



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-0683

Agenda Item #: b.

M A F Ocala, Inc / LUC23-45497

Petitioner: M A F Ocala, Inc

Planner: Divya Govindaraju 352-629-8305

dgovindaraju@ocalafl.gov

A request to change the Future Land Use designation from Commerce District (County) to Low Intensity (City), for 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.

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

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

STAFF RECOMMENDATION (Motion Ready): **Approval** of a request to change the Future Land Use designation from Commerce District (County) to Low Intensity (City), for 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 LUC23-45497).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- **Petitioner:** M A F Ocala, Inc
- **Agent:** N/A
- **Property Owner:** M A F Ocala, Inc
- The petitioner is requesting to change the land use designation of the subject properties from Commerce District (County) to Low Intensity
- The proposed use is recreation vehicle and boat storage facility. A site plan has not been submitted at this time.
- The subject properties are in unincorporated Marion County and the petitioner has submitted concurrent applications for annexation (ANX23-45495) and a rezoning to M-2, Medium Industrial (Case: ZON23-45498).
- The surrounding land uses are mostly Low Intensity.
- Located to the south of the Ocala International Airport, the property requires an aviation easement.

FINDINGS AND CONCLUSIONS: The requested Low Intensity land use is consistent and compatible with the surrounding area. The proposed M-2, Medium Industrial, zoning district is consistent with the requested Low Intensity future land use classification, pursuant to Section 122-244 of the Ocala Code of Ordinances. Adequate public facilities exist to service the proposed development.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Aerial Map
- Case Map



Staff Report

Case No. LUC23-45497

Planning & Zoning Commission: February 12, 2024

City Council (1st 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: Change land use from Commerce District (County) to Low Intensity (City)
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 at the northwest corner of the intersection of SW 60th Avenue and SW 38th Street
Existing use: Vehicle Storage/Vacant/Undeveloped
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	GU, Governmental Use	Undeveloped
West	CD, Commerce District (County)	B-5, Heavy Business (County)	Undeveloped
South	EC, Employment Center (County)	PUD, Planned Unit Development (County)	Undeveloped
East	Low Intensity	PD, Planned Development	Undeveloped
	Low Intensity	B-2, Community Business	Undeveloped

Background:

The subject properties, identified by Parcel Identification Numbers 23820-011-00, 23820-012-00, 23820-012-01, 23820-012-02 and 23820-012-03 contain an approximate 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. As the properties are located to the south of the Ocala International Airport, the future development of the property requires an aviation easement. The surrounding land uses are mostly Low Intensity.

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 petitioner has submitted concurrent applications to annex into the city and amend the zoning district of the subject property to M-2, Medium Industrial, zoning district; it is the petitioner's intent to develop the subject property as a Recreational Vehicle and Boat storage facility. The proposed M-2, Medium Industrial, zoning district is consistent with the requested Low Intensity land use.

Existing and Proposed Development Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Commerce District	Office, Commercial, Industrial, Public	-	2.0 FAR
Proposed	Low Intensity	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	3-18 units per acre	0.75 FAR

Staff Analysis

The requested Low Intensity land use is consistent and compatible with the surrounding area. The proposed M-2, Medium Industrial, zoning district is consistent with the requested Low Intensity future land use classification, pursuant to Section 122-244 of the Ocala Code of Ordinances. Adequate public facilities exist to service the proposed development.

Factual Support

1. Consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - 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. Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.
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: The subject properties have approximately 1,200-feet of frontage along SW 38th St, and 400-feet of frontage along SW 60th 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 th St (From SW 80 th Ave and SW 60 th Ave)	2	45 MPH	Collector	E	12,744	10,500	C
SW 60 th Ave (From SW 38 th St to SW 20 th 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 38th Street in front of the subject properties.

Potable Water: Service is available. A City water main runs along SW 38th 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 38th 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.

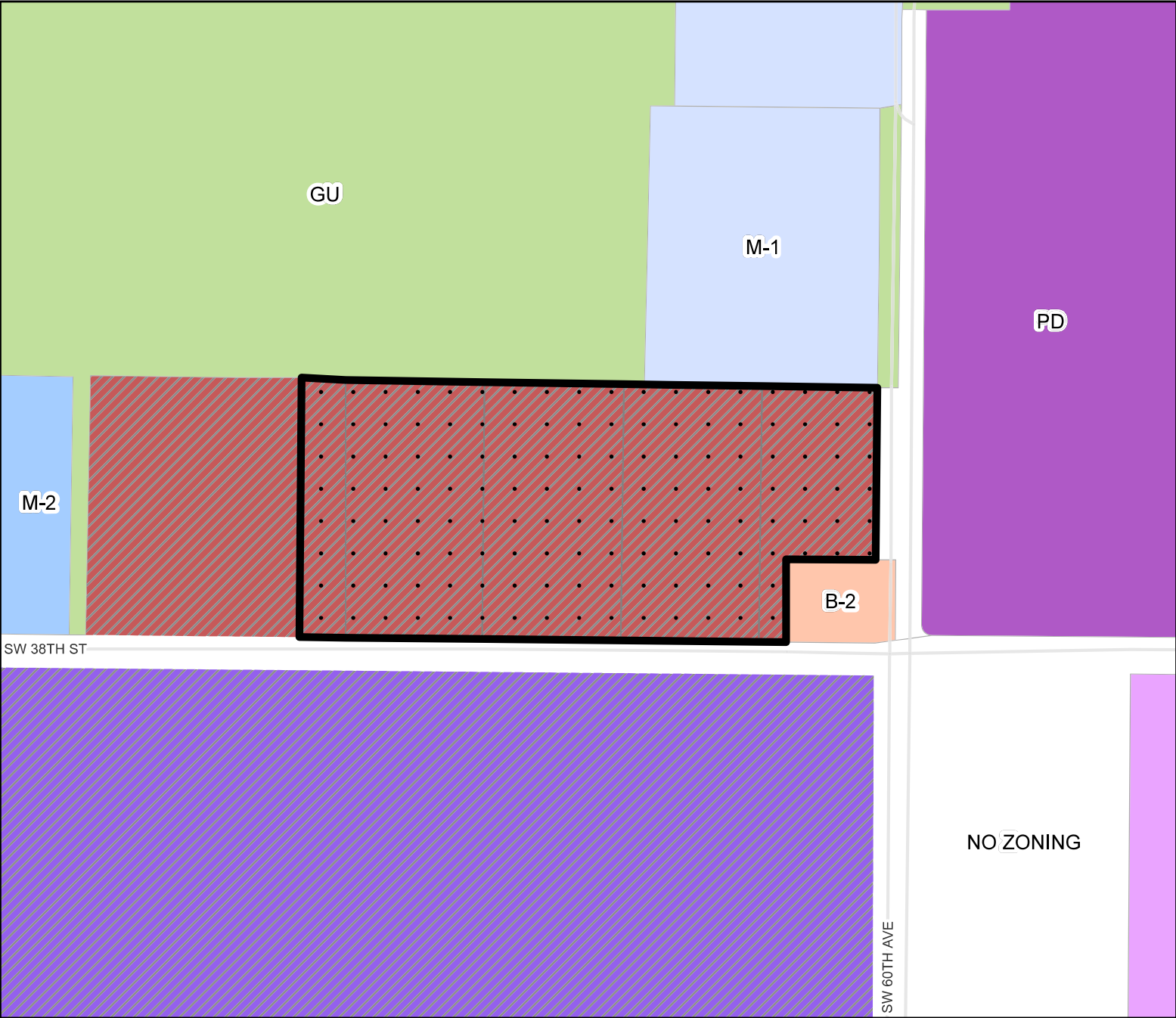
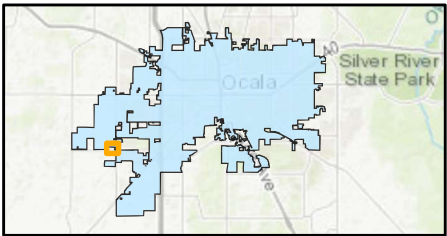
Fire Service: Ocala Fire Rescue Station #6, located at 5220 SW 50th Ct, is approximately 1.55 miles from the subject properties.

Schools: This land use change is not anticipated to affect any school district

Staff Recommendation: <i>Approval</i>
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LAND USE CASE MAP

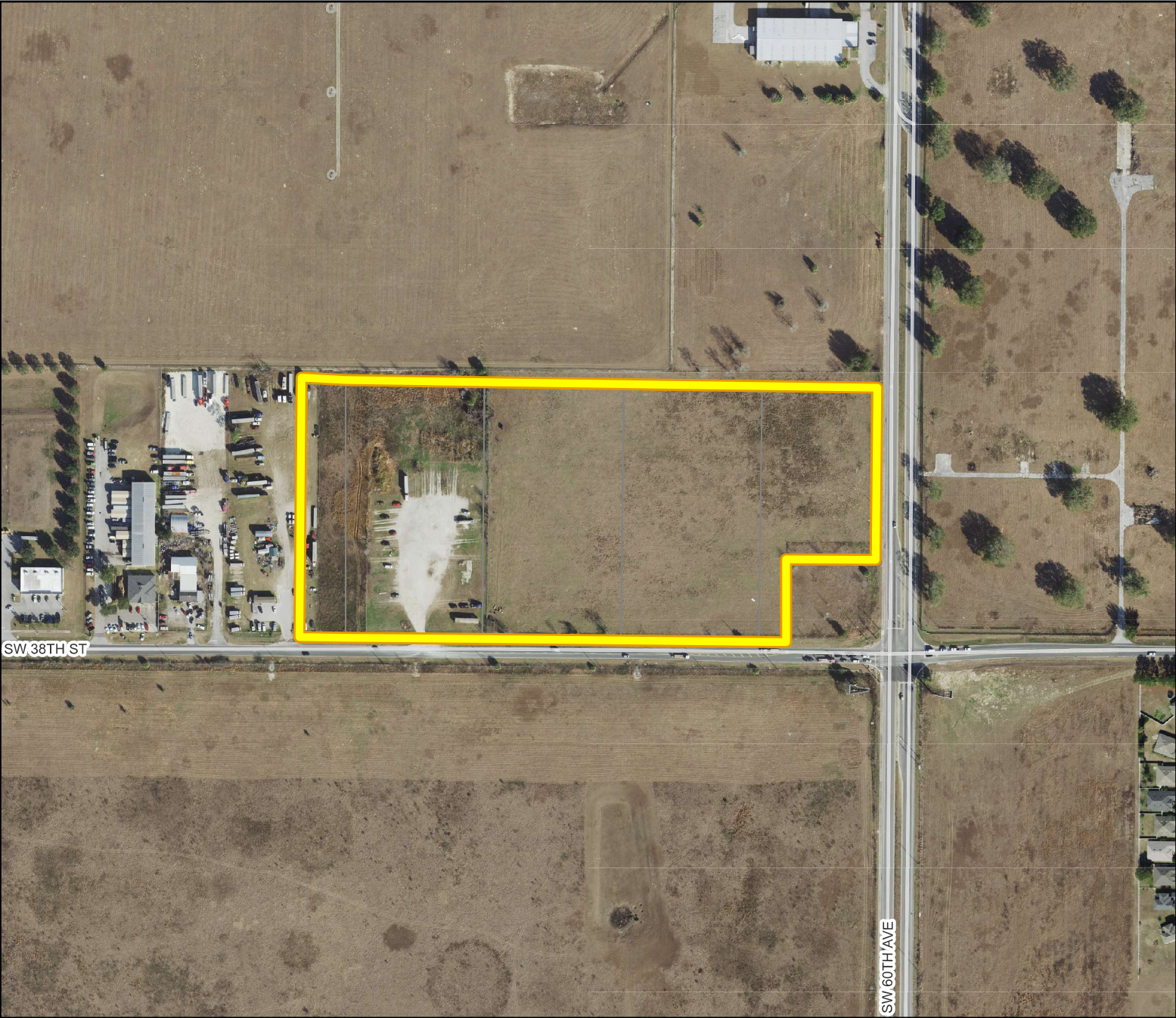
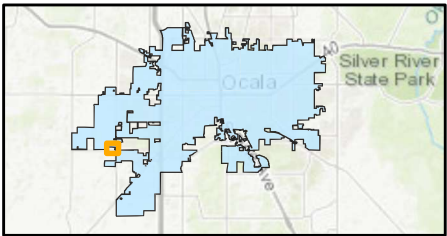
Case Number: LUC23-45497
Parcel Number: 23820-012-03, 23820-012-00, 23820-012-01, 23820-01-02
Property Size: Approximately 19.4 acres
Land Use Designation: Commerce District (County)
Zoning: Heavy Business (County)
Proposal: A request for land use change from Heavy Business (County) to Low Intensity and B-5 to allow for an outdoor RV & boat storage facility and potential warehouse use in the City of Ocala



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

LAND USE CASE MAP

Case Number: LUC23-45497
Parcel Number: 23820-012-03, 23820-012-00, 23820-012-01, 23820-01-02
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SW 38TH ST

SW 60TH AVE

 Property
 Parcels

