
CITY OF OCALA

Meeting Date: May 20, 2024

PLANNING AND ZONING COMMISSION MEMO

Subject: Rezoning
Submitted By: Endira Madraveren
City Council Date: June 4, 2024 (Introduction & first reading)
June 18, 2024 (Adoption)

Staff Recommendation (Motion Ready): **Approval** of a rezoning from M-3, Heavy Industrial, to M-2, Medium Industrial to facilitate an equipment rental and leasing business on a portion of the property located at 1700 NW 8th Avenue, Parcel 25448-000-00, approximately 7.00 acres (Case ZON24-45606).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Petitioner: Railyard One, LLC
- Property Owner: Railyard One, LLC
- Agent: Jean Abi-Aoun, P.E., Florida Engineering Group, Inc
- The portion of the property requesting a rezoning is vacant and undeveloped; the applicant has indicated an intention to develop an equipment rental and leasing business, neither a conceptual plan nor site plan depicting future development have been submitted.
- The subject property is zoned M-3, Heavy Industrial, which does not permit some less intense industrial uses such as equipment rental and leasing.
- The subject property is adjacent to similar heavy industrial uses to the north and the west. The subject property received a Special Exception for outdoor manufacturing for concrete batching in 2023. It subsequently received approval for a site plan for the concrete batching plant.
- Future development will be subject to site plan review in accordance with Article IV of Chapter 122 of the Code of Ordinances.

FINDINGS AND CONCLUSIONS: The proposed rezoning is consistent with the Employment Center Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances. Adequate public facilities exist to service the proposed development. The proposed zoning is consistent and compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve
- Deny

- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Case Aerial
- Approved Site Plan (SPL23-45302)