. The adjacent property to the east (parcel 21544-000-00) was annexed into the city in 1986 through Ordinance 1892.

Existing and Proposed Development Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing (County)	Commercial	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)	0-8 du/ac	0 - 1.0

Proposed	Medium Intensity/Special District	Residential, office, commercia, public, recreation, institutional, light industrial, educational facilities	5 to 30 du/ac	0 – 4.0

Staff Analysis

Pursuant to Code of Ordinances Section 122-246, all annexed territory shall be subject to the land use change process to bring the land use into compliance with the City's comprehensive plan. The Case Map reflects adjacent, annexed properties to the east being designated as Medium Intensity/Special District Future Land Use classification.

The intent of the Medium Intensity/Special District land use classification is to identify neighborhood and community-serving activity centers. Permitted uses include residential, office, commercial, public, recreation, educational facilities, and institutional uses.

As such, the petitioner's request is consistent with the expectations of the land use classification within the Comprehensive Plan.

Factual Support

a. The requested 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 6.2: Medium Intensity/Special District: The intent of the Medium Intensity/Special District is to identify neighborhood and community-serving activity centers, generally represented as "Medium Low" or "Medium High" on the Ocala 2035 Vision. The Medium Intensity/Special District should facilitate developments with two (2) or more uses. Permitted uses include residential, office, commercial, public, recreation, educational facilities, and institutional. Light industrial shall only be allowable in designated locations as specified in the Land Development code and must meet the intent of the Medium Intensity/Special District category, including form and design guidelines as applicable.

      The character, function, and form of new buildings or 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 identified in Objective 8, a Planned Development (PD) zoning district that includes specific design standards related to the surrounding uses, or a chapter 163 Development agreement with specific design standards. Existing developed and public properties shall be regulated by the Land Development Code.

      A Medium Intensity/Special District is intended to promote a walkable urban form with buildings at moderate build-to lines from the street and public right-of-way. Parking may occur on-street or in the moderate build-to line of buildings, though rear and side yard parking is encouraged. Shade for pedestrians should be provided through landscaping or building design. Open space in Medium Intensity/Special District areas consists of large neighborhood and community parks.

The minimum density and intensity before any incentives in this future land use category is 5 dwelling units per gross acre of 0.15 FAR. The maximum density and intensity before any incentives is 30 dwelling units per acre of 4.0 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building, and sustainable design standards, setting aside right-of-way for trials, employment-generating uses, exemplary urban design, or other benefits to the city as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment: Commercial land uses are permitted within the Medium Intensity/Special District Future Land Use Classification. Existing commercial uses surround the subject property and serve the commercial corridor on NW Blitchton Road/US Highway 27 and traffic exiting Interstate 75 due to the proximity to the interchange. Further, the surrounding properties have a Medium Intensity/Special District land use classification, and the request promotes consistency and compatibility and meets the intent of the caveat under Sec. 122-244: "Existing development, public uses, or vacant parcels less than 5 acres in the Medium Intensity/Special District land use classification shall be regulated by their existing zoning district."

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.

Staff Comment: As identified in the Level of Service Analysis below, adequate public facilities exist to service the subject property.

b. 2. The requested land use change is consistent with the following Sections of the City of Ocala Code of Ordinances:

c. a. Subsection 122-246(b): All annexed territory shall, at the earliest available date, be subject to the land use change process to bring the land use into compliance with the comprehensive plan. This process may result in a different land use designation and zoning classification.

d. *Staff Comment: The land use change application has been submitted in conjunction with an application to annex the subject properties.* Consistent with the following principles of the Ocala 2035 Vision (2010):

a. Vision 2035 Principle: Ocala has diverse mixed-use centers offering convenient shopping and services easily accessible by neighborhood residents wishing to either walk, bicycle, or drive.

Level of Service Analysis

Transportation:

The 2023 Congestion Management Data from the Ocala-Marion TPO for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
US Hwy 27/NW Blitchton RD (From I-75 to NW 44th Ave)	4	45 MPH	Arterial	D	55,700	21,700	B

The affected segment of NW Blitchton Road 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 16-inch city water distribution main runs along NW Blitchton Road.

- *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 8-inch gravity main runs along NW Blitchton Road.

- *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:* 3.54 pounds per capita per day for residential 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:

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

Internet: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City fiber optic cable runs along NW Blitchton Road.

Stormwater: The subject property is 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.

Fire Service: Service is available. Ocala Fire Rescue Station #1 is located approximately 2.4 miles from the subject property, which exceeds the desired industry standard of 1.5 miles for fire service.

Schools: The future commercial development is not anticipated to have an impact on schools.

Conclusions

The requested Medium Intensity/Special District land use is consistent and compatible with the surrounding area. The proposed B-2, Community Business zoning district is consistent with the requested Medium Intensity/Special District future land use classification, pursuant to Section 122-244 of the Ocala Code of Ordinances. Adequate public facilities exist to service the proposed development.

Staff Findings and Recommendation

- The requested Medium Intensity/Special District future land use change is compatible with the surrounding area.
- This request brings the property into compliance with Section 122-26 of the Code of Ordinances, by assigning a land use to properties being annexed into the city.
- Annexation of the subject property diminishes an existing enclave.
- Adequate public facilities exist to service the proposed development.

Staff Recommendation:	***Approval***