

**PLANNING AND ZONING COMMISSION MEMO**

---

Subject: Rezoning  
Submitted By: Emily W. Johnson, AICP  
City Council Date: June 4, 2024 (Introduction & first reading)  
June 18, 2024 (Adoption)

---

Staff Recommendation (Motion Ready): **Approval** of a rezoning from M-1, Light Industrial, to M-2, Medium Industrial, to facilitate development of outdoor storage on property located at 3841 NW 10<sup>th</sup> Street, PID 21821-000-00, approximately 9.05 acres (Case ZON24-45636).

---

**OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub**

---

**BACKGROUND:**

- Petitioner: Warehouse Services, LLC
- Property Owner: Warehouse Services, LLC
- Agent: David Tillman, P.E., Tillman & Associates Engineering, LLC
- The subject property is currently developed with an existing non-conforming single-family residence, which was constructed in 1967.
- The petitioner intends to redevelop the subject property with a warehouse and accessory outdoor storage uses.
- One of the primary differences between the M-1 and M-2 zoning districts is the allowance of unlimited outdoor storage within the M-2 zoning district.
- Prior to the adoption of the 2035 Vision and an associated Comprehensive Plan update, the subject and adjacent properties were designated as Medium Industrial Future Land Use Category.
- Currently, the surrounding area is designated as Employment Center Future Land Use Category and is primarily characterized by industrial development.
- Buffering in accordance with Section 122-260 of the Code of Ordinances will be required and shall be addressed at such time that a site plan application is reviewed for redevelopment of the subject property.
- A letter of objection from the property owner of the nearby single-family residence (located at 1360 NW 33<sup>rd</sup> Avenue, identified by Parcel Number 21826-000-00) has been received, and is included in the packet for reference. The letter details objections to concerns surrounding potential impacts from industrial development.

**FINDINGS AND CONCLUSIONS:** The M-2, Medium Industrial zoning district is consistent with the Employment Center future land use classification, pursuant to Section 122-244. Adequate

public facilities exist to service the proposed development. The proposed zoning is consistent and compatible with the surrounding area.

**FISCAL IMPACT:** N/A

**ALTERNATIVES:**

- Approve
- Deny
- Table

**SUPPORT MATERIALS:**

- Staff Report
- Letter of Objection
- Case Map
- Case Aerial