



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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**File #:** 2024-0678

**Agenda Item #:** a.

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M A F Ocala, Inc / ANX23-45495

Petitioner: M A F Ocala, Inc

Planner: Divya Govindaraju

[dgovindaraju@ocalafl.gov](mailto:dgovindaraju@ocalafl.gov) 352-629-8305

A request to annex into the City, property located in the 6000 block of SW 38th Street (Parcel 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02, 23820-012-03); approximately 19.4 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, March 5, 2024**, City Council meeting and second and final hearing at the **Tuesday, March 19, 2024**, City Council meeting.

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**CITY OF OCALA****Meeting Date: February 12, 2024****PLANNING AND ZONING COMMISSION MEMO**

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**Subject:** Land Use Change**Submitted by:** Divya Govindaraju**City Council Date:** March 05, 2024 (1<sup>st</sup> reading)  
March 19, 2024 (2<sup>nd</sup> & final reading/public hearing)

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**STAFF RECOMMENDATION** (Motion Ready): **Approval** of a request in to annex to the City, property located in the 6000 block of SW 38th Street (Parcel 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02, 23820-012-03); approximately 19.4 acres. (Case ANX23-45495).

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

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**BACKGROUND:**

- **Petitioner:** M A F Ocala, Inc
- **Agent:** N/A
- **Property Owner:** M A F Ocala, Inc
- The subject properties are in unincorporated Marion County and the petitioner is requesting to annex the properties into the city to obtain city services
- The developer is proposing the development of an RV and Boat Storage facility; however, a site plan for the proposed development has not been submitted at this time.
- The current use of the subject properties for storage of vehicles and shipping containers on grass, is not primary use in the requested M-2, Medium Industrial. The applicant has indicated that the existing non-conforming uses on the subject properties shall not continue.
- The subject properties are contiguous to the city limits and the annexation into the city limits does not create an enclave.
- Adequate public facilities are available for the subject properties.
- The petitioner has submitted concurrent applications for a land use change to Low Intensity (Case: LUC23-45497) and rezoning to M-2, Medium Industrial (Case: ZON23-45498).

**FINDINGS AND CONCLUSIONS:** The subject properties are contiguous to the city limits and the annexation into the city limits does not create an enclave. The applicant has indicated that the existing non-conforming uses on the subject properties shall not continue. Adequate public facilities are available for the subject properties. Adequate public facilities exist to service the proposed development.

**FISCAL IMPACT:** N/A**ALTERNATIVES:**

- Approve with changes.
- Deny

ANX23-45495

- Table

**SUPPORT MATERIALS:**

- Staff Report
- Aerial Map
- Case Map
- Site Plan



## Staff Report

Case No. ANX23-45495

Planning & Zoning Commission: February 12, 2024

City Council (1<sup>st</sup> Reading): March 05, 2024

City Council (Adoption): March 19, 2024

**Petitioner:** M A F Ocala, Inc.  
**Property Owner:** M A F Ocala, Inc.  
**Agent:** N/A  
**Project Planner:** Divya Govindaraju  
**Applicant Request:** Annexation of 19.4 acres from unincorporated Marion County for future development.

**Existing Future Land Use:** Commerce District (County)  
**Proposed Future Land Use:** Low Intensity (City)  
**Existing Zoning District:** B-5, Heavy Business (County)  
**Proposed Zoning District:** M-2, Medium Industrial (City)

### Parcel Information

**Acres:** ± 19.4 acres  
**Parcel(s)#:** 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02 and 23820-012-03  
**Location:** Properties located in the 6000 block of SW 38th Street  
**Existing use:** Vehicle Storage and Vacant/Undeveloped  
**Overlay(s):** N/A

### Adjacent Property Information

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning District</u></b>	<b><u>Current Use</u></b>
<b>North</b>	Low Intensity	GU, Governmental Use	Undeveloped
<b>East</b>	Low Intensity	PD, Planned Development	Undeveloped
	Low Intensity	B-2, Community Business	Undeveloped
<b>West</b>	CD, Commerce District (County)	B-5, Heavy Business (County)	Undeveloped
<b>South</b>	EC, Employment Center (County)	PUD, Planned Unit Development (County)	Undeveloped

## Background

The subject properties, Parcel Identification Numbers 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02 and 23820-012-03, contain an approximate total of 19.4 acres. They are generally located at the northwest corner of the intersection of SW 60th Avenue and SW 38th Street, within the 6000 block of SW 38th Street. The subject properties are contiguous to city limits to the north and to the west. As they are located to the south of the Ocala International Airport, the future development of the property requires an aviation easement.

The eastern most properties in this request, parcel numbers 23820-012-00, 23820-012-01 and 23820-012-02, are vacant/undeveloped. The western most properties, parcel numbers 23820-012-03 and 23820-011-00, are currently used for the storage of vehicles and shipping containers. Pursuant to Section 122-782 of the *Ocala Code of Ordinances*, the existing use of storage of vehicles and shipping containers on grass, is not permitted principal use in the requested M-2, Medium Industrial, zoning district. The applicant has indicated that the existing non-conforming uses on the subject properties shall not continue.

The subject properties are in unincorporated Marion County and the petitioner is requesting to annex the properties into the city to obtain city services for a proposed RV and Boat Storage facility. A site plan for the proposed development has not been submitted at this time. The petitioner has submitted concurrent applications for a land use change to Low Intensity (Case: LUC23-5497) and rezoning to M-2, Medium Industrial (Case: ZON23-45498).

## Staff Analysis

The subject properties are contiguous to the city limits and the annexation into the city limits does not create an enclave. The applicant has indicated that the existing non-conforming uses on the subject properties shall not continue. Adequate public facilities are available for the subject properties.

### ***Factual Support***

1. The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Comprehensive Plan:
  - a. 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.
  - b. 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.
    - 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.

- ii. Policy 12.2: The City shall permit new industrial development only when City sewer lines are available concurrent with the industrial development and have capacity sufficient to handle the wastewater. Wastewater connections are subject to the requirements of Section 367.111, Florida Statutes. Industries with wastewater which do not meet City quality standards set forth in Ch. 24-164 shall be required to pretreat their wastewater before transporting it to publicly owned sewage treatment facilities.
  - c. Policy 13.2: The City shall continue to enforce the provisions of the Land Development Code that requires new development to pay for its share of existing or planned capital facilities through an impact fee charge, mobility fee, or other appropriate means.
  - d. Policy 5.1: The City shall require that any land or development receiving sanitary sewer services from the City of Ocala will annex into the City if or when it becomes contiguous to the City.
  - e. Policy 5.1: The City shall require that any land or development receiving potable water services from the City of Ocala will annex into the City if or when it becomes contiguous to the City.
2. The requested annexation is consistent with the following Sections of the City of Ocala Code of Ordinances:

a. Section 122-246 – Annexed territory:

- (a) All territory which may be annexed to the city after the effective date of the ordinance from which this section is derived (May 8, 1992) shall be considered to be zoned in the zoning classification given it by the county zoning code; provided that if no such classification exists in the zoning ordinance of the city then the property shall be zoned within the city under that classification most closely corresponding to the existing county classification.
- (b) All annexed territory shall, at the earliest available date, be subject to the land use change process in order to bring the land use into compliance with the comprehensive plan. This process may result in a different land use designation and zoning classification.

b. Section 122-244 - District criteria: Zoning districts allowed under each land use classification.

<b>Low Intensity</b>	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5, SC, M-1, M-2, G-U, INST, A-1, PD, FBC
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- a. Section 122-781: 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.

3. 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:** The subject properties have approximately 1,200-feet of frontage along SW 38<sup>th</sup> Street, and 400-feet of frontage along SW 60<sup>th</sup> Avenue. The 2023 Congestion Management Data from the Ocala-Marion Transportation Planning Organization for the affected roadway is provided below. Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SW 38 <sup>th</sup> St (From SW 80 <sup>th</sup> Ave and SW 60 <sup>th</sup> Ave)	2	45 MPH	Collector	E	12,744	10,500	C
SW 60 <sup>th</sup> Ave (From SW 38 <sup>th</sup> St to SW 20 <sup>th</sup> St)	4	45 MPH	Arterial	E	35,820	17,200	C

**Electric:** The subject properties are in the Ocala Electric Utility service territory.

**Internet:** Service is available. A City fiber optic cable runs along SW 38<sup>th</sup> Street in front of the subject properties.

**Potable Water:** Service is available. A City water main runs along SW 38<sup>th</sup> Street in front of the subject properties. Connections will be determined during the site plan or subdivision review and approval process.

**Sanitary Sewer:** Service is available. A City force main runs along SW 38<sup>th</sup> Street in front of the subject properties. Connections will be determined during the site plan or subdivision review and approval process.

**Stormwater:** The subject properties are not located within a FEMA Flood Zone. 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.

**Solid Waste:** Trash pickup will be available when the properties are annexed into city. Service is available to the properties within the City limits to the north, west and east.

**Fire Service:** Ocala Fire Rescue Station #6, located at 5220 SW 50<sup>th</sup> Ct, is approximately 1.55 miles from the subject properties.

**Schools:** This rezoning is not anticipated to affect any school district

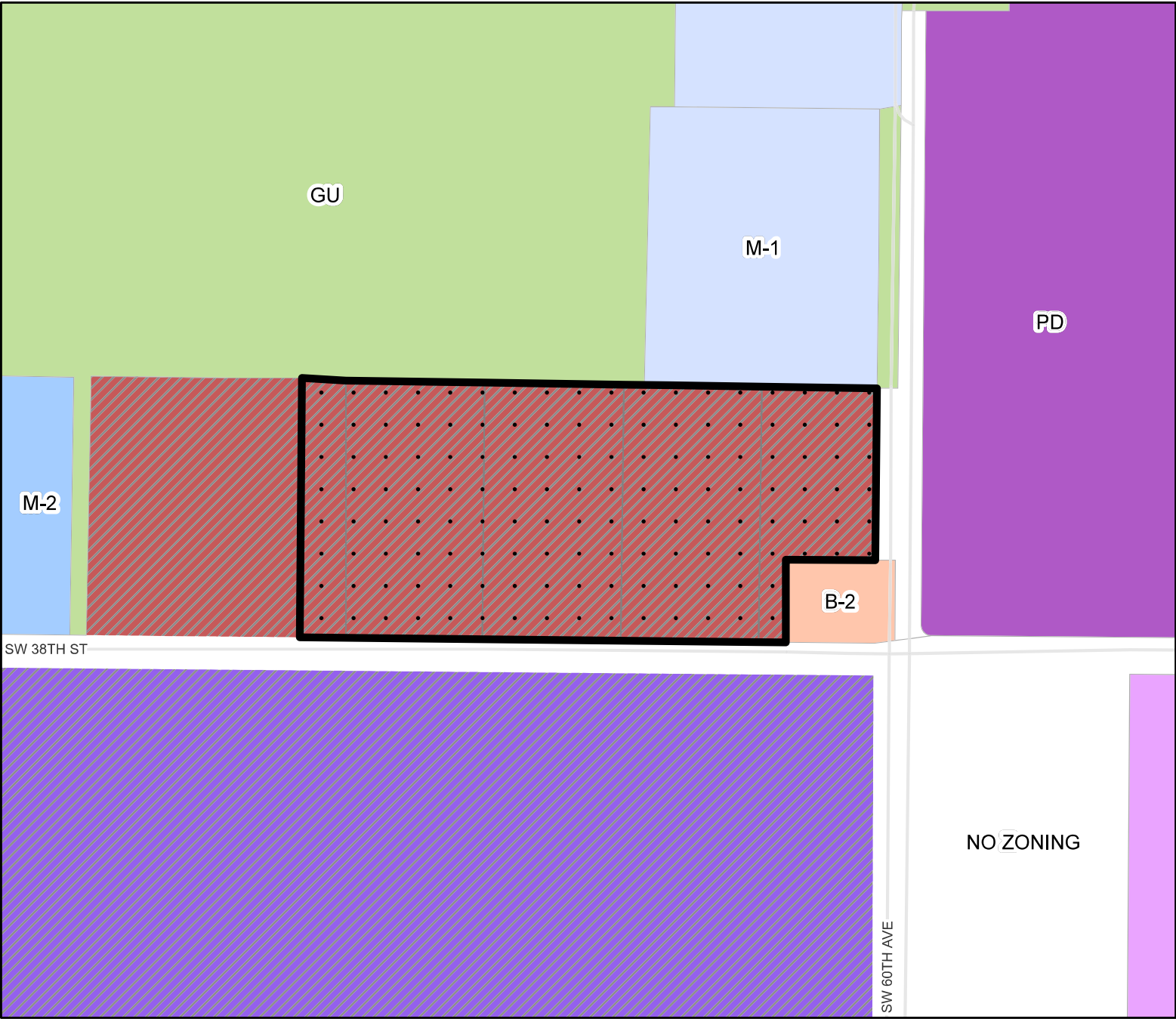
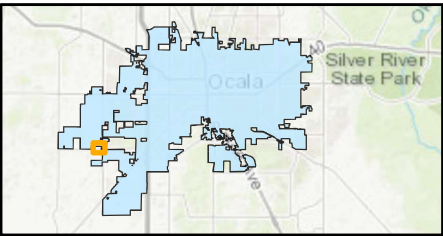
<b>Staff Recommendation:</b> <i>Approval</i>
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ANNEXATION CASE MAP

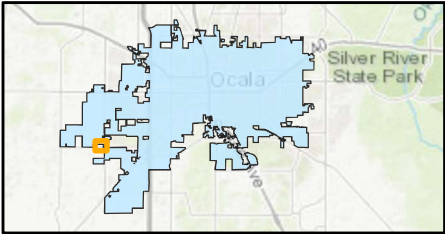
Case Number: ANX23-45495  
Parcel Number: 23820-012-03, 23820-012-00, 23820-012-01, 23820-01-02  
Property Size: Approximately 19.4 acres  
Land Use Designation: Commerce District (County)  
Zoning: Heavy Business (County)  
Proposal: A request for annexation of parcels to allow for an outdoor RV & boat storage facility and potential warehouse use in the City of Ocala



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

AERIAL MAP

Case Number: ANX23-45495  
Parcel Number: 23820-012-03, 23820-012-00, 23820-012-01, 23820-01-02  
Property Size: Approximately 19.4 acres  
Land Use Designation: Commerce District (County)  
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Property

