



# Staff Report

Case No. ZON24-45612

Planning & Zoning Commission: May 20, 2024

City Council (1<sup>st</sup> Reading): June 4, 2024

City Council (Adoption): June 18, 2024

**Petitioner:** Marion County Board of County Commissioners  
**Property Owner:** R.L.R. Investments LLC  
**Agent:** N/A  
**Project Planner:** Endira Madraveren  
**Applicant Request:** Rezone from M-1, Light Industrial, (County) to GU, Governmental Use (City)  
**Existing Future Land Use:** Employment Center (County)  
**Proposed Future Land Use:** Public (City)  
**Existing Zoning District:** M-1, Light Industrial (County)  
**Proposed Zoning District:** GU, Governmental Use (City)

## Parcel Information

**Acres:** ± 7.44 acres  
**Parcel(s)#:** 21630-003-01  
**Location:** Property located in the 6000 block of NW 3rd Place  
**Existing use:** Vacant/Undeveloped  
**Overlay(s):** N/A

## Adjacent Property Information

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	Employment Center (County)	M-1, Light Industrial (County)	Vacant/Undeveloped
<b>West</b>	Commerce District (County)	B-5, Heavy Business (County)	Vacant/Undeveloped Marion Alachua Dog Training Association
<b>South</b>	Employment Center (County)	M-1, Light Industrial (County)	Vacant/Undeveloped
<b>East</b>	Low Intensity	PD, Planned Development	Vacant/Undeveloped

**Background**

The subject property, identified by Parcel Identification Number 21630-003-01 is approximately 7.44 acres, and is generally located in the 6000 Block of NW 3<sup>rd</sup> Place. The subject property was part of a larger property purchased by R.L.R Investments LLC in 2020. Parcel 21630-002-01 recently underwent a lot reconfiguration and the subject parcel (21630-003-01) was a result of that reconfiguration process.

The surrounding area consists of largely undeveloped/vacant properties. Properties to the north are zoned agricultural but owned by the same property owner as the subject property. Properties south of SR40 are owned by the City of Ocala International Airport and undeveloped with the exception of the airport which has its nearest taxiway approximately 2,000-feet to the south of the boundary of the subject property. Single-family residential properties are located east of NW 60<sup>th</sup> Avenue, while industrial properties are located west of the subject property.

The Petitioner has submitted concurrent applications to annex (ANX24-45610), amend the land use (LUC24-45611) and change the zoning district (ZON24-45612) of the subject parcel to Public and GU, Governmental Use, respectively. Along with this application, the petitioner is also requesting to amend the land use (LUC24-45596) Public and change the zoning district (ZON24-45597) to GU, Governmental Use, for the property located directly to the east (21630-003-00). It is the intention of the applicant to establish this property as the new Marion County Animal Shelter. R.L.R Investments, LLC has also submitted applications for the annexation (ANX24-45595) and land use amendment (LUC24-45608) to allow for an access drive into the subject property for the development of the Animal Shelter.

Located to the north of the Ocala International Airport, the properties will require an avigation easement at such time that they are developed with vertical improvements. This easement limits the right to generate noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke, and other effects inherent to the operation of aircraft. This agreement is necessary for maintaining safety and accommodating aviation needs near the airport.

**Existing and Proposed Development Standards**

	<b>Zoning District</b>	<b>Intent and Purpose</b>	<b>Minimum Lot Area (square feet)</b>	<b>Maximum Building Height (feet)</b>
<b>Existing</b>	M-1, Light Industrial (County)	The Light Industrial classification is intended to provide land for primarily the manufacture of small articles and products which do not involve the use of any materials, processes, or machinery or production of a product likely to be detrimental to nearby or adjacent residential or business property. Phased developments are allowed. Consideration shall be given to transportation facilities (rail and highway) traffic circulation, parking, utility needs,	N/A	50 feet

		aesthetics, and compatibility.		
<b>Proposed</b>	GU, Governmental Use	The governmental use (G-U) district is intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Areas classified G-U are shown on the official zoning map, but no column for G-U use restrictions is shown in division 2 of this article, since any lawful government use or related use, including commercial and industrial development at the Ocala International Airport, can be carried on in a G-U district. However, any governmental use or related use shall be compatible with surrounding uses.	N/A	N/A

**Staff Analysis**

The requested Public land use is consistent and compatible with the surrounding area. The proposed GU, Governmental Use, zoning district is consistent with the requested Public 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 6.6: Public The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan
  - 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 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
SR 40 (From SW80 Av to SW 60 Av)	4	55 MPH	Arterial	D	39,800	23,100	C

**Electric:** The subject property is within the Sumter Electric Co-Op service area.

**Internet:** City fiber networks run along the northern portion of the Ocala Airport property south of W Highway 40.

**Potable Water:** Service is available. A 16-inch City distribution main runs along W Highway 40. Connections will be determined during the site plan and approval process.

**Sanitary Sewer:** Service is available. A 10-inch City gravity main runs along the southern side of W Highway 40. Connections will be determined during the site plan and approval process.

**Stormwater:** The subject property does not appear to be 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:** Service is available to the property.

**Fire Service:** Ocala Fire Rescue Station #4 is located at 3300 SW 20th St, is approximately 4 miles from the subject property.

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

**Factual Support**

3. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:
  - a. Section 122-133(b)(1): The application requests to rezone parcel or parcels that are a minimum of 30,000 square feet of area not separated by a right-of-way for a street, a street, or a drainage retention area.
  - b. Section 122-244 - District criteria: Zoning districts allowed under each land use classification.

<b>Public</b>	G-U, FBC
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- c. Section 122-481: The government (G-U) district is intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Areas classified G-U are shown on the official zoning map, but no column for G-U use restrictions is shown in division 2 of this article, since any lawful government use or related use, including commercial and industrial development at the Ocala International Airport, can be carried on in a G-U district. However, any governmental use or related use shall be compatible with surrounding uses.
4. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

<b>Staff Recommendation:</b> <i>Approval</i>
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