



## Legislation Text

---

**File #:** ORD-2023-50, **Version:** 1

---

Submitted By: Patricia Hitchcock

Presentation By: Patricia Hitchcock

Department: Growth Management

---

### **STAFF RECOMMENDATION (Motion Ready):**

Introduce Ordinance 2023-50 concerning a rezoning 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, Quality of Place

---

### **PROOF OF PUBLICATION:**

N/A

---

### **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 and the park was demolished by 2021.
- It is the petitioner's intent to develop the subject property as a Recreational Vehicle and Boat Storage Facility, an 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, Community Business, zoning 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.

Planning & Zoning Commission recommended approval by a vote of 4-0 at the May 8, 2023, meeting.

**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

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** The ordinance is pending review by the City Attorney, William E. Sexton.

**ALTERNATIVE:**

- Approve with changes
- Deny
- Table

## **ORDINANCE 2023-50**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM M-1, LIGHT INDUSTRIAL, TO M-2, MEDIUM INDUSTRIAL, FOR CERTAIN PROPERTY LOCATED AT 500 SW 33<sup>RD</sup> AVENUE, OCALA, FLORIDA (CASE NO. ZON23-45150); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as M-2, Medium Industrial:

Commencing at the Southwest corner of Section 14, Township 15 South, Range 21 East, Marion County, Florida; thence S.89°58'23"E., 340.83 feet, along the South boundary of said Section 14, to a point on the Easterly right-of-way line of Interstate Highway No. 75; thence N.00°01'31"E., 390.00 feet, along said Easterly right-of-way line, to a point on the Northerly right-of-way line of a 60 foot wide road, 30 feet from as measured at a right angle to the centerline of said 60 foot wide road, known as S.W. 7<sup>th</sup> Street; thence S.89°58'23"E., along said Northerly right-of-way line, a distance of 981.67 feet, to a point on the West line of the SE ¼ of the SW ¼ of said Section 14, said point also being the Point of Beginning; thence N.00°05'30"E., along said West line, a distance of 935.20 feet to the Northwest corner of the SE ¼ of the SW ¼; thence S.89°59'54"E., along the North line of said SE ¼ of the SW ¼ and along the south line of Lot 6 of the recorded plat of Interstate Industrial Park, as recorded in Plat Book "U", Page 35, Public Records of Marion County, Florida,

a distance of 1294.70 feet, to a point on the Westerly right-of-way line of a 60 foot wide road, known as S.W. 33<sup>rd</sup> Avenue, said point being 30 feet from, as measured at a right angle to the centerline of said 60 foot wide road, said point also being the Southeast corner of said Lot 6; thence S.0°12'58"W., along said Westerly right-of-way line, a distance of 94.94 feet, to the Northeast corner of Lot 1, Block "C", of the recorded plat of South Forty Industrial Park, Phase II, as recorded in Plat Book "X", page 98, Public Records of Marion County, Florida; thence S.89°57'30"W., along the North line of said Lot 1, a distance of 99.97 feet to the Northwest corner of said Lot 1, thence S.89°57'30"W., along the North line of Tract "A", as shown on said plat, a distance of 175.89 feet, to the NW corner of said Tract "A", thence S.0°09'25"W., along the West line of said Tract "A", a distance of 249.93 feet, to the SW corner of said Tract "A", thence N.89°57'09"E., along the South line of Tract "A", a distance of 176.00 feet, to the Southwest corner of said Lot 1; thence N.89°57'09"E., along the South line of said Lot 1; a distance of 99.91 feet, to the Southeast corner of said Lot 1, said point also being on said Westerly right-of-way line of S.W. 33<sup>rd</sup> Avenue; thence S.0°09'28"W., along said Westerly right-of-way line, a distance of 150.00 feet; thence leaving said right-of-way line, S.89°58'22"W., 213.14 feet; thence S.0°03'58"W., 60.90 feet; thence S.89°58'22"W., 156.36 feet, to a point on the Southerly projection of the Easterly line of Lot 9, Block "B" of said plat; thence N.0°15'32"E., along the Southerly projection, a distance of 245.00 feet, to the Northeast corner of said Lot 9, said point also being the Northeast corner of said Lot 9, said point also being the Northeast corner of Block "B" of said plat; thence along the North line of said Block "B" the following courses and distances N.89°58'01"W., 365.25 feet, thence S.0°08'34"W., 40 feet, thence N.89°58'13"W., 455.04 feet to the Northwest corner of said Block "B"; thence S.0°05'15"W., along the West line of said Block "B", a distance of 584.85 feet, to the Southwest corner of said Block "B", said point also being on aforesaid Northerly right-of-way line of S.W. 7<sup>th</sup> Street; thence N.89°57'06"W., along said Northerly right-of-way line, a distance of 105.04 feet, to the Point of Beginning. (aka: Parcel 22774-000-03)

Together with:

Lots 7, 8, and 9, Block B, SOUTH FORTY INDUSTRIAL PARK PHASE II, according to the plat thereof recorded in Plat Book X, Page 98, Public Records of Marion County, Florida. (aka: Parcel 2277-002-007)

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from M-1, Light Industrial, to M-2, Medium Industrial, as to lands described in Section 1 of this ordinance.

Section 3. Severability Clause. Should any provision or section of this ordinance be held by a Court of Competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall take effect upon approval by the Mayor, or upon being law without such approval.

**ATTEST:**

**CITY OF OCALA**

By:  
Angel B. Jacobs  
City Clerk

By:  
James P. Hilty Sr.  
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Reuben Kent Guinn  
Mayor

Approved as to form and legality:

By: \_\_\_\_\_  
William E. Sexton  
City Attorney

Ordinance No: 2023-50  
Introduced: Click or tap to enter a date.  
Adopted: Click or tap to enter a date.  
Legal Ad No: Click or tap here to enter text.