



Land Use Change Staff Report

Case No. LUC24-45777

Planning & Zoning Commission: September 9, 2024

City Council (1st Reading): September 3, 2024

City Council (Adoption): September 17, 2024

Petitioner: Marion County Board of County Commissioners

Property Owner: Marion County Board of County Commissioners

Project Planner: Emily W. Johnson, AICP

Applicant Request: Change the land use from Commercial (County) to Public (City)

Existing Zoning: PUD, Planned Unit Development (County)

Associated Applications: LUC24-45777, ZON24-45778

Parcel Information

Acres: ±0.05 acres

Parcel(s)#: 21509-001-00

Location: 2951 NW 47th Avenue

Existing use: Potable water well serving the Quail Meadow subdivision

Overlay(s): N/A

Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	R-3, Multi-Family Residential	Vacant/Undeveloped parcel (ANX24-45693, LUC24-45694, ZON24-45695)
East	Low Intensity	R-3, Multi-Family Residential	Vacant/Undeveloped parcel (ANX24-45693, LUC24-45694, ZON24-45695)
South	Low Intensity	R-3, Multi-Family Residential	Vacant/Undeveloped parcel (ANX24-45693, LUC24-45694, ZON24-45695)
West	Low Intensity	R-3, Multi-Family Residential	Vacant/Undeveloped parcel (ANX24-45693, LUC24-45694, ZON24-45695)

Applicant Request

The petitioner is requesting annexation of an existing County-owned well site, to avoid creation of an enclave upon annexation of the abutting parcel.

The petitioner has submitted concurrent applications to annex the subject properties into City limits (ANX24-45776); and to rezone from PUD, Planned Unit Development (County) to G-U, Governmental Use (City) (ZON24-45778).

Associated Project

The abutting parcel, identified by Parcel Identification Number 21509-001-01, surrounds the subject

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property on all four sides. The abutting parcel is being presented concurrently for annexation (ANX24-45693), land use change (LUC24-45694), and rezoning (ZON24-45695). The subject property is excluded from the legal description of the abutting parcel.

Background

The subject property, identified by Parcel Identification Number 21509-001-00, contains approximately 0.05 acres. The subject property is currently developed with an existing County-owned well. The well provides potable water service to the Quail Meadow subdivision, located to the north.

The well is accessed via a 20-foot-wide ingress and egress easement, shown on the plat of Foxwood III (PB 14, Pg 197). Additionally, the plat depicts a 20-foot-wide ingress, egress and utilities easement surrounding the well site, and a 20-foot-wide waterline and facilities easement between the subject property and Quail Meadow subdivision. These easements are not modified as a result of this amendment.

Existing and Proposed Land Use 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 (City)	Public	Primary Uses: Recreation, civic, educational facilities Secondary Use: Commercial	n/a	Up to 0.15

Staff Analysis

The petitioner is requesting to change the future land use classification from Commercial (County) to Public (City), in association with a concurrent annexation (ANX24-45777). 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. Annexation of the subject property avoids the creation of an enclave.

Factual Support

1. The requested future land use change is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:
 - a. Future Land Use Element Policy 6.6: Public: The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic uses. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan.

There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR.

The subject property is currently developed with a well site, owned and operated by Marion

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County. The well provides potable water to Quail Meadows subdivision, located to the north. The City's Public Future Land Use classification is consistent with the existing use of the subject property.

- b. Future Land Use Element 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.

The subject property is surrounded on all sides by a privately owned parcel which has requested annexation into the city. The annexation of the subject property avoids the creation of an enclave. The subject property is developed with a County-owned and maintained well site, which is not anticipated to require additional facilities or infrastructure.

- i. 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.

The subject property is developed with a County-owned and maintained well site, which is not anticipated to require additional facilities or infrastructure. Platted easements exist for maintenance access to the subject property and are not modified as a result of this amendment.

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

- 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.

The future land use change application has been submitted in conjunction with an application to annex the subject properties.

Level of Service Analysis

Transportation: The subject property is accessed via a 20-foot-wide ingress and egress easement. Access to the subject property is primarily intended for maintenance of the well site and is not anticipated to negatively impact transportation levels of service.

Potable Water: The existing well site is not anticipated to require potable water service. The well site provides potable water to the Quail Meadow subdivision, located to the north.

Sanitary Sewer: The existing well site is not anticipated to require sanitary sewer service.

Solid Waste: The existing well site is not anticipated to require solid waste service.

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.

Electric: The subject property is currently serviced by Ocala Electric Utility. A connection to the subject property runs within a platted 20-foot-wide waterline and facilities easement located between the subject property and Quail Meadow subdivision.

Fiber: The existing well site is not anticipated to require fiber service.

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Fire Service: Ocala Fire Rescue Station #1 is located approximately 3.5 miles from the subject property, at 3001 NE 21st Street.

Schools: The proposed land use change is not anticipated to affect schools.

Staff Findings and Recommendation

- The requested Public future land use is consistent with the existing use of the subject property.
- This request brings the property into compliance with Section 122-246 of the Code of Ordinances, by assigning a land use to property being annexed into the city.
- Annexation of the subject property avoids creation of an enclave.
- The subject property is serviced by city electric utility.
- Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Staff Recommendation:	<i>Approval</i>
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