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

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**Meeting Date: March 11, 2024**

**Subject:** Rezoning

**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 request to rezone from B-2, Community Business (County), to B-2, Community Business (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 ZON24-45514).

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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. Both existing uses are permitted within the requested B-2, Community Business zoning district under City of Ocala Code of Ordinances Section 122-622. 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 subject properties are currently zoned B-2, Community Business in unincorporated Marion County; the existing self-service station/convenience store and single-family residence uses, and the proposed hotel use, are permitted within the requested B-2, Community Business zoning district under City of Ocala Code of Ordinances Section 122-622. The subject properties meet the minimum frontage requirement (100-feet) and the minimum area requirement (10,000 square feet) for the requested B-2, Community Business, zoning district.
- The petitioner has submitted concurrent applications for annexation (ANX24-45512) and land use change to Low Intensity (Case: LUC24-45513).

**FINDINGS AND CONCLUSIONS:** The B-2 zoning district is consistent with the requested Low Intensity 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 with changes.
- Deny
- Table

**SUPPORT MATERIALS:**

- Staff Report
- Case Map
- Aerial Map