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**CITY OF OCALA**  
**PLANNING AND ZONING COMMISSION MEMO**

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Meeting Date: March 11, 2024

Subject: Land Use Change

Submitted by: Emily W. Johnson, AICP

City Council Date: April 2, 2024 (1<sup>st</sup> reading)  
April 16, 2024 (2<sup>nd</sup> & final reading/public hearing)

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**STAFF RECOMMENDATION** (Motion Ready): **Approval** of a small-scale future land use map amendment to change the land use from Commercial (County) to Low Intensity (City) for four parcels located at the northeast corner of NW 60<sup>th</sup> Avenue and W Highway 40, Parcel Numbers 2303-013-001, 2303-012-067, 2303-012-072, and 23174-000-00; approximately 2.56 acres. (Case LUC24-45513).

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

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**BACKGROUND:**

- Petitioner: HWY 40 Investment LLC & Central FL Petroleum Distributors LC
- Property Owner: HWY 40 Investment LLC & Central FL Petroleum Distributors LC
- Agent: Craig Brashier, AICP, CHW Professional Consultants
- The subject properties are in unincorporated Marion County and the petitioner is requesting to annex the properties into the city to connect to City utilities and facilitate future development of a hotel; however, a site plan for the proposed development has not been submitted at this time.
- Two of the four subject properties are improved; Parcel Number 2303-013-001 is currently developed with an operating self-service station/convenience store use (Shell gas station), and Parcel Number 2303-012-067 is currently developed with a single-family residence. Parcel Numbers 2303-012-072 and 23174-000-00 are vacant and undeveloped.
- The subject properties are contiguous to City limits to the south, across SR-40, and to the west, across NW 60<sup>th</sup> Avenue; 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 annexation (ANX24-45512) and rezoning to B-2, Community Business (Case: ZON24-45514).

**FINDINGS AND CONCLUSIONS:** The requested Low Intensity land use is consistent and compatible with the surrounding area. The proposed B-2, Community Business, 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
- Case Map
- Aerial Map