City of Ocala

GROWTH MANAGEMENT DEPARTMENT
201 SE 3rd Street, Second Floor
Ocala, Florida 34471
(352) 629-8304
(352) 629-8308 FAX

June 13, 2012

Department of Economic Opportunity
Attention: Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399

RE: Adopted Amendment Transmittal Packet
2012-1 Amendment Series: Case No. LUC11-0006
DEO Reference: Ocala 12-1ESR

Dear Mr. Eubanks:

Enclosed is the Adopted Amendment Transmittal Package for City of Ocala large scale land use plan amendment Case No. LUC11-0006. Please note the following required information:

- The State Land Planning Agency identification number is: Ocala 12-1ESR.
- Following is a summary of the adopted amendment:

  In 2008/2009, City Council approved Ordinances 5915 and 5934 designating the land uses on the 503.84 acre subject property as Retail Services, Light Industrial and Medium Industrial. The proposed amendment is to designate the subject property as Land Use Blending Overlay (LUBO). The LUBO designation is intended to promote and facilitate mixed use development. It allows for development design to blend or locate uses without the restriction of fixed land use designation boundaries. However, the maximum development potential allowed by the underlying future land use classifications remains unchanged.

  The proposed amendment that was transmitted by the City contained a total of 516.54 acres. However, the owner of a 12.66 acre parcel did not join in the application and was not included in the adopted amendment.
- Ordinance 2012-30 was adopted by the Ocala City Council on June 5, 2012.
- No parties provided comments on the amendment to the City of Ocala, other than the state agencies listed below. A copy of the adopted amendment has been mailed to the following agencies:
  1. Department of Environmental Protection
  2. Department of State
  3. Department of Transportation, District Five
  4. Withlacoochee Regional Planning Council

5. St. Johns River Water Management District
6. Marion County Growth Management Department

- Contact person is:

Patricia Z. Hitchcock, AICP, Senior Planner
Growth Management Department
City of Ocala
201 SE 3rd Street, Second Floor
Ocala, Florida 34471
Phone: (352) 629-8304
FAX: (352) 659-8308
Email: phitchcock@ocalafl.org

Please contact Patricia Hitchcock with any questions. Thank you.

Sincerely,

Tye Clighizola, Director
Growth Management Department

Cc: Department of Environmental Protection
Department of State
Department of Transportation, District Five
Withlacoochee Regional Planning Council
St. Johns River Water Management District
Marion County Growth Management Department

CITY OF OCALA 2012-1 AMENDMENT

Adopted Amendment Packet

LUC11-0006:

Policy 1.8 of the City of Ocala Future Land Use Plan provides for designation of property with a Land Use Blending Overlay (LUBO). The LUBO designation allows for mixed-use development without fixed Future Land Use Map classification boundaries. The maximum development potential allowed within the LUBO shall not exceed the maximum development potential allowed by the underlying future land use classifications.

On June 5, 2012, the Ocala City Council adopted Ordinance 2012-30 to designate 503.84 acres as a Land Use Blending Overlay (LUBO). Enclosed is the Adopted Amendment Package including the following required items:

1.	All proposed text in a strike-through/underline format (or similar easily identifiable format)	N/A
2.	For future land use map amendments, color maps depicting:	
a.	The future land use map designations of the subject properties and abutting properties	Exhibit A
b.	The adopted future land use designation of the subject property	Exhibit B
3.	A copy of any data and analyses the local government deems appropriate if the local government is relying on previously submitted data and analysis, no additional data and analysis is required.	N/A
4.	Adopted Ordinance 2012-30	Exhibit C
5.	List of additional changes made in the adopted amendments that the State Land Planning Agency did not previously review.	N/A
6.	List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.	N/A
7.	Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency	N/A
8.	A submittal cover letter transmitting the proposed amendment that includes the following: • State Land Planning Agency identification number for adopted amendment package; • A summary description of the adoption package, including any amendments proposed but not adopted; • Ordinance number and adoption date; • Certification that the adopted amendment has been submitted to all parties that provided timely comments to the local government; • The name, title, address, telephone, fax number, and e-mail of the local contact person.	Provided

Exhibit A

Present future land use designations

AMENDMENT MAP

P&Z MEETING: 2/13/2012

CASE NUMBER: LUC11-0006

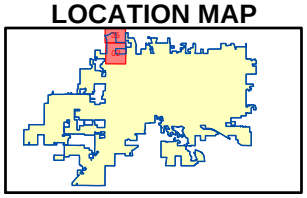
PARCEL NUMBER: 21465-000-00, 21490-000-00, 13718-000-00, 13717-001-00, 21780-000-00 21466-000-00 & 21782-000-00 THRU 21787-000-00

PROPERTY SIZE: APPROX 503.84 ACRES TOTAL
RETAIL SERVICES 47.82 ACRES, LIGHT INDUSTRIAL 323.91 ACRES & MEDIUM INDUSTRIAL 132.15 ACRES

ZONING: M-1 LIGHT INDUSTRIAL, M-2 HEAVY INDUSTRIAL & B-2 COMMUNITY BUSINESS

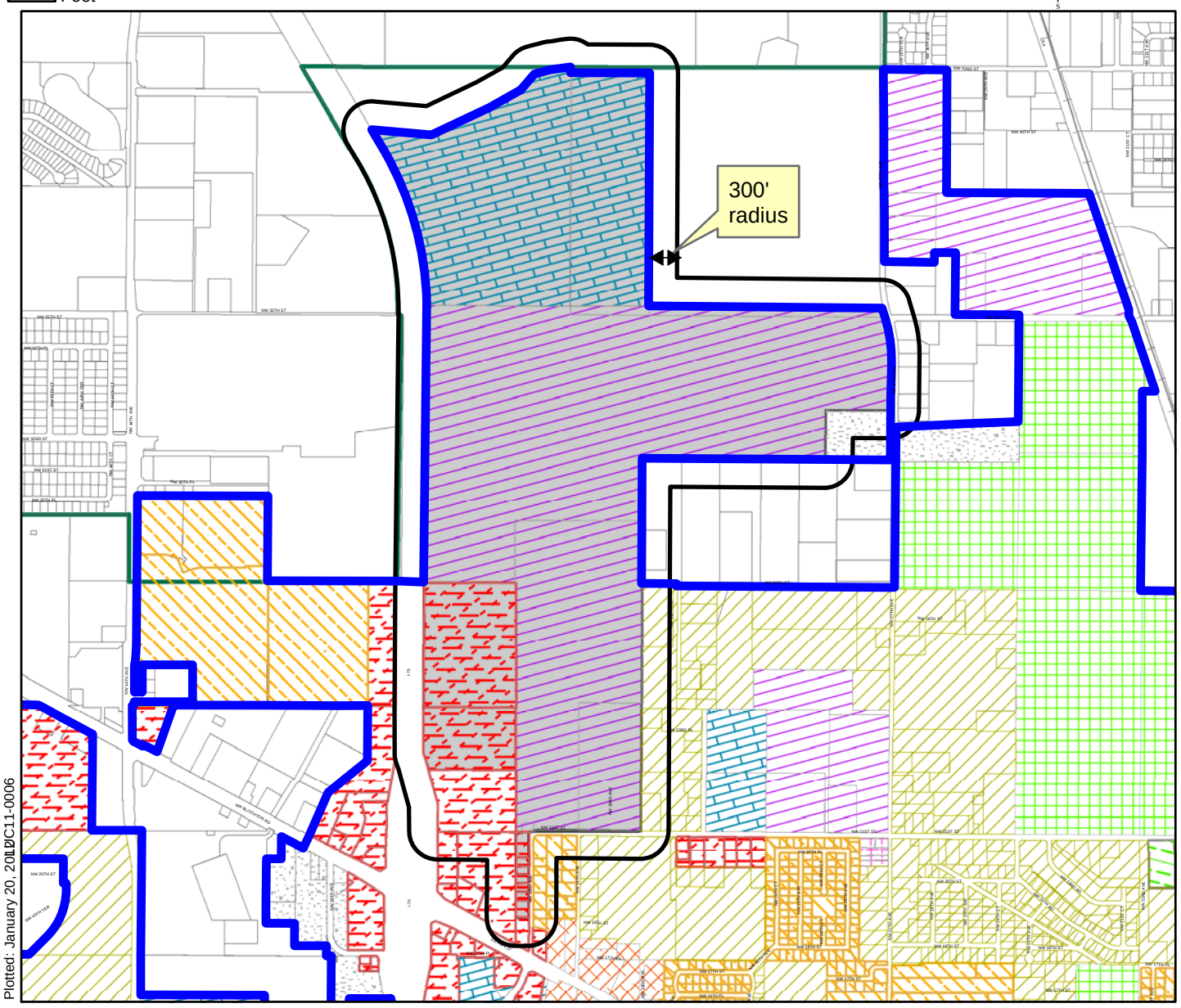
PROPOSED: AMEND THE FUTURE LAND USE MAP TO DESIGNATE A LAND USE BLENDING OVERLAY ZONE (LUBO) WITH LIGHT INDUSTRIAL, MEDIUM INDUSTRIAL & RETAIL SERVICES DESIGNATIONS

LOCATION MAP



SEC 2 TWP 15 RNG 21
SEC 35 TWP 14 RNG 21

500 Feet



FUTURE LAND USE 2012

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Neighborhood Business
- Professional Services
- Retail Services
- Wholesale & Other Business
- Light Industrial
- Medium Industrial
- Heavy Industrial
- Public Buildings & Facilities
- Recreation & Open Space
- Agricultural
- Pending LandUse
- Downtown Commercial(CRA)
- Public Facilities (CRA)
- PARKS:(CRA)
- Mixed Use 1 (CRA)
- Mixed Use 2 (CRA)
- Marion County
- City Limits

Prepared by CITY OF OCALA PLANNING DEPARTMENT

Exhibit B

Adopted future land use designation

DEO MAP

P&Z MEETING: 2/13/2012

CASE NUMBER: LUC11-0006

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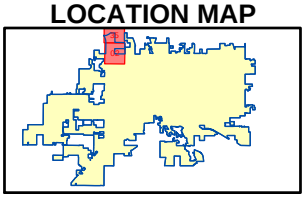
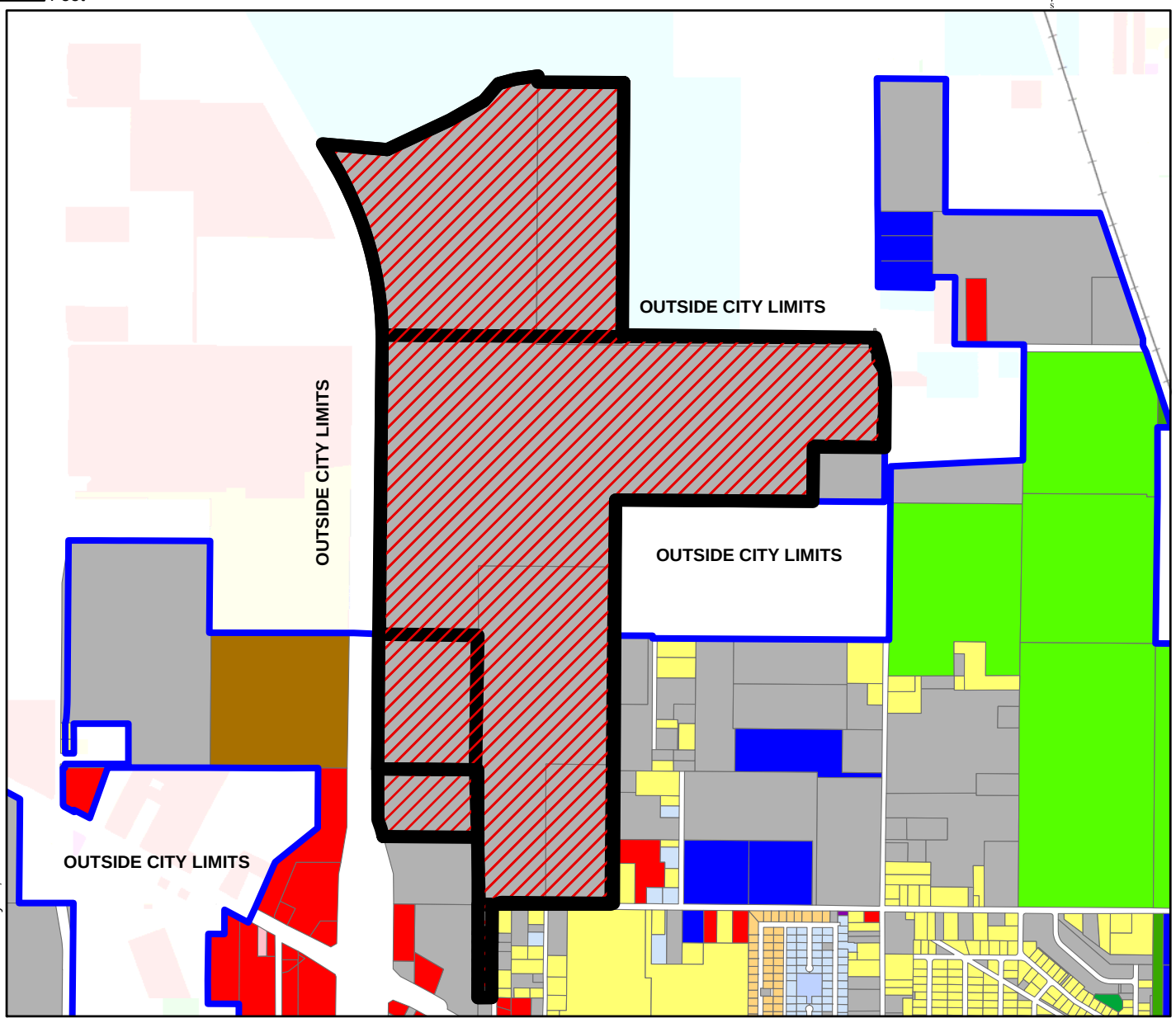


SEC 2 TWP 15 RNG 21
SEC 35 TWP 14 RNG 21

500
Feet



Plotted: January 20, 2012 LUC11-0006

EXISTING LAND USE

- Single Family Residential/Condo
- Mobile Home/Mobile Home Park
- Duplex Residence
- Triplex Residence
- Quadraplex Residence
- Apartments
- Assisted Living Facility/Nursing Home
- Commercial
- Office
- Industrial
- Governmental
- Recreation/ Open Space
- Agricultural
- Institutional
- Undeveloped
- Retention
- City Limits
- Proposed Lubo

Prepared by DEPARTMENT OF GROWTH MANAGEMENT

Exhibit C

Copy of Executed Ordinance adopting amendment

ORDINANCE 2012-30

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP SERIES OF THE CITY OF OCALA, FLORIDA, COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3245, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND TO AMEND THE FUTURE LAND USE MAP TO DESIGNATE A LAND USE BLENDING OVERLAY (LUBO) ZONE WITH EXISTING LIGHT INDUSTRIAL, MEDIUM INDUSTRIAL AND RETAIL SERVICES LAND USE CLASSIFICATIONS (CASE NO. LUC11-0006), FOR PROPERTY GENERALLY LOCATED EAST OF I-75 AND WEST OF NW 27TH AVENUE, NORTH OF NW 21ST STREET AND SOUTH OF NW 42ND STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3245, Florida Statutes, which required the City of Ocala, Florida to prepare and adopt a comprehensive plan in accordance with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Map as part of the Future Land Use Map Series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF OCALA, FLORIDA, in regular sessions as follows:

Section 1. The City of Ocala Comprehensive Plan, Future Land Use Map Series is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3245, Florida Statutes, and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida. The following described lands are hereby designated on the City of Ocala Comprehensive Plan, Future Land Use Map as a Land Use Blending Overlay (LUBO) zone with existing Light Industrial, Medium Industrial and Retail Services land use classifications, and the attached map, dated February 13, 2012 is incorporated by reference into this ordinance:

MEDIUM INDUSTRIAL:

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.W CORNER OF THE EAST 1/4 OF THE S.W. 1/4 OF SAID SECTION 35; THENCE ALONG THE WEST BOUNDARY OF SAID EAST 1/4 OF THE S.W. 1/4 OF SAID SECTION 35, N.00°28'20"E., A DISTANCE OF 2584.65 FEET TO THE SOUTH BOUNDARY OF THE NORTH 60 FEET OF THE SOUTH 1/2 OF SAID SECTION 35, AND THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°43'20"E., A DISTANCE OF 842.27 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY. S.00°28'07"W., A DISTANCE OF 2487.46 FEET; THENCE N.89°30'56"W., A DISTANCE OF 2340.73 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A 300 FOOT RIGHT OF WAY), ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3424.17 FEET, A CENTRAL ANGLE OF 29°04'56", AND A CHORD BEARING AND DISTANCE OF N. 15°57'23"W., 1719.44 FEET; THENCE ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE, A DISTANCE OF 1738.04 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.30°29'08"W.,

A DISTANCE OF 250.41 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S.84°55'49"E., A DISTANCE OF 645.12 FEET THENCE N.64°45'40"E., A DISTANCE OF 681.07 FEET; THENCE N.60°36'06"E., A DISTANCE OF 381.15 FEET; THENCE N. 40°43'00"E., A DISTANCE OF 221.62 FEET; THENCE N. 75° 17'28 "E., A DISTANCE OF 177. 19 FEET; THENCE N.82°02'27"E., A DISTANCE OF 214.93 FEET TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/4 OF THE S.W. 1/4 OF SECTION 35; THENCE ALONG SAID WEST BOUNDARY, S.01°01 '37"W., A DISTANCE OF 60.55 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINS 132.15 ACRES, MORE OR LESS. (AKA: A PORTION OF 13718-000-00 &
A PORTION OF 13171-001-00)

Together with (LIGHT INDUSTRIAL):

A PORTION OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST, AND SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE CENTER OF SAID SECTION 2; THENCE ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 2, S.00°26'33"W., A DISTANCE OF 1325.32 FEET; THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°26'10"W., A DISTANCE OF 1300.48 FEET TO THE NORTH RIGHT OF WAY LINE OF N.W. 21ST STREET (A 50 FOOT RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT OF WAY LINE. N.89°25'18"W., A DISTANCE OF 664.21 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°25'12"W., A DISTANCE OF 523.15 FEET TO THE WEST RIGHT OF WAY LINE OF N.W. 35TH AVENUE (A 50 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, S.00°55'00"W., A DISTANCE OF 25.00 FEET TO THE N.E. CORNER OF LOT 1 OF "TAYLOR'S SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 'F', PAGE 85 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG SAID NORTH BOUNDARY, N.89°25'04"W., A DISTANCE OF 141.05 FEET TO THE N.W. CORNER OF SAID LOT 1; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°28'40"E., A DISTANCE OF 1325.20 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 2; THENCE N.00°29'28"E., A DISTANCE OF 1325.21 FEET TO THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 2; THENCE ALONG SAID NORTH BOUNDARY, N.89°31'30"W., A DISTANCE OF 983.62 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A 300 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00°30'29"E., A DISTANCE OF 2822.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3424.17 FEET, A CENTRAL ANGLE OF 01°54'59", AND A CHORD BEARING AND DISTANCE OF N.00°23'10"W., 114.52 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY, AND THE ARC OF SAID CURVE, A DISTANCE OF 114.52 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, S.89°30'56"E., A DISTANCE OF 2340.73 FEET TO THE NORTH BOUNDARY OF THE SOUTH 100 FEET OF THE S.E. 1/4 OF SAID SECTION 35; THENCE ALONG SAID NORTH BOUNDARY, S.89°30'54"E., A DISTANCE OF 2472.91 FEET TO THE EAST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 35; THENCE S.89°42'50"E., A DISTANCE OF 12.39 FEET TO THE WESTERLY RIGHT OF WAY LINE OF N. W. 27TH AVENUE (A 60 FOOT RIGHT OF WAY) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1039.91 FEET, A CENTRAL ANGLE OF 06°24'47", AND A CHORD BEARING AND DISTANCE OF S. 17°14'38"E., 116.33 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY, AND THE ARC OF SAID CURVE, A DISTANCE OF 116.39 FEET TO THE END OF SAID CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1116.28 FEET, A CENTRAL ANGLE OF 20°53'38" AND A CHORD BEARING AND DISTANCE OF S.09°55'22"E., 404.82 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY, AND THE ARC OF SAID CURVE, A DISTANCE OF 407.07 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, S.00°40'48"W., A DISTANCE OF 571.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.89°33'35"W., A DISTANCE OF 699.70 FEET; THENCE S.00°31'53"W., A DISTANCE OF 529.65 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE N.E. 1/4 OF SAID SECTION 2; THENCE ALONG SAID SOUTH BOUNDARY, N.89°33'47"W., A DISTANCE OF 1921.25 FEET TO THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID SOUTH BOUNDARY, AND ALONG SAID WEST BOUNDARY, S.00°30'25"W., A DISTANCE OF 1325.84 FEET TO THE POINT OF BEGINNING. (AKA: A PORTION OF 13718-000-00 & A PORITON OF 21465-000-0 & 21490-000-00)

Together with (RETAIL SERVICES):

A PORTION OF THE S.W. 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, S.89°28'13"E., A DISTANCE OF 343.76 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A 300 FOOT RIGHT OF WAY), AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S.89°31'30"E., A

DISTANCE OF 983.62 FEET THENCE DEPARTING SAID NORTH BOUNDARY, S.00°29'28"W., A DISTANCE OF 1325.21 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 2; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S. W. 1/4 OF SAID SECTION 2, N.89°28'05"W. A DISTANCE OF 983.91 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE DEPARTING SAID NORTH BOUNDARY. ALONG SAID RIGHT OF WAY, N.00°30'14"E,, A DISTANCE OF 1324.23 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINS 29.92 ACRES, MORE OR LESS. (AKA: A PORTION OF 21465-000-00)

Together with (RETAIL SERVICES):

LOTS 1 THROUGH 10 INCLUSIVE OF "TAYLOR'S SUBDIVISION" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'F', PAGE 85 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE N.W. CORNER OF SAID LOT 1; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 1, S.89°25'04"E., A DISTANCE OF 141.05 FEET TO THE N.E. CORNER OF SAID LOT 1 AND THE WEST RIGHT OF WAY LINE OF N. W. 35TH AVENUE (A 50 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST RIGHT OF WAY LINE, S.00°41'08"W., A DISTANCE OF 899.90 FEET TO THE S.E CORNER OF SAID LOT 10; THENCE DEPARTING SAID RIGHT OF WAY, ALONG THE SOUTH BOUNDARY OF SAID LOT 10, N.89°28'49"W., A DISTANCE OF 139.80 FEET TO THE S. W. CORNER OF SAID LOT 10; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID SUBDIVISION, N.00°36'21"E., A DISTANCE OF 900.05 FEET TO THE POINT OF BEGINNING. (AKA: 21780-000-00, 21782-000-00, 21873-000-00, 21784-000-00, 21875-000-00, 21786-000-00, 21787-000-00)

Together with (RETAIL SERVICES):

North ½ of the Southwest ¼ of Southwest ¼ of Section 2, Township 15 South, Range 21 East, lying east of Interstate Highway 75. EXCEPT West 60 feet lying adjacent to I-75 of South 1/3 of North ½ of Southwest ¼ of Southwest ¼. (AKA:21466-000-00)

Section 2. Severability Clause. Should any provision or section of this ordinance be held by a Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

Section 5. If this ordinance becomes effective, effective date of the comprehensive plan amendment adopted hereby, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

CITY OF OCALA

By: _____
Suzy Heinbockel
President, Ocala City Council

ATTEST:

By: _____
Angel B. Jacobs
City Clerk

Approved/Denied by me as Mayor of the City of Ocala, Florida, on June 5 **, 2012.**

By: _____
Reuben Kent Guinn
Mayor

Approved as to form and legality:

By: _____
Patrick G. Gilligan
City Attorney

Ordinance No: ORD-2012-30
Introduced: 5/15/12
Adopted: 6/5/12
Comprehensive Plan Amendment Effective:
Legal Ad No: A000744941 – 5/18/12

ORDINANCE MAP 2012-30

P&Z MEETING: 2/13/2012

CASE NUMBER: LUC11-0006

PARCEL NUMBER: 21465-000-00, 21490-000-00, 13718-000-00, 13717-001-00, 21780-000-00 21466-000-00 & 21782-000-00 THRU 21787-000-00

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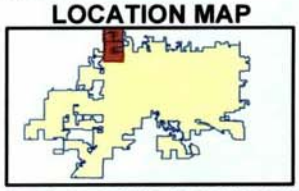

SEC 2 TWP 15 RNG 21
SEC 35 TWP 14 RNG 21

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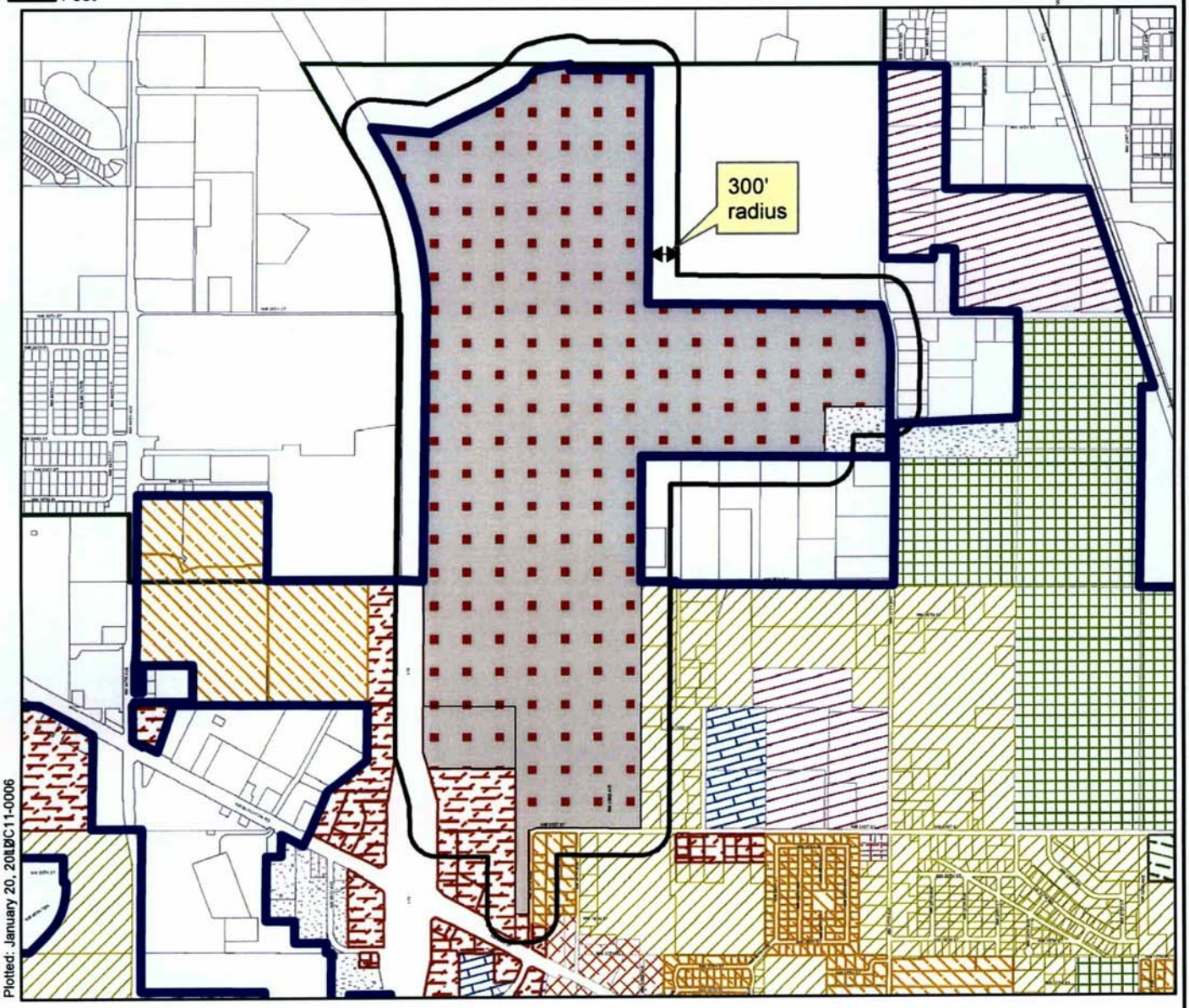

FUTURE LAND USE 2012

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Prepared by CITY OF OCALA PLANNING DEPARTMENT

AERIAL MAP 2012-30

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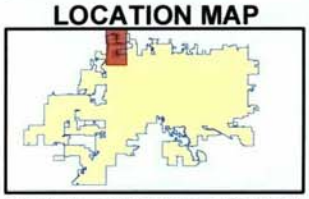
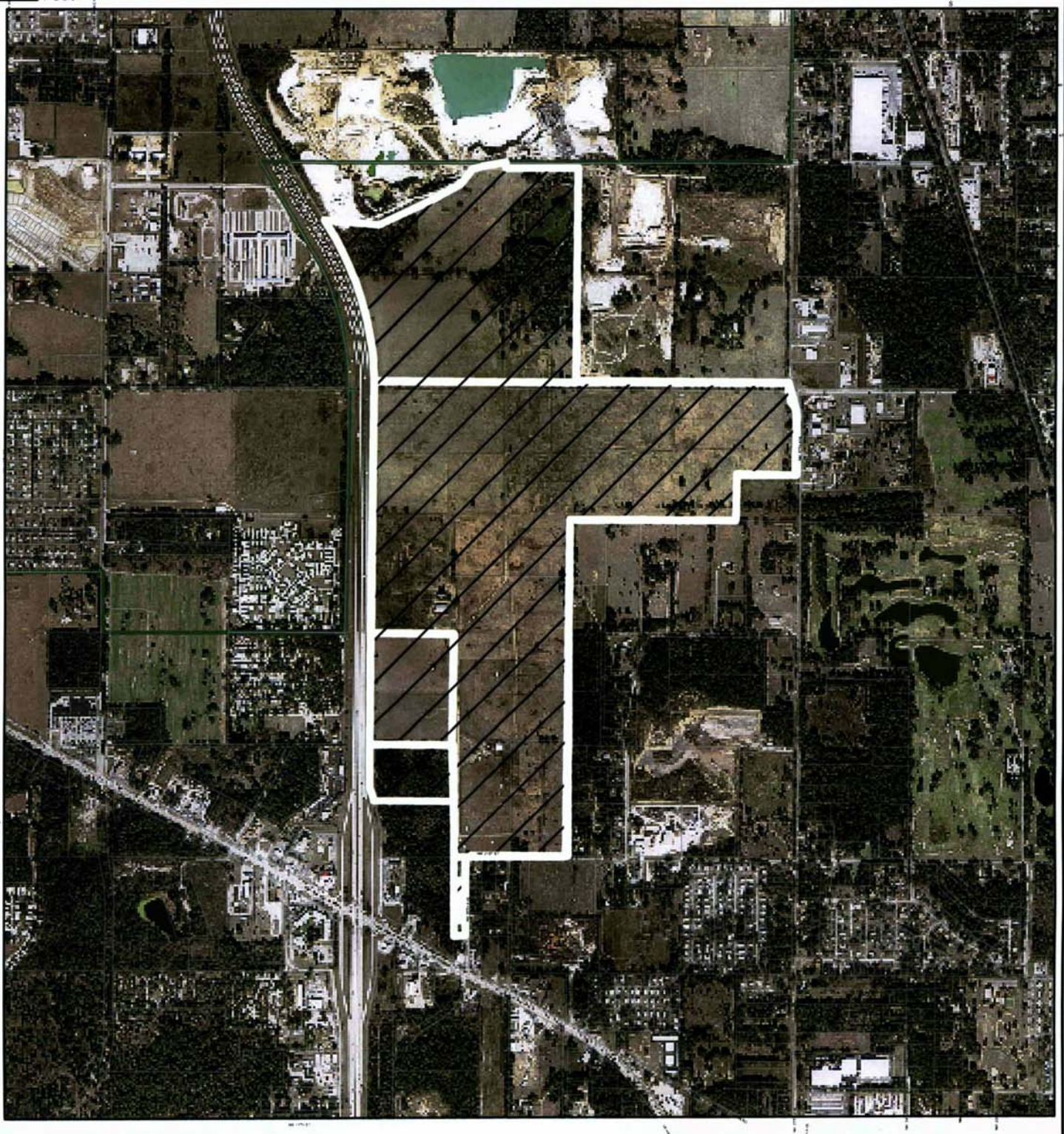


SEC 2 TWP 15 RNG 21
SEC 35 TWP 14 RNG 21

500
Feet



Plotted: January 20, 2012 LUC11-0006

Prepared by DEPARTMENT OF GROWTH MANAGEMENT

City of Ocala

GROWTH MANAGEMENT DEPARTMENT
201 SE 3rd Street, Second Floor
Ocala, Florida 34471
(352) 629-8304
(352) 629-8308 FAX

June 13, 2012

Department of Economic Opportunity
Attention: Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399

RE: Adopted Amendment Transmittal Packet
2012-1 Amendment Series: Case No. LUC11-0006
DEO Reference: Ocala 12-1ESR

Dear Mr. Eubanks:

Enclosed is the Adopted Amendment Transmittal Package for City of Ocala large scale land use plan amendment Case No. LUC11-0006. Please note the following required information:

- The State Land Planning Agency identification number is: Ocala 12-1ESR.
- Following is a summary of the adopted amendment:

  In 2008/2009, City Council approved Ordinances 5915 and 5934 designating the land uses on the 503.84 acre subject property as Retail Services, Light Industrial and Medium Industrial. The proposed amendment is to designate the subject property as Land Use Blending Overlay (LUBO). The LUBO designation is intended to promote and facilitate mixed use development. It allows for development design to blend or locate uses without the restriction of fixed land use designation boundaries. However, the maximum development potential allowed by the underlying future land use classifications remains unchanged.

  The proposed amendment that was transmitted by the City contained a total of 516.54 acres. However, the owner of a 12.66 acre parcel did not join in the application and was not included in the adopted amendment.
- Ordinance 2012-30 was adopted by the Ocala City Council on June 5, 2012.
- No parties provided comments on the amendment to the City of Ocala, other than the state agencies listed below. A copy of the adopted amendment has been mailed to the following agencies:
  1. Department of Environmental Protection
  2. Department of State
  3. Department of Transportation, District Five
  4. Withlacoochee Regional Planning Council

5. St. Johns River Water Management District
6. Marion County Growth Management Department

- Contact person is:

Patricia Z. Hitchcock, AICP, Senior Planner
Growth Management Department
City of Ocala
201 SE 3rd Street, Second Floor
Ocala, Florida 34471
Phone: (352) 629-8304
FAX: (352) 659-8308
Email: phitchcock@ocalafl.org

Please contact Patricia Hitchcock with any questions. Thank you.

Sincerely,

Tye Clighizola, Director
Growth Management Department

Cc: Department of Environmental Protection
Department of State
Department of Transportation, District Five
Withlacoochee Regional Planning Council
St. Johns River Water Management District
Marion County Growth Management Department

CITY OF OCALA 2012-1 AMENDMENT

Adopted Amendment Packet

LUC11-0006:

Policy 1.8 of the City of Ocala Future Land Use Plan provides for designation of property with a Land Use Blending Overlay (LUBO). The LUBO designation allows for mixed-use development without fixed Future Land Use Map classification boundaries. The maximum development potential allowed within the LUBO shall not exceed the maximum development potential allowed by the underlying future land use classifications.

On June 5, 2012, the Ocala City Council adopted Ordinance 2012-30 to designate 503.84 acres as a Land Use Blending Overlay (LUBO). Enclosed is the Adopted Amendment Package including the following required items:

1.	All proposed text in a strike-through/underline format (or similar easily identifiable format)	N/A
2.	For future land use map amendments, color maps depicting:	
a.	The future land use map designations of the subject properties and abutting properties	Exhibit A
b.	The adopted future land use designation of the subject property	Exhibit B
3.	A copy of any data and analyses the local government deems appropriate if the local government is relying on previously submitted data and analysis, no additional data and analysis is required.	N/A
4.	Adopted Ordinance 2012-30	Exhibit C
5.	List of additional changes made in the adopted amendments that the State Land Planning Agency did not previously review.	N/A
6.	List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.	N/A
7.	Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency	N/A
8.	A submittal cover letter transmitting the proposed amendment that includes the following: • State Land Planning Agency identification number for adopted amendment package; • A summary description of the adoption package, including any amendments proposed but not adopted; • Ordinance number and adoption date; • Certification that the adopted amendment has been submitted to all parties that provided timely comments to the local government; • The name, title, address, telephone, fax number, and e-mail of the local contact person.	Provided

Exhibit A

Present future land use designations

AMENDMENT MAP

P&Z MEETING: 2/13/2012

CASE NUMBER: LUC11-0006

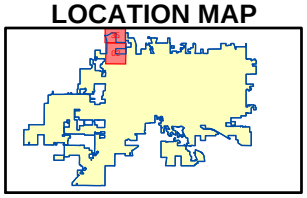
PARCEL NUMBER: 21465-000-00, 21490-000-00, 13718-000-00, 13717-001-00, 21780-000-00 21466-000-00 & 21782-000-00 THRU 21787-000-00

PROPERTY SIZE: APPROX 503.84 ACRES TOTAL
RETAIL SERVICES 47.82 ACRES, LIGHT INDUSTRIAL 323.91 ACRES & MEDIUM INDUSTRIAL 132.15 ACRES

ZONING: M-1 LIGHT INDUSTRIAL, M-2 HEAVY INDUSTRIAL & B-2 COMMUNITY BUSINESS

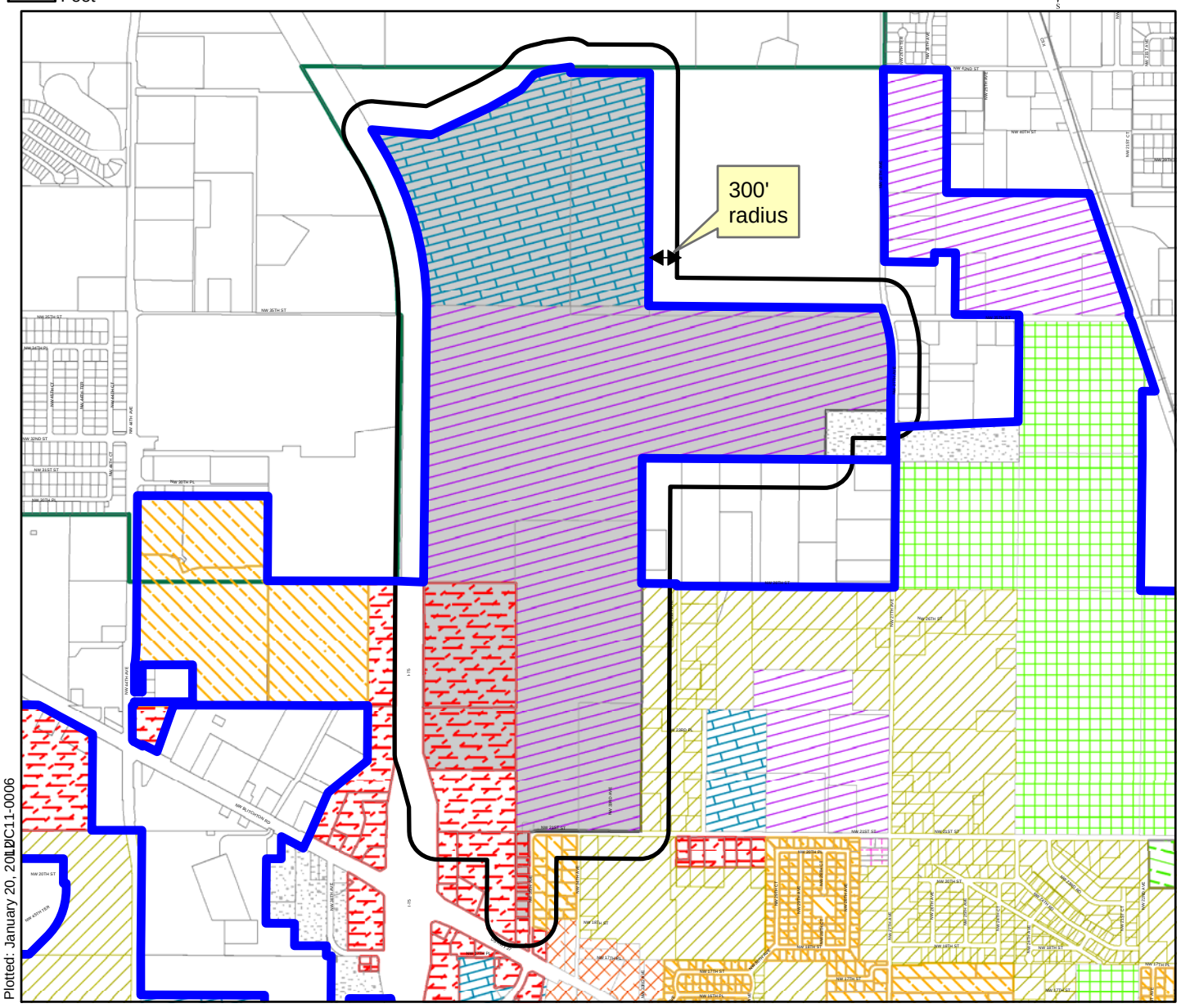
PROPOSED: AMEND THE FUTURE LAND USE MAP TO DESIGNATE A LAND USE BLENDING OVERLAY ZONE (LUBO) WITH LIGHT INDUSTRIAL, MEDIUM INDUSTRIAL & RETAIL SERVICES DESIGNATIONS

LOCATION MAP



SEC 2 TWP 15 RNG 21
SEC 35 TWP 14 RNG 21

500 Feet



FUTURE LAND USE 2012

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Very High Density Residential
- Neighborhood Business
- Professional Services
- Retail Services
- Wholesale & Other Business
- Light Industrial
- Medium Industrial
- Heavy Industrial
- Public Buildings & Facilities
- Recreation & Open Space
- Agricultural
- Pending LandUse
- Downtown Commercial(CRA)
- Public Facilities (CRA)
- PARKS:(CRA)
- Mixed Use 1 (CRA)
- Mixed Use 2 (CRA)
- Marion County
- City Limits

Prepared by CITY OF OCALA PLANNING DEPARTMENT

Exhibit B

Adopted future land use designation

DEO MAP

P&Z MEETING: 2/13/2012

CASE NUMBER: LUC11-0006

PARCEL NUMBER: 21465-000-00, 21490-000-00, 13718-000-00, 13717-001-00, 21780-000-00 21466-000-00 & 21782-000-00 THRU 21787-000-00

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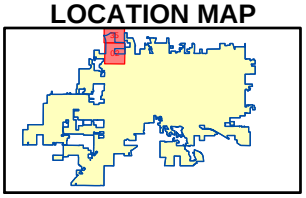
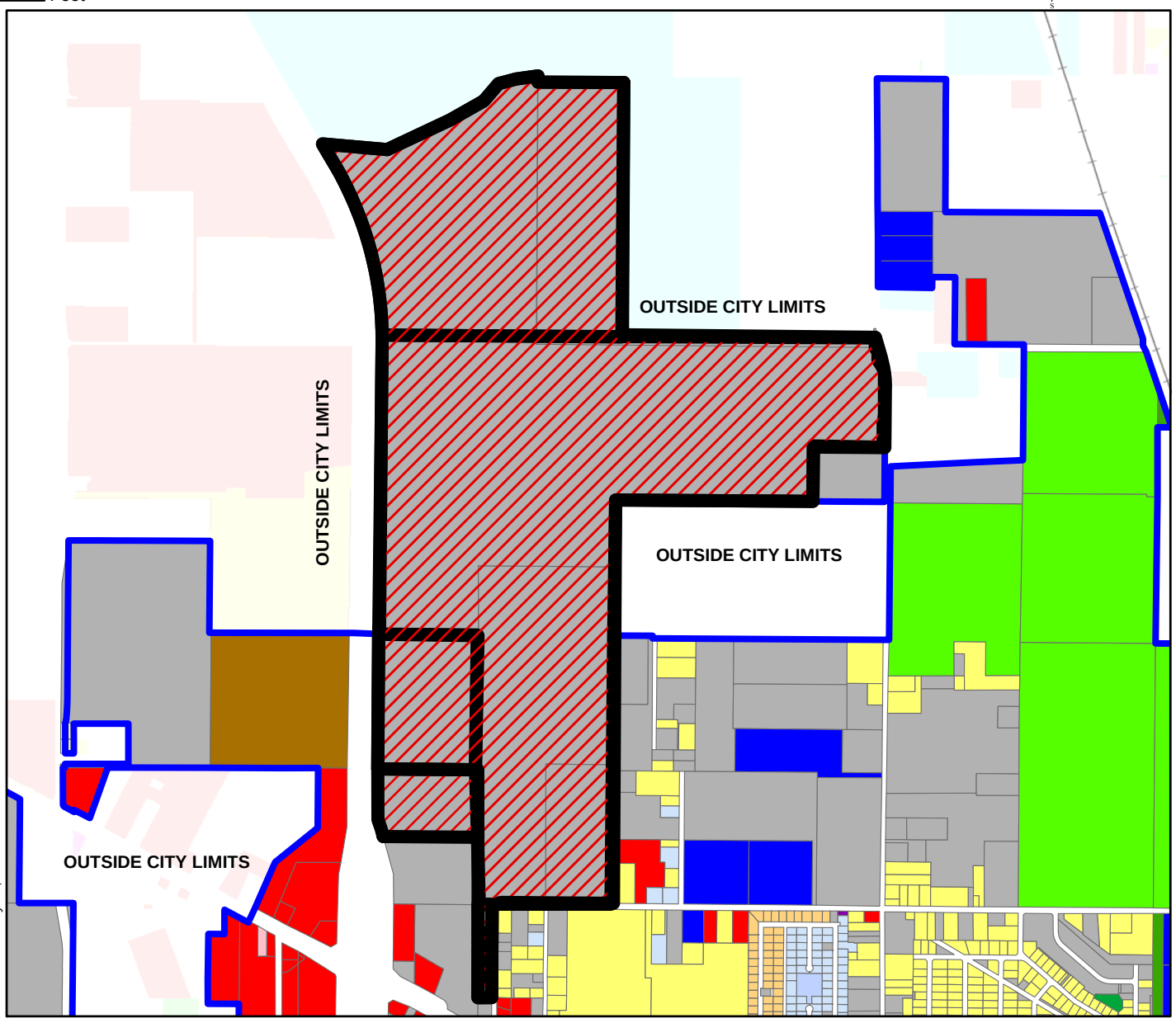


SEC 2 TWP 15 RNG 21
SEC 35 TWP 14 RNG 21

500
Feet



Plotted: January 20, 2012 LUC11-0006

EXISTING LAND USE

- Single Family Residential/Condo
- Mobile Home/Mobile Home Park
- Duplex Residence
- Triplex Residence
- Quadraplex Residence
- Apartments
- Assisted Living Facility/Nursing Home
- Commercial
- Office
- Industrial
- Governmental
- Recreation/ Open Space
- Agricultural
- Institutional
- Undeveloped
- Retention
- City Limits
- Proposed Lubo

Prepared by DEPARTMENT OF GROWTH MANAGEMENT

Exhibit C

Copy of Executed Ordinance adopting amendment

ORDINANCE 2012-30

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP SERIES OF THE CITY OF OCALA, FLORIDA, COMPREHENSIVE PLAN AS REQUIRED IN SECTIONS 163.3161 THROUGH AND INCLUDING SECTION 163.3245, FLORIDA STATUTES; DETAILING THE LAND USE CHANGE INVOLVED AND TO AMEND THE FUTURE LAND USE MAP TO DESIGNATE A LAND USE BLENDING OVERLAY (LUBO) ZONE WITH EXISTING LIGHT INDUSTRIAL, MEDIUM INDUSTRIAL AND RETAIL SERVICES LAND USE CLASSIFICATIONS (CASE NO. LUC11-0006), FOR PROPERTY GENERALLY LOCATED EAST OF I-75 AND WEST OF NW 27TH AVENUE, NORTH OF NW 21ST STREET AND SOUTH OF NW 42ND STREET; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3245, Florida Statutes, which required the City of Ocala, Florida to prepare and adopt a comprehensive plan in accordance with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Map as part of the Future Land Use Map Series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF OCALA, FLORIDA, in regular sessions as follows:

Section 1. The City of Ocala Comprehensive Plan, Future Land Use Map Series is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3245, Florida Statutes, and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida. The following described lands are hereby designated on the City of Ocala Comprehensive Plan, Future Land Use Map as a Land Use Blending Overlay (LUBO) zone with existing Light Industrial, Medium Industrial and Retail Services land use classifications, and the attached map, dated February 13, 2012 is incorporated by reference into this ordinance:

MEDIUM INDUSTRIAL:

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.W CORNER OF THE EAST 1/4 OF THE S.W. 1/4 OF SAID SECTION 35; THENCE ALONG THE WEST BOUNDARY OF SAID EAST 1/4 OF THE S.W. 1/4 OF SAID SECTION 35, N.00°28'20"E., A DISTANCE OF 2584.65 FEET TO THE SOUTH BOUNDARY OF THE NORTH 60 FEET OF THE SOUTH 1/2 OF SAID SECTION 35, AND THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°43'20"E., A DISTANCE OF 842.27 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY. S.00°28'07"W., A DISTANCE OF 2487.46 FEET; THENCE N.89°30'56"W., A DISTANCE OF 2340.73 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A 300 FOOT RIGHT OF WAY), ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3424.17 FEET, A CENTRAL ANGLE OF 29°04'56", AND A CHORD BEARING AND DISTANCE OF N. 15°57'23"W., 1719.44 FEET; THENCE ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE, A DISTANCE OF 1738.04 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.30°29'08"W.,

A DISTANCE OF 250.41 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S.84°55'49"E., A DISTANCE OF 645.12 FEET THENCE N.64°45'40"E., A DISTANCE OF 681.07 FEET; THENCE N.60°36'06"E., A DISTANCE OF 381.15 FEET; THENCE N. 40°43'00"E., A DISTANCE OF 221.62 FEET; THENCE N. 75° 17'28 "E., A DISTANCE OF 177. 19 FEET; THENCE N.82°02'27"E., A DISTANCE OF 214.93 FEET TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/4 OF THE S.W. 1/4 OF SECTION 35; THENCE ALONG SAID WEST BOUNDARY, S.01°01 '37"W., A DISTANCE OF 60.55 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINS 132.15 ACRES, MORE OR LESS. (AKA: A PORTION OF 13718-000-00 &
A PORTION OF 13171-001-00)

Together with (LIGHT INDUSTRIAL):

A PORTION OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST, AND SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE CENTER OF SAID SECTION 2; THENCE ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 2, S.00°26'33"W., A DISTANCE OF 1325.32 FEET; THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°26'10"W., A DISTANCE OF 1300.48 FEET TO THE NORTH RIGHT OF WAY LINE OF N.W. 21ST STREET (A 50 FOOT RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT OF WAY LINE. N.89°25'18"W., A DISTANCE OF 664.21 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°25'12"W., A DISTANCE OF 523.15 FEET TO THE WEST RIGHT OF WAY LINE OF N.W. 35TH AVENUE (A 50 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, S.00°55'00"W., A DISTANCE OF 25.00 FEET TO THE N.E. CORNER OF LOT 1 OF "TAYLOR'S SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 'F', PAGE 85 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG SAID NORTH BOUNDARY, N.89°25'04"W., A DISTANCE OF 141.05 FEET TO THE N.W. CORNER OF SAID LOT 1; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°28'40"E., A DISTANCE OF 1325.20 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 2; THENCE N.00°29'28"E., A DISTANCE OF 1325.21 FEET TO THE NORTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 2; THENCE ALONG SAID NORTH BOUNDARY, N.89°31'30"W., A DISTANCE OF 983.62 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A 300 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00°30'29"E., A DISTANCE OF 2822.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3424.17 FEET, A CENTRAL ANGLE OF 01°54'59", AND A CHORD BEARING AND DISTANCE OF N.00°23'10"W., 114.52 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY, AND THE ARC OF SAID CURVE, A DISTANCE OF 114.52 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, S.89°30'56"E., A DISTANCE OF 2340.73 FEET TO THE NORTH BOUNDARY OF THE SOUTH 100 FEET OF THE S.E. 1/4 OF SAID SECTION 35; THENCE ALONG SAID NORTH BOUNDARY, S.89°30'54"E., A DISTANCE OF 2472.91 FEET TO THE EAST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 35; THENCE S.89°42'50"E., A DISTANCE OF 12.39 FEET TO THE WESTERLY RIGHT OF WAY LINE OF N. W. 27TH AVENUE (A 60 FOOT RIGHT OF WAY) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1039.91 FEET, A CENTRAL ANGLE OF 06°24'47", AND A CHORD BEARING AND DISTANCE OF S. 17°14'38"E., 116.33 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY, AND THE ARC OF SAID CURVE, A DISTANCE OF 116.39 FEET TO THE END OF SAID CURVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT REVERSE CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1116.28 FEET, A CENTRAL ANGLE OF 20°53'38" AND A CHORD BEARING AND DISTANCE OF S.09°55'22"E., 404.82 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY, AND THE ARC OF SAID CURVE, A DISTANCE OF 407.07 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, S.00°40'48"W., A DISTANCE OF 571.88 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N.89°33'35"W., A DISTANCE OF 699.70 FEET; THENCE S.00°31'53"W., A DISTANCE OF 529.65 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE N.E. 1/4 OF SAID SECTION 2; THENCE ALONG SAID SOUTH BOUNDARY, N.89°33'47"W., A DISTANCE OF 1921.25 FEET TO THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID SOUTH BOUNDARY, AND ALONG SAID WEST BOUNDARY, S.00°30'25"W., A DISTANCE OF 1325.84 FEET TO THE POINT OF BEGINNING. (AKA: A PORTION OF 13718-000-00 & A PORITON OF 21465-000-0 & 21490-000-00)

Together with (RETAIL SERVICES):

A PORTION OF THE S.W. 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, S.89°28'13"E., A DISTANCE OF 343.76 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (A 300 FOOT RIGHT OF WAY), AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S.89°31'30"E., A

DISTANCE OF 983.62 FEET THENCE DEPARTING SAID NORTH BOUNDARY, S.00°29'28"W., A DISTANCE OF 1325.21 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 2; THENCE ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S. W. 1/4 OF SAID SECTION 2, N.89°28'05"W. A DISTANCE OF 983.91 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE DEPARTING SAID NORTH BOUNDARY. ALONG SAID RIGHT OF WAY, N.00°30'14"E,, A DISTANCE OF 1324.23 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINS 29.92 ACRES, MORE OR LESS. (AKA: A PORTION OF 21465-000-00)

Together with (RETAIL SERVICES):

LOTS 1 THROUGH 10 INCLUSIVE OF "TAYLOR'S SUBDIVISION" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 'F', PAGE 85 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE N.W. CORNER OF SAID LOT 1; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 1, S.89°25'04"E., A DISTANCE OF 141.05 FEET TO THE N.E. CORNER OF SAID LOT 1 AND THE WEST RIGHT OF WAY LINE OF N. W. 35TH AVENUE (A 50 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST RIGHT OF WAY LINE, S.00°41'08"W., A DISTANCE OF 899.90 FEET TO THE S.E CORNER OF SAID LOT 10; THENCE DEPARTING SAID RIGHT OF WAY, ALONG THE SOUTH BOUNDARY OF SAID LOT 10, N.89°28'49"W., A DISTANCE OF 139.80 FEET TO THE S. W. CORNER OF SAID LOT 10; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID SUBDIVISION, N.00°36'21"E., A DISTANCE OF 900.05 FEET TO THE POINT OF BEGINNING. (AKA: 21780-000-00, 21782-000-00, 21873-000-00, 21784-000-00, 21875-000-00, 21786-000-00, 21787-000-00)

Together with (RETAIL SERVICES):

North ½ of the Southwest ¼ of Southwest ¼ of Section 2, Township 15 South, Range 21 East, lying east of Interstate Highway 75. EXCEPT West 60 feet lying adjacent to I-75 of South 1/3 of North ½ of Southwest ¼ of Southwest ¼. (AKA:21466-000-00)

Section 2. Severability Clause. Should any provision or section of this ordinance be held by a Court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

Section 5. If this ordinance becomes effective, effective date of the comprehensive plan amendment adopted hereby, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

CITY OF OCALA

By: _____
Suzy Heinbockel
President, Ocala City Council

ATTEST:

By: _____
Angel B. Jacobs
City Clerk

Approved/Denied by me as Mayor of the City of Ocala, Florida, on June 5 **, 2012.**

By: _____
Reuben Kent Guinn
Mayor

Approved as to form and legality:

By: _____
Patrick G. Gilligan
City Attorney

Ordinance No: ORD-2012-30
Introduced: 5/15/12
Adopted: 6/5/12
Comprehensive Plan Amendment Effective:
Legal Ad No: A000744941 – 5/18/12

ORDINANCE MAP 2012-30

P&Z MEETING: 2/13/2012

CASE NUMBER: LUC11-0006

PARCEL NUMBER: 21465-000-00, 21490-000-00, 13718-000-00, 13717-001-00, 21780-000-00 21466-000-00 & 21782-000-00 THRU 21787-000-00

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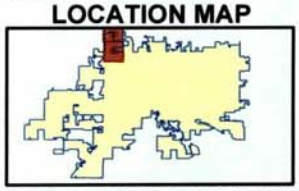

SEC 2 TWP 15 RNG 21
SEC 35 TWP 14 RNG 21

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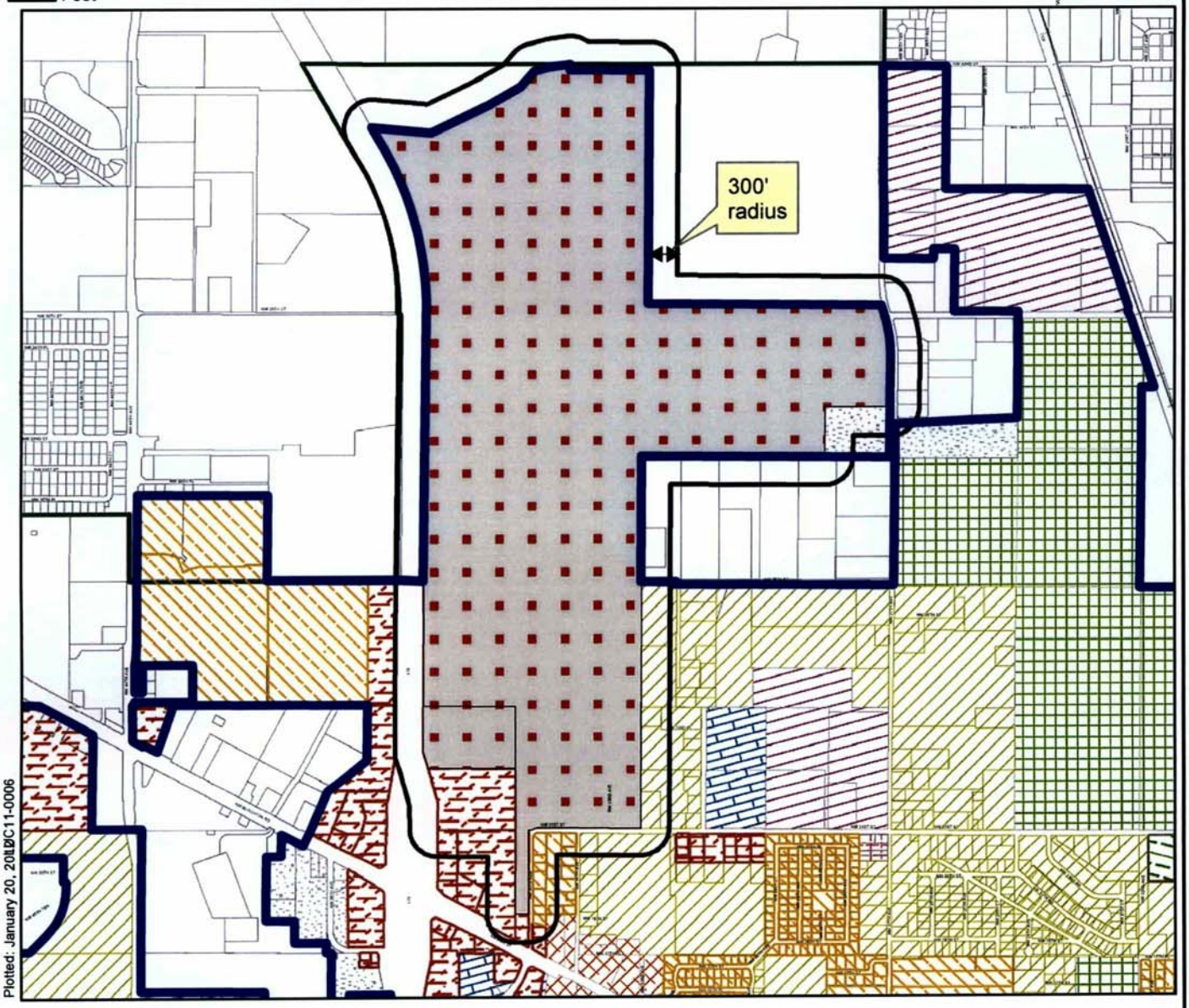

FUTURE LAND USE 2012

- Low Density Residential
- Medium Density Residential
- High Density Residential
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- Neighborhood Business
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- Marion County
- City Limits

Prepared by CITY OF OCALA PLANNING DEPARTMENT

AERIAL MAP 2012-30

P&Z MEETING: 2/13/2012

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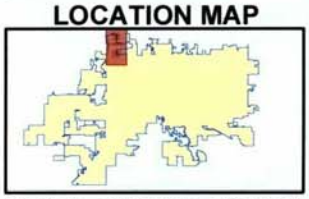
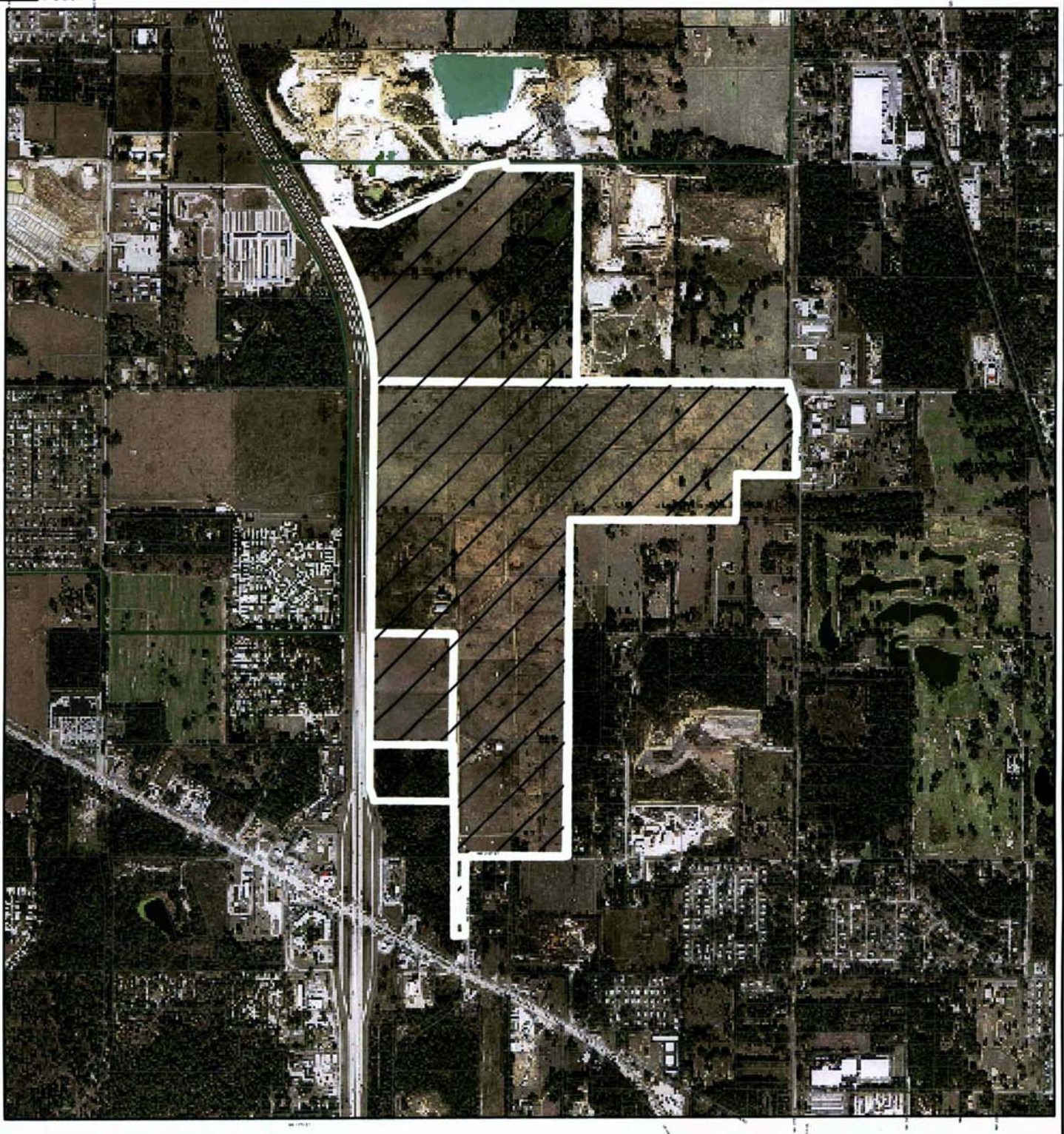
LOCATION MAP



SEC 2 TWP 15 RNG 21
SEC 35 TWP 14 RNG 21

500
Feet



Plotted: January 20, 2012 LUC11-0006

Prepared by DEPARTMENT OF GROWTH MANAGEMENT