
CITY OF OCALA

Meeting Date: March 11, 2024

PLANNING AND ZONING COMMISSION MEMO

Subject: Rezoning

Submitted By: Emily W. Johnson, AICP

City Council Date: April 2, 2024 (Introduction & first reading)
April 16, 2024 (Adoption)

Staff Recommendation (Motion Ready): **Approval** of a rezoning from PUD-09, Planned Unit Development, to M-1, Light Industrial, to facilitate development of a low-impact industrial warehouse use on property located in the 3400 block of NE 36th Avenue, in proximity to the southwest corner of NE 36th Avenue and NE 24th Street, north of the CSX Railroad, PID 24272-001-00, approximately 11.61 acres (Case ZON23-45443).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Petitioner: A P LLC
- Property Owner: A P LLC
- Agent: David Tillman, Tillman & Associates Engineering, LLC
- On June 19, 2007, the City Council adopted rezoning PUD07-0002 through Ordinance 5678, which changed the zoning district from M-1, Light Industrial, to PUD-09, Planned Unit Development and approved the associated conceptual plan for Oakview Park, a residential PUD containing a maximum of 100 dwelling units (8.4 dwelling units per acre).
- The current request is to rezone the subject property from Planned Unit Development (PUD) zoning district to Light Industrial (M-1), citing market and demand changes. The Petitioner's narrative statement identifies an intention to develop the site with a low-impact industrial warehouse use.
- The underlying Employment Center Future Land Use classification is generally intended for industrial, office and commercial uses, but does allow for residential uses as part of a mixed-use Planned Development (PD). The Petitioner's request and intention to develop the subject property as Light Industrial (M-1) is consistent and compatible with the Employment Center Future Land Use.
- The proposed M-1 zoning district is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use if it complies with design criteria. Service establishments serving the industrial uses, or the district, are also permitted.
- The Petitioner has submitted a concurrent application to delete Future Land Use Policy 18.7 and associated development conditions adopted through Ordinance 5610 (FLUP23-

45444), in order to allow for the subject property to be developed in a manner consistent with the present Employment Center future land use designation; the proposed text amendment was transmitted to the Florida Department of Commerce (FL-Commerce) on February 19, 2024, the rezoning of the subject property from PUD-09 to M-1 will be presented to City Council for approval at the same time as the policy amendment is presented for adoption.

FINDINGS AND CONCLUSIONS: The proposed rezoning would allow for future development consistent with the Employment Center future land use designation and is compatible with the surrounding area. Adequate public facilities exist to service the proposed use.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Letter from the Engineer
- Case Map
- Case Aerial