



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

File #: 2023-1026

Agenda Item #:

ZON23-45150 / Iron Horse Communities, LLC.

Petitioner: Iron Horse Communities, LLC.

Agent: David Tillman, Tillman & Associates Engineering, LLC

Planner: Endira Madraveren (352-629-7440)

emadraveren@ocalafl.org

A request to rezone from M-1, Light Industrial, to M-2, Medium Industrial, for properties located at 500 SW 33rd Avenue and the parcel directly to the south, approximately 12.9 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, June 6, 2023**, City Council meeting and second and final hearing at the **Tuesday, June 20, 2023** City Council meeting.

PLANNING AND ZONING COMMISSION MEMO

Subject: Zoning Change

Submitted by: Endira Madraveren

City Council Date: June 6, 2023 (1st reading)

June 20, 2023 (2nd & final reading/public hearing)

STAFF RECOMMENDATION (Motion Ready): Recommend approving a zoning change from M-1, Light Industrial to M-2, Medium Industrial for property located at 500 SW 33rd Avenue, parcel numbers 22774-000-03 and 2277-002-007, approximately 12.9 acres (Case ZON23-45150).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Applicant: Iron Horse Communities, LLC
- Property Owner: Ocala Royale RV Resort, LLC
- Agent: David Tillman, Tillman & Associates Engineering, LLC
- The subject properties operated as a nonconforming mobile home park until 2019, ownership changed in 2019, the park was completely demolished by 2021.
- It is the petitioner's intent to develop the subject property as a Recreational Vehicle and Boat Storage outdoor storage location.
- Pending the approval of COD23-45160, the City's initiated code amendment to allow recreational vehicle and boat outdoor storage in M-2 and M-3, this use will be permitted by right.
- Due to the proximity to B-2 to the north, the M-2 use will be required to have a 25-foot-deep landscaped buffer or a 10-foot landscaped buffer combined with a stone, brick, or concrete block wall separating the two uses.

FINDINGS AND CONCLUSIONS: The M-2, Medium Industrial, zoning district is consistent with the Employment Center future land use classification. The proposed zoning is consistent and compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Aerial Map
- Case Map
- Staff Report



Petitioner: Iron Horse Communities, LLC
Property Owner: Ocala Royale RV Resort, LLC
Agent: David Tillman, Tillman & Associates Engineering, LLC
Project Planner: Endira Madraveren
Zoning Change Request: from: M-1, Light Industrial
 to: M-2, Medium Industrial

Parcel Information

Acres: ±12.9 acres
 Parcel(s)#: 22774-000-03 and 2277-002-007
 Location: 500 SW 33rd Ave and the parcel directly to the south
 Existing use: Vacant former mobile home park
 Future Land Use: Employment Center

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Employment Center	B-2 M-1	RV Park TECO
East	Employment Center	M-1	Warehouse/Distribution
South	Employment Center	M-1	Warehouse/Distribution
West	Employment Center	M-2	Mobile Home Manufacturer

Background

The properties were annexed into the City in 1975. The City has records dating back to August 1998 that this property operated as “Village Green Apartments” mobile home rental park. Chapter 98-2 states that “Developed mobile home parks or subdivisions annexed to the city upon or after October 1, 1975, if not developed to the minimum requirements specified in this chapter, shall be designated on the official zoning map as a mobile home park or subdivision (nonconforming use)”. The property was operating as a nonconforming mobile home park until September 2019. During this time, there were over 90 code enforcement cases, which were, at times, elevated to liens. These cases included abandoned and stray animals, not meeting building code standards, illegal sale of food and alcohol, and dangerous building. The property changed ownership in 2019. The new property owner completed the demolition process for the entire mobile home park at the end of 2021. Over the last two years, the lot has remained undeveloped.

The subject property, owned by Ocala Royale RV Resort, LLC, is located on the west side of Southwest 33rd Avenue, approximately 0.25 miles south of the intersection of State Road 40. It has a combined total of approximately 260-feet of frontage along Southwest 33rd Ave. Building height in this zoning district is limited to 60-feet. Due to this property abutting a B-2, Community Business zoned lot to the north, it will have to adhere to buffer restrictions found in the Code of Ordinances Section 122-260(c)(8) which states “A light or medium industrial or a retail or wholesale business use or district abutting a less intensive use or district shall have a 25-foot-deep landscaped buffer area or a ten-foot-

deep landscaped buffer area combined with a brick, stone or concrete block wall.” Adherence to this section of the Code will be determined during the site plan review process and approval by staff.

The requested zoning change from M-1 to M-2 will increase the permitted uses and the amount of permitted outdoor storage. The following are examples of the increased allowed uses in the M-2: construction and demolition landfill, materials recovery facility, and airport. M-2 also permits unlimited outdoor storage, whereas in M-1 storage is limited to 30 percent of the gross floor area of the main building or structure, not to exceed 10,000 square feet, additional outdoor storage can be requested through a public hearing process for a maximum 20 percent of the total site.

The petitioner has mentioned that they are requesting the rezoning to allow for the outdoor storage of recreational vehicles and boats. The City is initiating a Code of Ordinance amendment COD23-45160 to allow recreational vehicle and boat storage as a permitted use in the M-2 and M-3 zoning districts. Pending approval of the code amendment, this use would be a permitted use by right in the requested M-2.

Staff Recommendation:

Approval of ZON23-45150

Basis for Approval

The M-2, Medium Industrial zoning district is consistent with the Employment Center future land use classification. The proposed zoning is consistent and compatible with the surrounding area. The site satisfies the minimum lot requirements for the Institutional district.

Factual Support

1. The proposed M-2, Medium Industrial, zoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Policy 6.5: Employment Center:** The intent of the Employment Center land use is to provide a regionally-important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category. Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit. Provisions should be made for walking, bicycles, and transit. There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR.
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

Transportation: 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 27 th Ave	4	45 mph	Arterial	E	35,820	20,000	C

Electric: The property is in the Ocala Electric Utility service territory.

Potable Water: Service is available. A City water main run along SW 33rd Avenue in front of the property and have existing connections onto the subject property.

Fiber: Service is available. The City’s Fiber network runs along SW 33rd Avenue.

Sanitary Sewer: Service is available, and connections will be determined during the site plan or subdivision review and approval process. There is a lift station located directly to the south of parcel 2277-002-007.

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-hour storm event.¹

Solid Waste: Service is available.

Fire Service: Ocala Fire Rescue Station #1 is located 2.2 miles away.

Schools: This development has no impact on the school district.

Zoning

Existing

M-1, Light Industrial: The light industrial (M-1) district is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 12-763. Additional outdoor storage, subject to design criteria (see section 122-767) can be requested as part of the public hearing process before the planning and zoning commission and city council. Service establishments serving the industrial uses or the district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.⁴

Requested

M-2, Medium Industrial:

The medium industrial (M-2) district is intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception. Service establishments serving the industrial uses or district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.^{2*}

*Pending the approval of COD23-45160, Recreational vehicle and boat outdoor storage will be a permitted use in the M-2, Medium Industrial and M-3, Heavy Industrial zoning districts.

¹ City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 6.5.

² City of Ocala Land Development Code, Section 122-501, Intent and purpose.

⁴ City of Ocala Land Development Code, Section 122-621, Intent and purpose.

Comparison of M-1 vs. M-2 Uses

Use Category	Use Type	M-1	M-2
Retail Sales	Furniture store	X4	X4
	Home garden/hobby farm equipment sales	X52	X52
	Used merchandise store	X39	X39
Vehicular Sales	Construction/farm equipment sales	SE31	
	Truck rental and sales	SE	X
Agricultural Use	Indoor greenhouse	X41	X41
	Indoor hemp facility	X42	X42
Business Service	Advertising service (on-site/off-site signs)	X	X
	Construction service establishment	X	X
	Day labor service establishment	SE46	X46
	Equipment rental and leasing	X	X
	General business service	X	X
	Maintenance and cleaning service	X	X
	Parking garage (or structure)	X	X
	Parking lot	X	X
	Pest control service	X	X
	Radio/TV broadcasting facility	X	X
Eating or Drinking Establishment	Alcoholic beverage establishment (off-premises consumption)	X	X
	Restaurant (enclosed)	X33	X34
Office Use	Commercial photography (art and graphic design service)	X	X
	Computer maintenance and repair	X	X
	Photofinishing laboratory	X	X
	Prepackaged software services	X	X
	Print shop	X	X
	Professional and business office	X	X
Personal Service	Bail bonds agency	X	X
	Kennel	X	X
	Laundry and dry cleaning service	X	
	Major household repair establishment	X	X
	Mini-warehouse (self-service storage facility)	X37	X37
	Minor household repair establishment	X	X
	Recycling collection point	X	X
Vehicular Service	Auto repair, minor	X	
	Repair garage	X	X
	Self-service station/convenience store	X22	X22
Community Service	Day care facility	SE18	SE18
Educational Use	Community education center	X	X
	Vocational professional school	X	X
Recreational Use	Recreation facility, indoor	SE	SE
	Shooting range, indoor	X6	X6
Public Use	Airport		X
Health Care Use	Medical and dental laboratory	X	X
	Veterinarian office	X	X
High-Impact Industrial Use	C&D Landfill		X50
	Industrial dry cleaning plant		SE
	Material Recovery Facility		X55
	Outdoor manufacturing		SE

Use Category	Use Type	M-1	M-2
Low-Impact Industrial Use	Assembly of electronic components	X	X
	Carpet and upholstery cleaning	X	X
	Manufacturing, light	X	X
	Microbrewery/microdistillery	X	
	Newspaper printing facility	X	X
	Packing and crating	X	X
	Recycling center	X	X
	Research and testing laboratory	X	X
	Truck/freight terminal	X	X
	Warehouse	X	X
	Wholesale and distribution	X	X

Legend

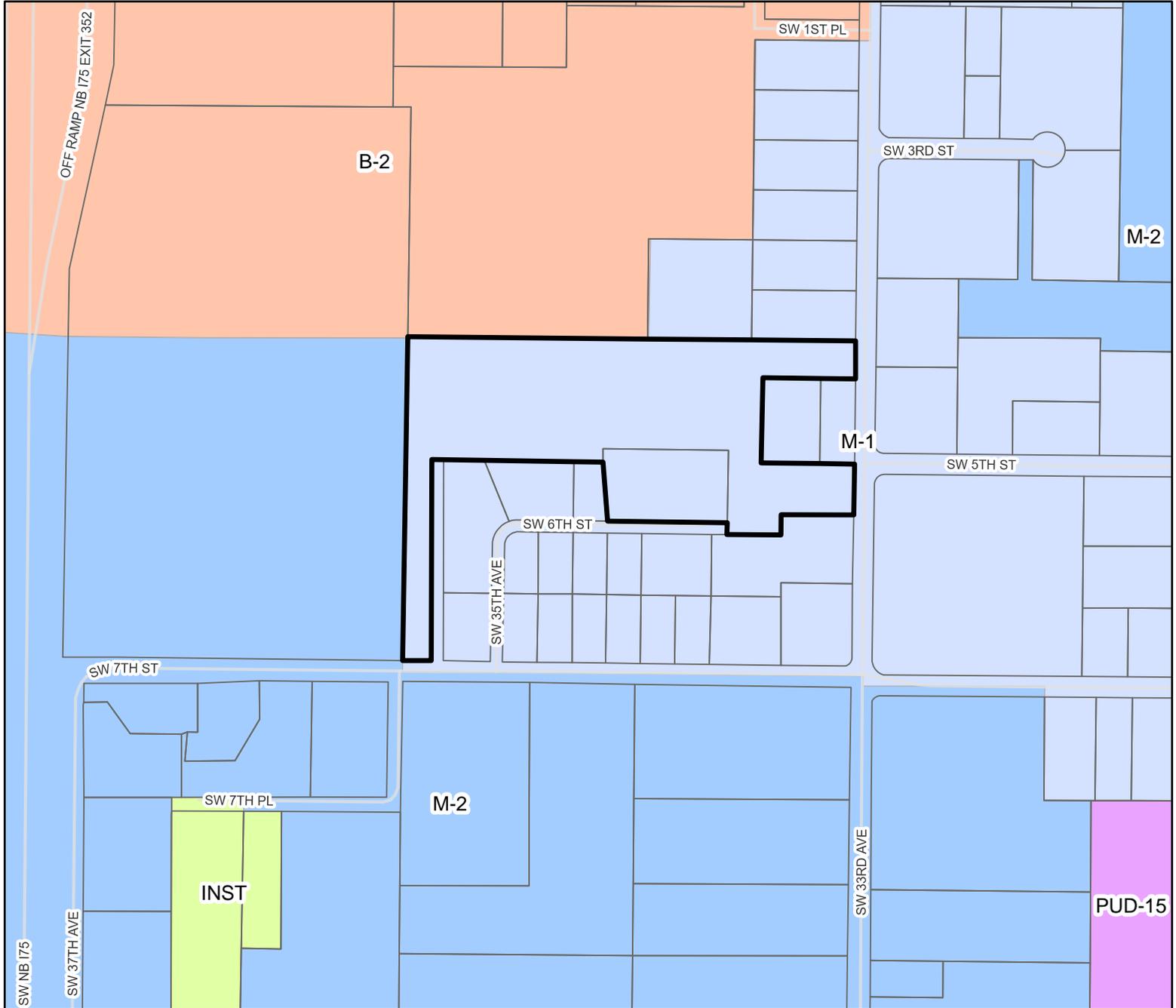
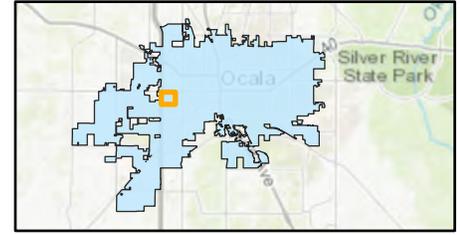
Reference	Citation
X	<i>Permitted use.</i>
X4	Furniture store with a minimum of 10,000 square feet of warehouse space.
X6	122-763 & 122-783
	Accessory use in M-1 and M-2 zoning districts meeting specified criteria.
X7	Veterinarian office, no overnight boarding.
X22	122-1196
	Self-service gasoline stations.
X33	122-763(6)
	Restaurant as a permitted accessory use only.
X34	122-783(3)
	Restaurant as a permitted accessory use only.
X37	122-1214
	Mini-warehouse (self-service storage facility/neighborhood storage center).
X39	122-283
	Sale of used merchandise.
X41	122-1228
	Indoor greenhouse criteria.
X42	122-1229
	Indoor hemp facility.
X50	122-1224
	Construction and demolition landfill criteria
X52	122-1220
	Home garden/hobby farm equipment sales.
X55	122-1225
	Materials recovery facility criteria
SE	<i>Special exception</i>
SE18	Art. IX, div. 5
	Day care facilities.
SE31	122-1205
	Outdoor sales criteria.
SE46	122-1215
	Day labor service establishment criteria.
	Allowed in M-1, not M-2
	Allowed in M-2, not M-1

ZONING CASE MAP

P&Z Meeting: May 08, 2023

Location Map

Case Number: ZON23-45150
Parcel Number: 22774-000-03, 2277-002-007
Property Size: Approximately 12.9 acres
Land Use Designation: Employment Center
Zoning: M-1, Light Industrial
Proposal: A request to rezone from M-1, Light Industrial to M-2, Medium Industrial



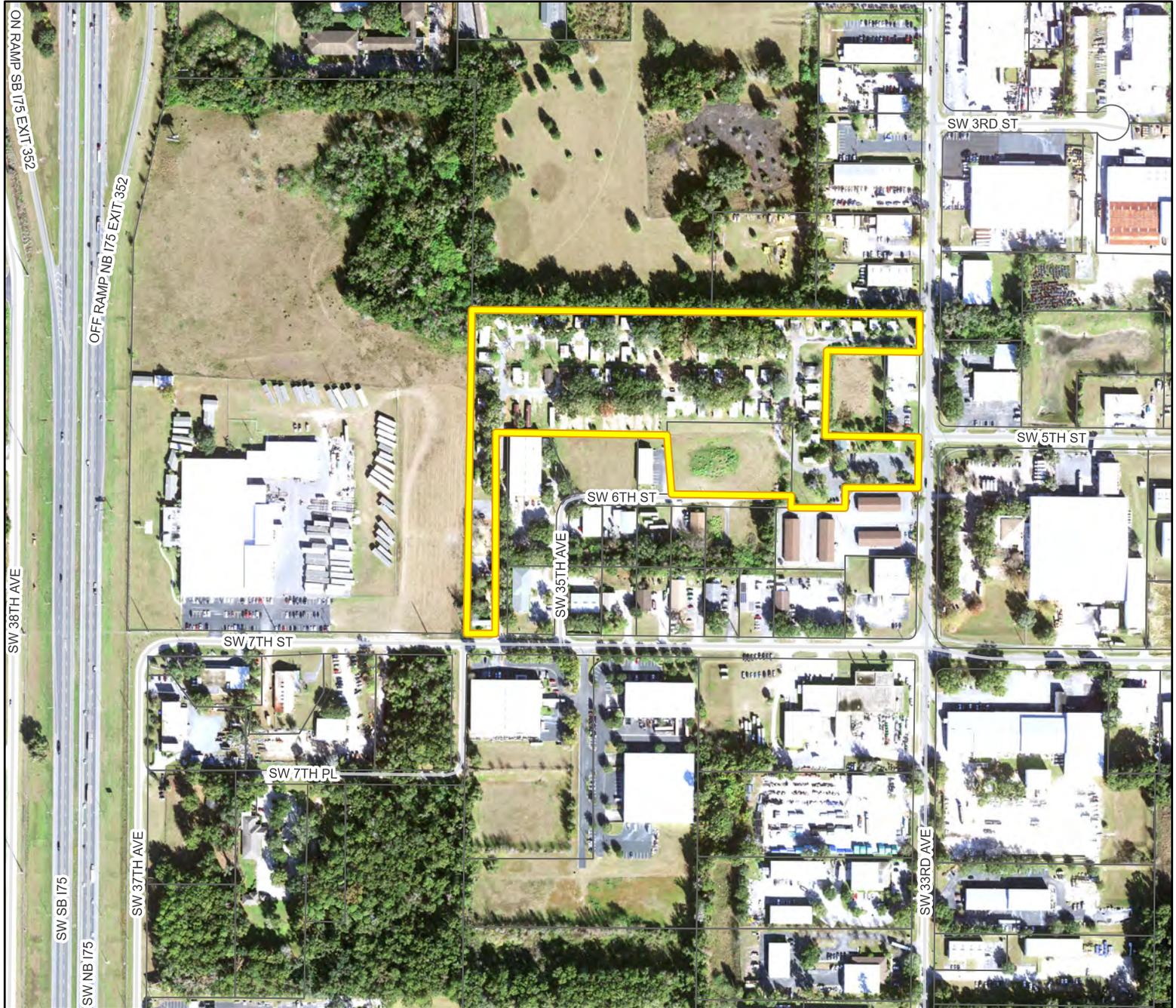
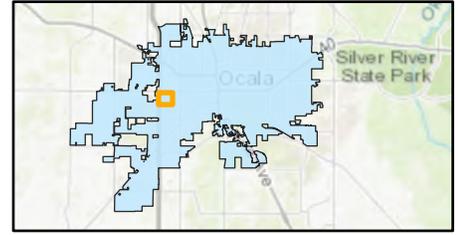
- Property
- Parcels
- B-2:Community Business
- INST:Institutional
- M-1:Light Industrial
- M-2:Medium Industrial
- PUD-15:Planned Unit Development-15 Units



AERIAL MAP

P&Z Meeting: May 08, 2023
Location Map

Case Number: ZON23-45150
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-  Property
-  Parcels

0 500 Feet

