



Staff Report

PH25-0001

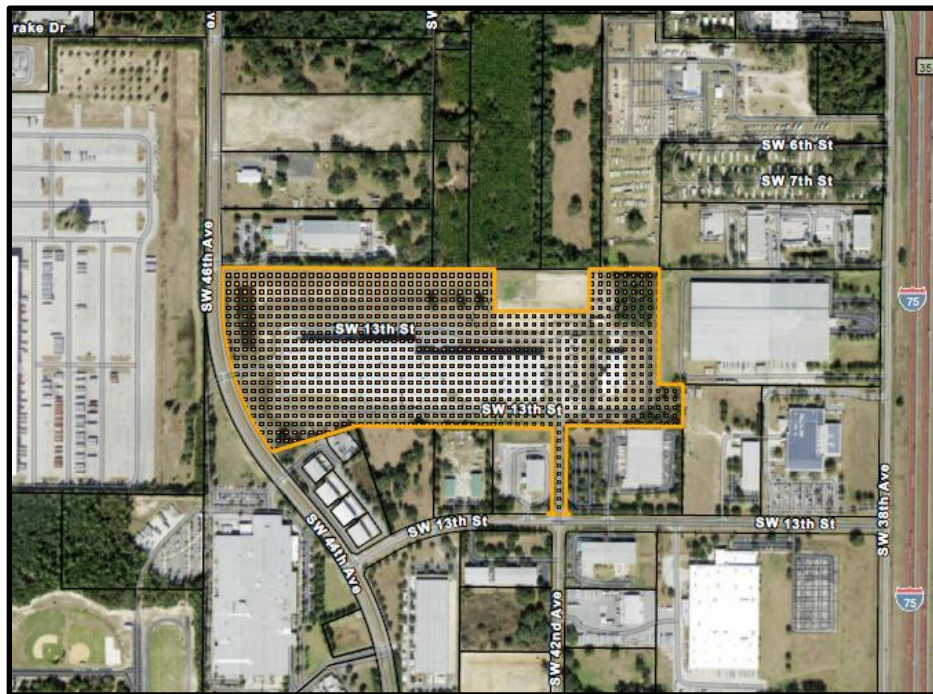
Planning & Zoning Commission: August 11, 2025

Petitioner: Cardinal LG Company
Property Owner: Cardinal LG Company
Agent: Brent K. Leslie, Sitts & Hill Engineers, Inc.
Project Planner: Breah Miller, Planner II
Applicant Request: A request for a Public Hearing for reduction in parking requirements in excess of ten percent

Parcel Information

Acres: ±51.11 acres
Parcel(s) #: 23325-001-01
Location: 4185 SW 13th Street
Future Land Use: Employment Center
Zoning District: M-2, Medium Industrial
Existing Use: Warehouse

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Employment Center	M-2, Medium Industrial A-1, Agricultural (County)	Warehouse: Rev Technical Center Vacant (County)
East	Employment Center	M-1, Light Industrial	Warehouse: National Parts Depot & Mars Company
South	Employment Center	M-2, Medium Industrial	E-One, Gator Gypsum, Viper Communications & Common Elements
West	Employment Center	M-1, Light Industrial	Nestle Waters

Applicant Request

The petitioner is requesting a reduction in parking requirements in excess of ten percent. The applicant is requesting to reduce the required parking from 272 required spaces to 210 spaces for an expansion of the Cardinal Insulating Glass (IG) Plant.

Background:

The application includes an existing manufacturing complex, Cardinal LG Company, comprising approximately 51.11 acres. The property is developed with a 422,129 square foot IG Plant and a 23,921 square-foot Technical Center which utilizes shared parking and access driveways.

In 2017, the site plan approval was received for the IG Plant, which was fully developed by 2019. In 2020, a site plan for a supporting Technical Center was approved and its construction concluded in 2023. During the initial site plan approval for the Technical Center, the applicant was approved to designate an area for "allocated parking". This allowed the applicant to reserve these required spaces for future expansion. However, the allocated spaces remain undeveloped. Recently, a building permit was issued for office build-out within the Technical Center building, requiring the addition of 20 new parking spaces. The applicant subsequently obtained SITE permit approval to add 21 parking spaces to the parcel to accommodate this increased parking requirement. Even though the additional 21 spaces were approved, the site was still under parked by 45 parking spaces. The 21 parking spaces have not been constructed and are pending construction by the end of the year.

In 2025, the petitioner requested a preapplication meeting with staff for an expansion to the IG Plant. Due to the number of parking spaces being removed for this development and the site being under parked prior to the proposed expansion, it was determined that a parking study and subsequent public hearing for reduction in parking requirements in excess of ten percent would be

required prior to site plan approval. The property is currently developed with 205 parking spaces for all of the existing buildings and uses.

Staff Analysis

Pursuant to Section 122-1016 of the Code of Ordinances, the applicant may submit a parking study should they feel as though the parking requirements of Article VI of the Code of Ordinances are inappropriate as applied to a specific property or project. Per City of Ocala's Code of Ordinances, the manufacturing portion of the building is required to have provide parking as follows:

- a. One space for each 750 square feet of gross floor area for the first 20,000 square feet devoted to manufacturing and related uses,
- b. One space for each 2,000 square feet for the second 20,000 square feet,
- c. One space for each 4,000 square feet for floor area in excess of 40,000 square feet

The warehouse portion of the building requires:

- a. One space for each 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing,
- b. One space for each 2,000 square feet for the second 20,000 square feet,
- c. One space for each 4,000 square feet for floor area in excess of 40,000 square feet

Professional office requires one parking space for each 300 square feet of floor area.

All existing uses on the site currently require 258 parking spaces but only 205 spaces have been constructed to-date, the site has a 53-parking space deficit when compared the City's Land Development regulations. The proposed campus improvements require 272 parking spaces and only 187 of the originally constructed 205 are proposed to remain on site. These improvements will leave the site with an 85-parking space deficit with the understanding that 21 additional parking spaces have been approved for construction through SITE25-0082. Once the 21 parking spaces have been constructed, the site will then have a 64-parking space deficit per the Land Development Regulations.

The applicant provided a parking analysis prepared by Sitts & Hill using the Institute of Transportation Engineers (ITE) Parking Generation Manual. The peak parking demand for the site and proposed expansion indicates a total of 315 parking spaces are needed. Reducing the parking from the 315 that the ITE Parking Generation Manual provides to the proposed 187 leaves the site at a 128-parking space deficit. Once the approved 21 parking spaces are constructed, the site will be in a deficit of 107 parking spaces per the ITE Parking Generation Manual. However, the ITE cautions users to use professional judgment when applying this standard.

Therefore, the subject facility is a shift-based plant that operates with a greater degree of automation than a traditional manufacturing facility. The shift with the largest employee volume is the Day Shift, Monday through Friday (7 am-3pm), with a total of 136 employees. The second shift, Monday through Friday (3 pm-11 pm), has 57 employees and the night shift, Monday through Friday (11pm-7am), has 10 employees. The anticipated addition will add approximately 4 employees totaling 203 employees. Due to the shift work nature of the company, these employees are never on-site at the same time.

Sec. 122-1016. - Parking studies.

- (a) In the event that an applicant feels that the parking requirements of this article are inappropriate as applied to the applicant's property, the applicant may submit a parking study that addresses parking needs and demands, prepared by a professional engineer, architect or American Institute of Certified Planners-certified planner, that proposes alternate parking requirements based upon the unique characteristics of the applicant's property.

Staff Response: Due to the unique nature of the proposed use, a parking study was prepared by Sitts & Hill Engineers, Inc. and submitted by the applicant.

- (b) The parking study shall consider and discuss all relevant factors including, without limitation: type of use, surrounding available public/private off-street parking, shared parking opportunities between users, hours of operation of proposed and neighboring uses, surrounding on-street parking, loading needs and demands and parking trends for similar development size and use. Additionally, estimates of parking needs and demands shall be based on recommendations in studies such as those from the Urban Land Institute (ULI), the Institute of Traffic Engineers (ITE), or the Traffic Institute, or industry standards based on data collected from geographic areas and uses or combinations of uses which are the same or comparable to the proposed area and use.

Staff Response: The study provided the uses within the manufacturing facility, laboratory, warehouse, and office. Per the ITE parking Generation, the uses within the Cardinal campus require an approximate 315 spaces.

Staff Recommendation: Approval with conditions:

- 1. The 21 additional parking spaces approved under SITE25-0082 be constructed within 6 months of this approval.**
- 2. Any increase in employment greater than indicated in the parking study will require an update to this parking reduction request.**