



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

File #: 2023-0124

Agenda Item #: d.

ZON22-44988

Petitioner: Boyd-Mox Development, LLC

Planner: Breah Miller (352-629-8341)

bmiller@ocalafl.org

A request to rezone from GU, Governmental Use, to M-1, Light Industrial, for property located on the west side of SW 60th Avenue approximately 615 feet north of SW 38th Street, approximately 7.60 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for introduction at the **Tuesday, December 6, 2022**, City Council meeting and second and final hearing at the **Tuesday, December 20, 2022**, City Council meeting.

CITY OF OCALA
PLANNING AND ZONING COMMISSION MEMO

Meeting Date: November 14, 2022

Subject: Zoning Change

Submitted by: Breah Miller, Planner I

City Council Date: December 6, 2022 (1st reading)
December 20, 2022 (2nd & final reading/public hearing)

STAFF RECOMMENDATION (Motion Ready): Recommend approving a rezoning from G-U, Government Use, to M-1, Light Industrial, for property located on the west side of SW 60th Avenue approximately 615 feet north of SW 38th Street (Portions of 23820-005-01, 23821-008-01, 23820-008-02), approximately 7.60 acres (Case ZON22-44988).

OCALA’S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Applicant: Boyd-Mox Development, LLC
- Property Owner: City of Ocala
- On June 23, 2022, the Airport Advisory Board recommended denial of the sale of property, recommending leasing the property instead.
- The City of Ocala Airport Director found the sale of the properties consistent with the Airport Master Plan and the City Council’s policy direction to sell non-aviation property at the Ocala Airport. City Council approved the sale of property on July 5, 2022, City Council meeting.
- Federal Aviation Administration and Florida Department of Transportations responses are needed before final approval of the sale is brought back before City Council.
- The property owner is seeking M-1, Light Industrial, District.
- A traffic analysis and site plan review is required prior to development.
- M-1, Light Industrial, is compatible with the current land use of Low Intensity.

FINDINGS AND CONCLUSIONS: The M-1 zoning district is consistent with the Low Intensity future land use classification and with the surrounding area. Staff recommends approval of the requested zoning designation.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Aerial Map
- Case Map

- Staff Report



Petitioner: Boyd-Mox Development, LLC
Property Owner: Boyd-Mox Development, LLC
Agent: Fred N. Roberts., Jr, Esq.
Project Planner: Breah Miller, Planner II
Zoning Change Request: from: GU, Government Use District
to: M-1, Light Industrial District

Parcel Information

Acres: ±7.60 acres
Parcel(s)#: Portions of 23820-005-01, 23821-008-01, 23820-008-02
Location: property located on the west side of SW 60th Avenue approximately 615 feet north of SW 38th Street
Existing use: Undeveloped
Future Land Use: Low Intensity

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	M-1, Light Industrial GU, Government Use	Warehouse
East	Low Intensity	No Zoning	Undeveloped
South	Commerce District	B-5, Heavy Business	Undeveloped Mineral processing
West	Low Intensity	GU, Government Use	Municipal Property

Background

On June 23, 2022, Boyd-Mox Development, LLC, appeared before the Airport Advisory Board with a proposal to purchase approximately 7.60 acres for commercial and industrial development. The board unanimously recommended against the sale and suggested leasing the non-aviation airport properties to the developers. Boyd-Mox declined the offer to lease and remained committed to a fee simple purchase.

The City of Ocala Airport Director found the sale of the properties consistent with the Airport Master Plan and the City Council’s policy direction to sell non-aviation property at the Ocala Airport. This led to the sale being approved by City Council on July 5, 2022. The final request for approval and sale contract will be brought back before City Council once Federal Aviation Administration (FAA) and Florida Department of Transportation’s (FDOT) favorable responses are received.

Boyd-Mox Development, LLC, is requesting to rezone the property from GU, Government Use, District to M-1, Light Industrial, District. The subject properties are currently surrounded by industrial uses to North, South, and West. Boyd-Mox Development previously submitted for preapplication

review for a proposed 95,000 square foot warehouse. This development will be subject to site plan review and traffic analysis prior to development.

When comparing the M-1 and G-U zoning districts, all uses that are permitted in the Light Industrial zoning district are allowed in the existing Government Use district. The zoning change is needed only because the G-U district uses are intended to be primarily conducted by national, state, county or city governments. M-1, is compatible with the existing Low Intensity land use.

Staff Recommendation:	Approval of ZON22-44988
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Basis for Approval

Factual Support

1. The proposed M-1 zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

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. 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.¹

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

Level of Service Impact Analysis

Transportation²: Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
SW 60 th Avenue	4	45 mph	Arterial	E	35,820	18,800	C

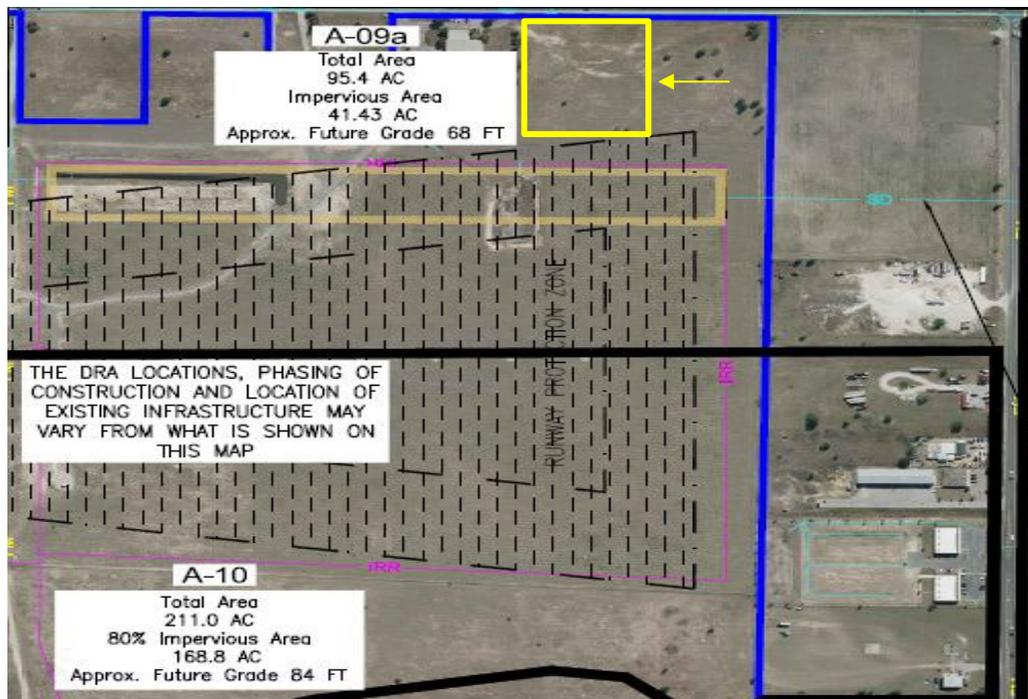
Electric: The property is within the Ocala Electric Utility service territory. Electric service runs on the west side of SW 60th Avenue.

Potable Water: The property is in the City of Ocala service area. Services will pull from Water Treatment Plant #1 which has a permitted capacity of 24.42 million gallons per day (MGD). This facility has a total max daily flow of 5.670 MGD and an available capacity of 8.75 MGD.

Sanitary Sewer: : The property is in the City of Ocala service area. Services will be pull from Water Reclamation Facility #3 which has a permitted capacity of 4 million gallons per day (MGD).

4 MGD – 2.415 MGD	4 MGD – 2.370 MGD
1.585 MGP available capacity (based on 1 month max flow)	1.63 MGP available capacity (based on 3 month max flow)

Stormwater: This property is not located within a flood zone. Facilities must be designed to provide flood protection for a 100 year 24-hour storm event. For any future development, runoff must be retained on-site to match pre-development conditions. Drainage infrastructure for the properties exist as a part of the Airport Stormwater Master Plan. Half of the parcels are in Basin- A09a and the other portion is located in basin A-10.



Solid Waste: Service is available.

Fire Service: Service is available.

Schools: The proposed zoning district change and development is of no impact to the schools serving it.

Zoning

Existing

G-U, Government Use zoning district is intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Areas classified G-U are shown on the official zoning map, but no column for G-U use restrictions is shown in division 2 of this article, since any lawful government use or related use, including commercial and industrial development at the Ocala International Airport, can be carried on in a G-U district. However, any governmental use or related use shall be compatible with surrounding uses.³

Requested

M-1, Light Industrial zoning district is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products.⁴

¹ Ocala Comprehensive Plan Future Land Use Element, Policy 6.3, Low Intensity

² Ocala / Marion County Transportation Planning Organization – Congestion Management Plan Database 2021

³ Ocala Code of Ordinances, Section 122-481, Government Use District

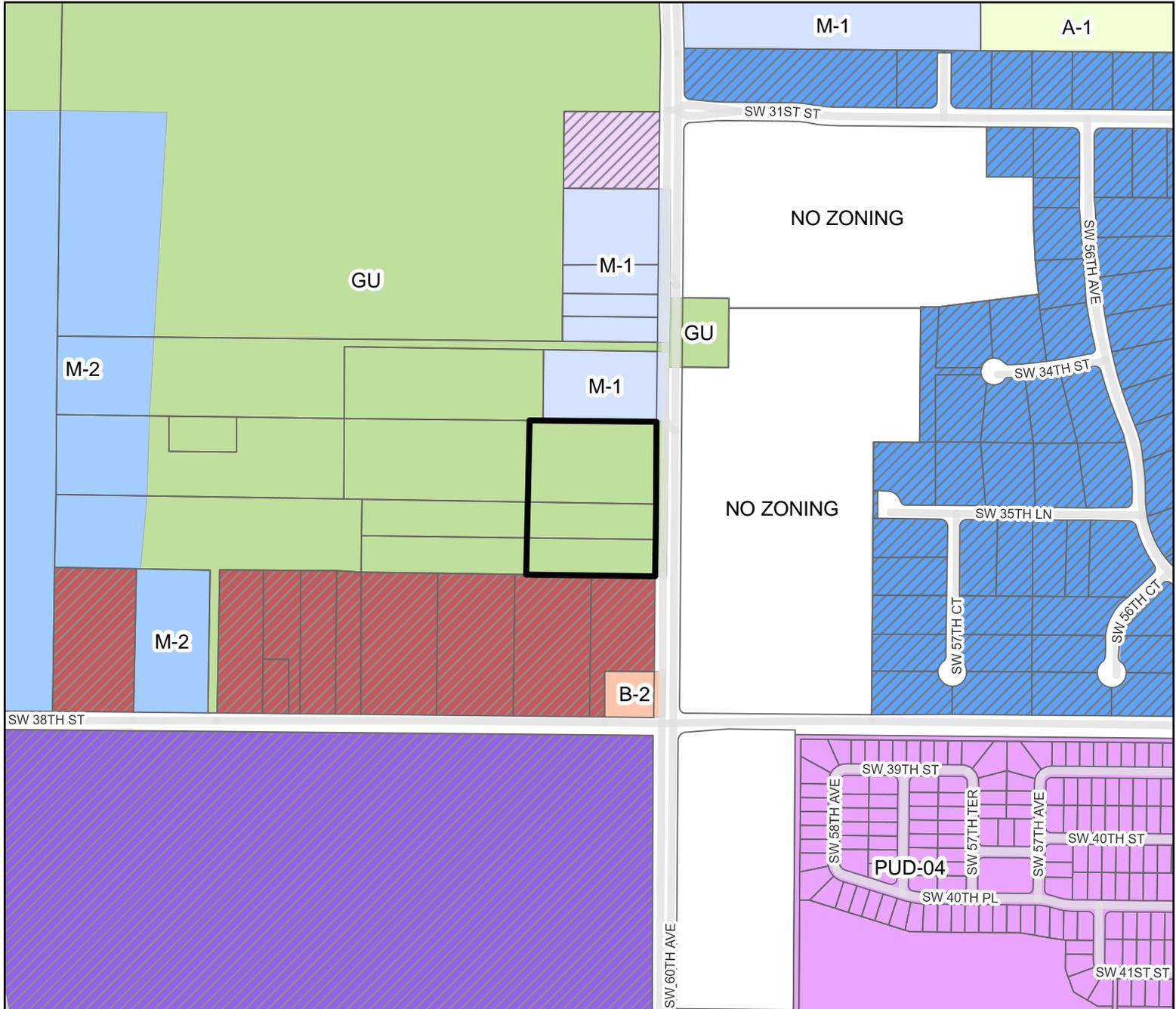
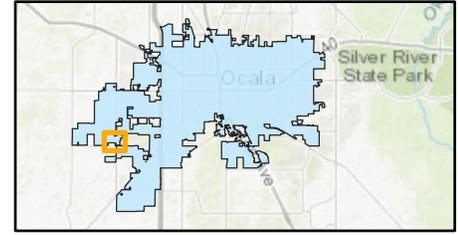
⁴ Ocala Code of Ordinances, Section 122-761, Light Industrial District

CASE MAP

P&Z Meeting: November 14, 2022

Location Map

Case Number: ZON22-44988
Parcel Number: Portion of parcels 23820-005-01, 23820-008-01, 23820-008-02
Property Size: Approximately 7.60 acres
Land Use Designation: Low Intensity
Zoning: GU, Governemntal Use
Proposal: A request to rezone from GU, Governmental Use to M-1, Light Industrial



-  Property
-  Parcels
-  A-1:Agricultural
-  B-2:Community Business
-  GU:Governmental Use
-  M-1:Light Industrial
-  M-2:Medium Industrial
-  PUD-04:Planned Unit Development-4 Units
-  A-1, General Agriculture (county)
-  B-5, Heavy Business (county)
-  M-1, Light Industrial (county)
-  PUD, Planned Unit Development (county)

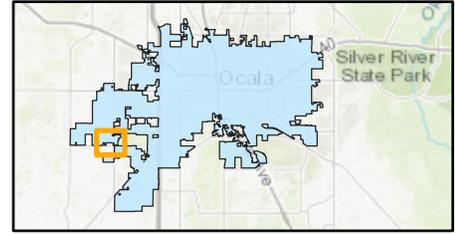


AERIAL MAP

P & Z Meeting: November 14, 2022

Location Map

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 Property
 Parcels

0 1,000 Feet



Prepared by the City of Ocala
Growth Management Department