

PLANNING AND ZONING COMMISSION MEMO

Subject: Land Use Policy Amendment

Submitted By: Breah J. Miller, Planner

City Council Date: March 15th, 2022 (transmittal for State review)

Staff Recommendation (Motion Ready): **Approval** of an amendment to the Future Land Use Policy for approximately 61.39 acres of property located at the east side of SW 60th Avenue, between SW 31st Street and SW 38th Street (Case FLUP22-44631).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Petitioner: TBMI II, LLC
- Property Owner: TBMI II, LLC
- In October 2003, parcel 23817-002-00 was annexed into the City of Ocala. Parcel 23817-002-02 was later annexed into the City of Ocala in 2006. In December 2009, City Council adopted ordinance 2010-28, which changed the future land use designation of the property from Low Density Residential and Neighborhood Business to Retail Services
- An accompanying ordinance also adopted Future Land Use Policy 12.14, which limited the development potential of the property to 600,000 square feet of commercial development and created several other development requirements on the property. The policy number was subsequently changed from 12.14 to 18.14, but the content remained the same.
- The current request is to revise the policy to allow mixed-use residential and commercial development consistent with the existing Low Intensity future land use designation. The revisions include language that allows for residential development on the property, so long as the development does not exceed the traffic generated by 600,000 square feet of commercial development, measured by PM peak hour net new trips.
- The revisions also include a modification to the buffer requirement, requiring a 25-foot-wide buffer instead of a 50-foot wide buffer if residential development is built on the eastern side of the property instead of commercial development.
- The property owner intends to propose Planned Development zoning on the property, therefore the requirement for a developer's agreement is proposed to be amended to require Planned Development zoning instead.

FINDINGS AND CONCLUSIONS: The proposed future land use policy amendment is consistent with the Low Intensity future land use designation and compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve
- Deny
- Table

SUPPORT MATERIALS:

- Policy Redline
- Staff Report
- Case Map
- Case Aerial

Policy 18.14: Future Land Use Map (FLUM) Amendment LUC06-0036 adopted by Ordinance Number 2010-20 on December 15, 2009 changes the future land use on the amendment area from Low Density Residential and Neighborhood Business to Retail Services. ~~The parcel number is 23817-002-02.~~ The citywide comprehensive plan amendment adopted in 2013 further amended the future land use designation on the property from Retail Services to Low Intensity. Subsequently future land use policy amendment FLUP22- 44631 adopted by ordinance number _____ further amended development restrictions on the property. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment LUC09-0011 is hereby limited based on the following:

1. Allowable uses shall be consistent with allowable uses in the Low Intensity Future Land Use category, as defined in the City of Ocala Comprehensive Plan. The maximum allowable ~~building square footage~~ intensity of the overall development plan shall not exceed the PM peak hour net new trips equivalent to 600,000 square feet of commercial development, as defined in the Institute of Transportation Engineer's Trip Generation Manual, latest edition.
2. ~~An executed Developer's Agreement with an associated master~~ A Planned Development Plan shall be provided prior to the submittal of any subdivision or final development ~~order~~ application to address:
 - a. Architectural design standards;
 - b. Landscape and buffering standards to include a minimum fifty (50) foot ~~landscape~~ landscaped buffer between commercial development uses along the eastern boundary of the property for the adjacent agricultural and residential properties;
 - ~~e. Limitation,~~ and a minimum twenty five (25) foot landscaped buffer between residential development uses along the eastern boundary of ~~allowable building square footage to no more than 600,000 square feet of commercial development~~ the property for the adjacent agricultural and residential properties;
 - ~~d. c.~~ The property owner/developer will be required to submit a traffic impact analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System;
 - ~~e. d.~~ The property owner/developer will be required to provide all necessary traffic ~~improvements~~ improvement mitigations as determined by ~~a~~ the traffic analysis;
 - The property owner/developer will be required to provide an Access Management Plan to address site access;
 - f. All new freestanding signage to be located on the Amendment Parcel or any portion thereof at the time of development shall be limited to ground mounted signage structures; and
 - g. Meet all requirements of Florida Statute Chapter 333 Airport Zoning, which includes the requirement to obtain permitting from the Department of Transportation prior to any construction.



Petitioner: TBMI II, LLC
Property Owner: TBMI II, LLC
Project Planner: Breah Miller, Planner

Land Use Policy Amendment

Zoning Present: Pending

Parcel Information

Acres: ±61.39 acres
Parcel(s)#: 23817-002-00 and 23817-002-02
Location: The east side of SW 60th Avenue, between SW 31st Street and SW 38th Street
Existing use: Vacant

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Medium Intensity/ Special District	M-1	Grazing Land
	Medium Intensity/ Special District & Employment Center	A-1	Heavy Manufacturing
	Low Residential (County)	M-1	Improved Residential
East	Neighborhood	A-1(County)	Improved Residential
South	Low Intensity	PUD-04	Improved Residential
	Low Intensity	Pending	Crop Land
West	Low Intensity	M-1	Warehouse/Distribution
	Low Intensity	GU	Municipal Property
	Low Intensity	B-2	Vacant Commercial

Staff Recommendation: *Approval*

Basis for Approval:

The proposed future land use Policy amendment is consistent with the Low Intensity future land use designation and compatible with the surrounding area.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.
 - b. Policy 6.3: Low Intensity The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged.

2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Background:

The subject parcels are currently vacant. Both properties were purchased by TBMI II, LLC., in December 2021. In October 2003, parcel 23817-002-00 was annexed into the City of Ocala. Parcel 23817-002-02 was later annexed into the City of Ocala in 2006. In December 2009, City Council adopted ordinance 2010-28, which changed the future land use designation of the property from Low Density Residential and Neighborhood Business to Retail Services. With the future land use designation change to Retail Services, an accompanying ordinance also adopted Future Land Use Policy 12.14, which limited the development potential of the property to 600,000 square feet of commercial development and created several other development requirements on the property. The policy number was subsequently changed from 12.14 to 18.14, but the content remained the same.

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Level of Service Impact Analysis:

Traffic Circulation

Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement.

Potable Water: Water service is available.

Sanitary Sewer: No sewer service is available.

Stormwater: For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-storm event.¹

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: This request is not expected to have an impact on area schools.

Land Use Designation

Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is

encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

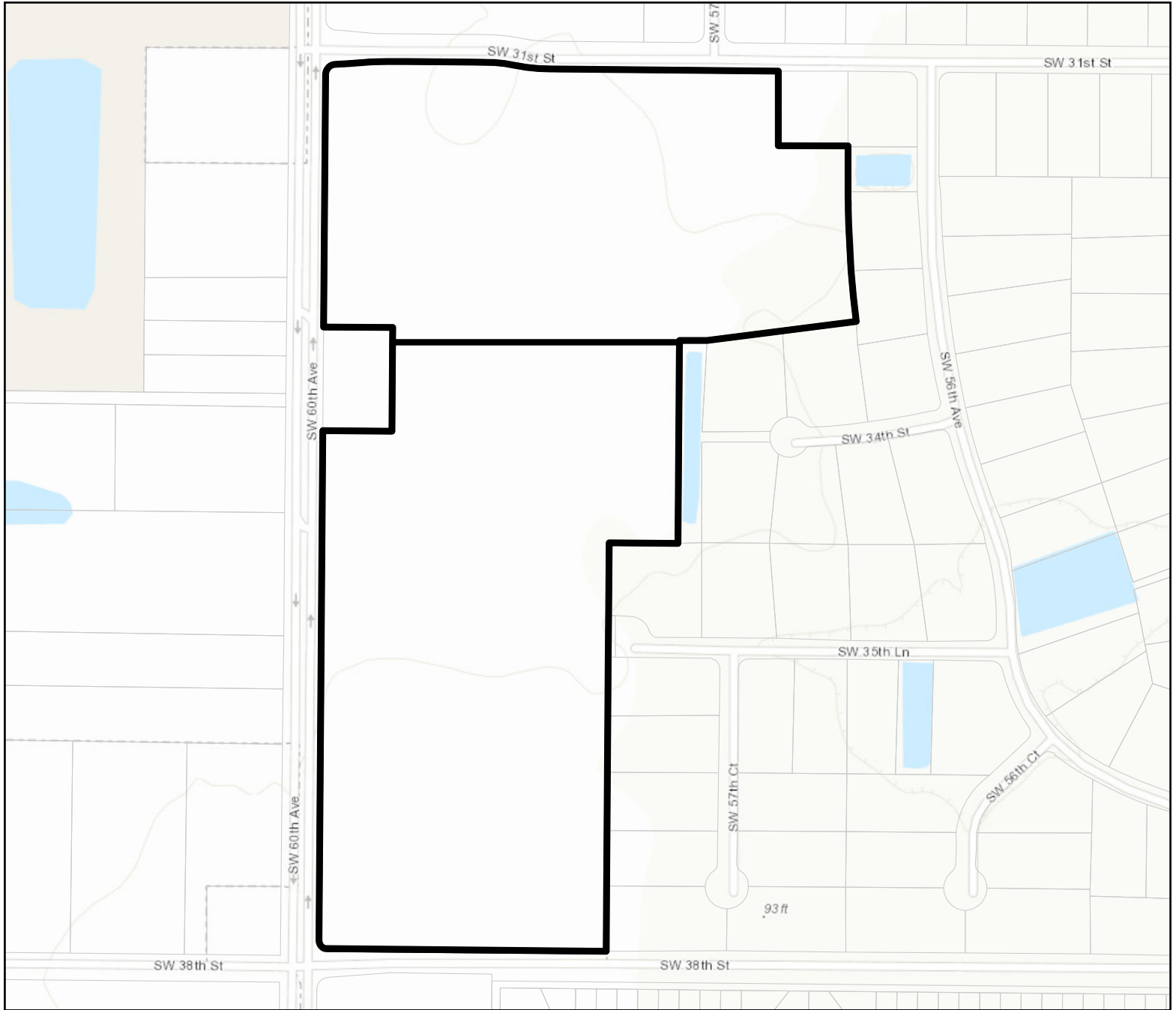
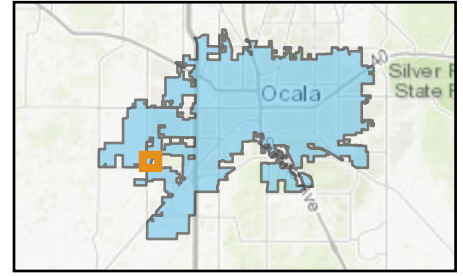
¹Ocala Comprehensive Plan, Stormwater Sub-Element Policy 3.1.

FLUP CASE MAP

P & Z Meeting: February 14, 2022

Location Map

Case Number: FLUP22-44631
Parcel Number: 23817-002-00 & 23817-002-02
Property Size: Approximately 61.39 acres
Land Use Designation: LI, Low Intensity (City)
Zoning: No Zoning
Proposal: Request to amend Future Land Use Policy 18.14 to require Planned Development (PD) zoning, provide buffer requirements and limit development potential for property located on the east side of SW 60th



Legend
Property
Parcels



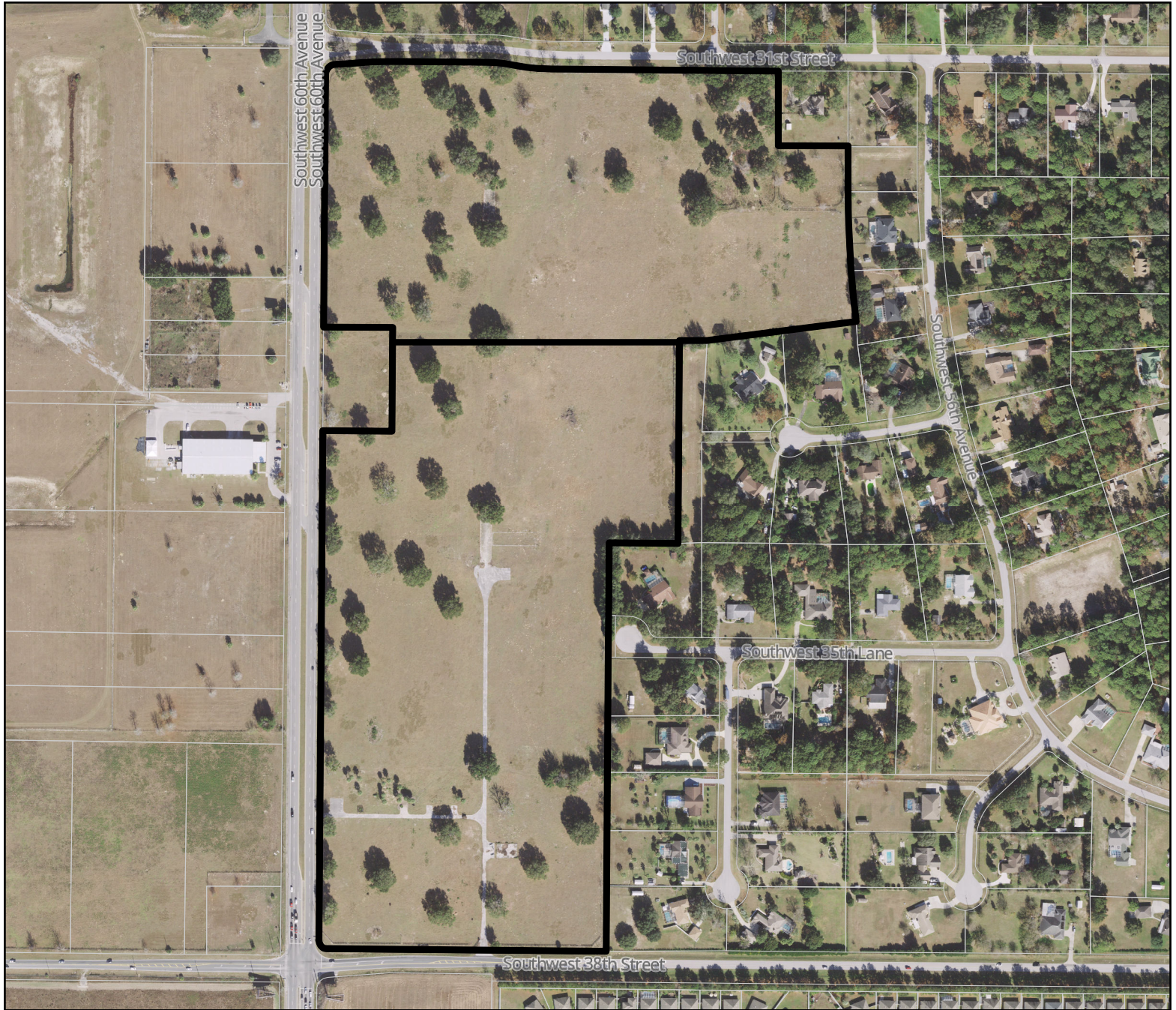
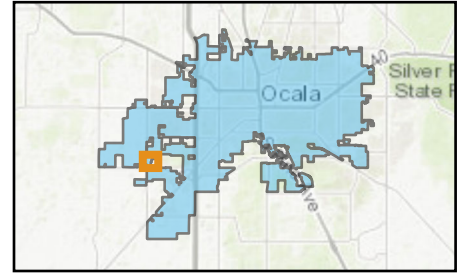
Prepared by the City of Ocala
Growth Management Department

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