



Marion County Board of County Commissioners

Date: 7/28/2021

P&Z: 7/26/2021 BCC: 8/17/2021

**Item Number
210813SU**

Type of Application
Special Use Permit

Request
Replace existing concrete
batching plant with silo
height of 80'

Owner/ Applicant
CEMEX of FL LLC

Agent
Bo, Sigurd

Parcel #/Acreage
2332-001-000/3.92

Future Land Use
Commerce District

Existing Zoning
M-2: Heavy
Manufacturing

**Staff
Recommendation**
Approval with
Conditions

**P&Z
Recommendation:**
Approval with
Conditions
(ON CONSENT)

Project Planner
Kenneth Odom,
Transportation Planner



Item Summary

Staff is recommending **Approval with Conditions** of the Special Use Permit (SUP) to allow for a replacement concrete plant that will be identical in size and capacity to the existing plant. The SUP is required because the concrete plant has two silos that are eighty feet (80') tall but the height limit of any structure in M-2: Heavy Manufacturing is fifty-feet (50').

The site has been functioning for over twenty years as a concrete production and distribution facility beginning in July 2000 when operations were initiated by the American Concrete Company LLC. CEMEX purchased the operation in May 2003 and has been the owner/operator since that time.

The existing concrete plant machinery is the original equipment that was installed in 2000 as it has reached the end of its operational expectancy. The plant has just recently been taken offline in preparation for new plant to be installed. The applicant will be installing a 'Stephens Thoroughbred' concrete batching plant that and estimates approximately 500 to 600 yards of concrete will be produced and delivered from this site on a daily basis. Similar quantities were produced recently while the existing site was in full operation so vehicular

Additional Information
N/A

Comprehensive Plan Amendment:
N/A

Code Case: None

trips from the site are anticipated to be nearly the same. Approximately fifty to eighty trucks per day.

Public Notice

Notice of public hearing was mailed to 6 property owners within 300 feet of the subject property. No written comments have been received in support of or opposed to this zoning change.

Location

The subject parcel is located at 2355 SW 60th Avenue. It is located immediately east of the Ocala International Airport, approximately three hundred feet (300') north of SW 25th Street.

The following table summarizes adjacent future land use designations, zoning districts and existing uses:

SURROUNDING ROADWAY CONDITIONS						
Road	Class	Maint.	Existing Conditions			
			AADT	No. Lanes	v/C	LOS
SW 60 th Ave	Collect or, Arterial (urban)	City	15,300	4	0.43	C

ADJACENT PROPERTY CHARACTERISITICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Industrial	M-1 Light Industrial	(40) Vacant Industrial
South	Urban Commerce District & Public	I-C Industrial Complex	(41) Light Manufacturing
East	Public	M-2 Heavy Industrial	(40) Vacant Industrial
West	Industrial	G-U Government Use	(20) Terminal-Air/Bus/Train/Marine

Utilities

Water and sewer service is available through well and septic only. Electrical service is provided by Ocala Electric Utilities.

Analysis

In reaching its decision, the Board of County Commissioners will find:

a. Granting the proposed Special Use Permit will not adversely affect the public interest.

Identical activities that previously occurred at this site are proposed to occur once the new concrete batching plant has been installed. There is no expansion of the business and no additional commercial activities are proposed. Replacement of the concrete batching plant and allowing for tower heights of eighty feet will not adversely affect the public interest.

b. The proposed Special Use Permit is consistent with the current Comprehensive Plan.

The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates this property as Commerce District which is compatible with the activities that are proposed to continue on the subject parcel.

c. The proposed Special Use Permit is compatible with land uses in the surrounding area.

The subject parcel is approximately four acres in size and surrounded by intensely zoned commerce and industrial uses. The Special Use Permit is compatible with land uses in the surrounding area.

Planning and Zoning Staff is recommending **Approval** with the following conditions:

1. The site shall be operated consistent with the submitted conceptual plan and conditions as provided with this approval.
2. This Special Use Permit shall run with the applicant (CEMEX of Florida LLC) and not the property.
3. Construction of the concrete batching facility shall be limited to eighty-feet (80') as indicated in the application. Any expansion or increase in height of the concrete batch plant shall require obtaining a new Special Use Permit for the expansion/modification.
4. The Special Use Permit shall expire on August 17, 2026; however it may be renewed administratively up to three times, in five-year increments, by a written instrument signed and issued by the Growth Services Director (or position equivalent to the Growth Services Director at that time), unless:
 - a. There have been unresolved violations of the County Land Development Code, the County Code of Ordinances, and/or the conditions of the Permit,
 - b. Neighboring property owners within 300' of the subject property have complained to the County Code Enforcement, Zoning, or equivalent/similar Departments/Divisions about the uses of the subject property by this Permit, or
 - c. The Growth Services Manager determines that renewal should be considered directly by the Board of County Commissioners through the Special Use Permit review process (or review process equivalent at that time).

Zoning

M-2: Heavy Industrial adjacent to M-1: Industrial (City of Ocala), M-2: Heavy and I-C: Industrial Complex.



Land Use

The subject parcels land use is Commerce District and is adjacent to other intense uses of Employment Center and (City of Ocala) Manufacturing.



Photos



Concrete Batching Plant - Existing



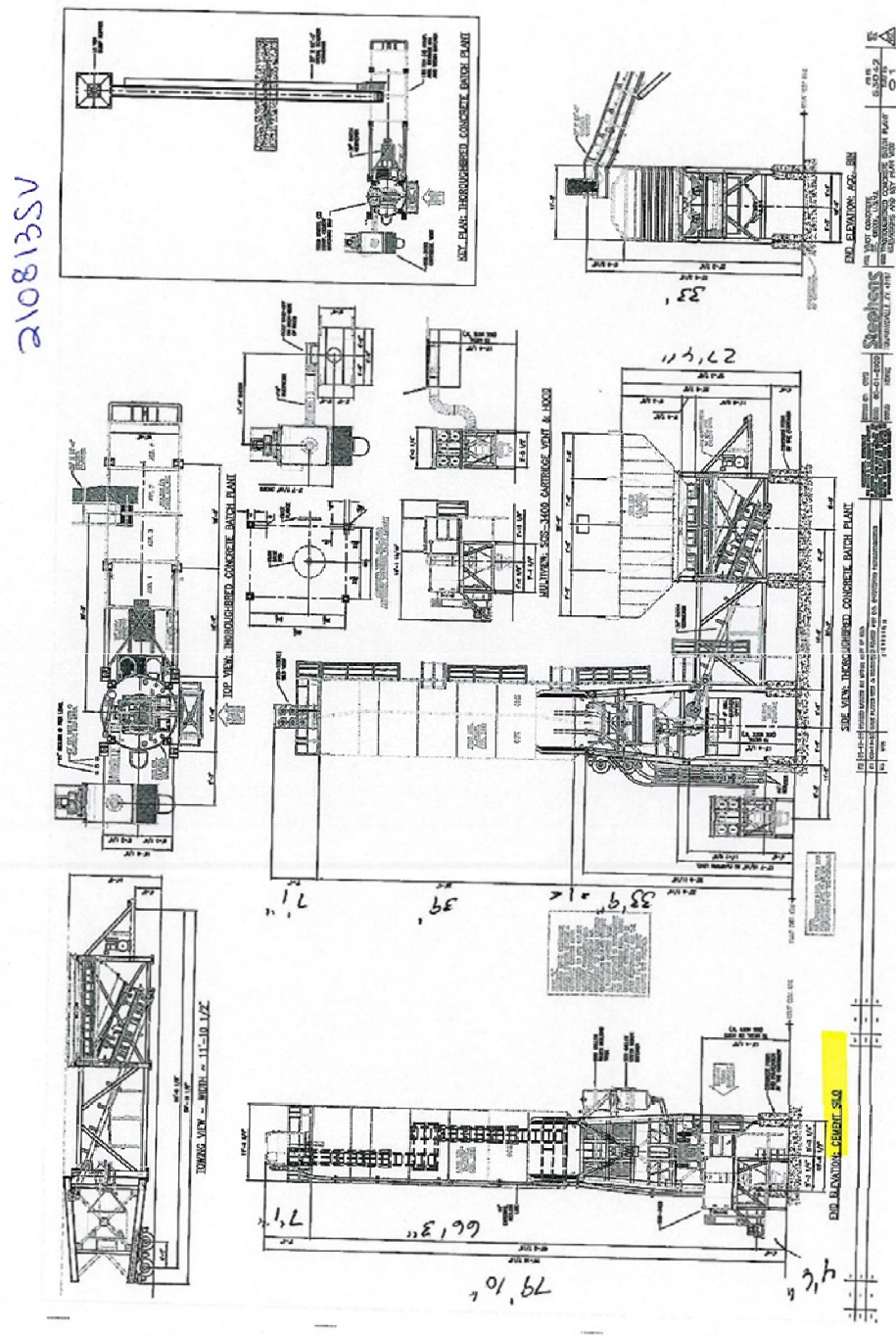
Concrete Batching Plant and Office Trailer



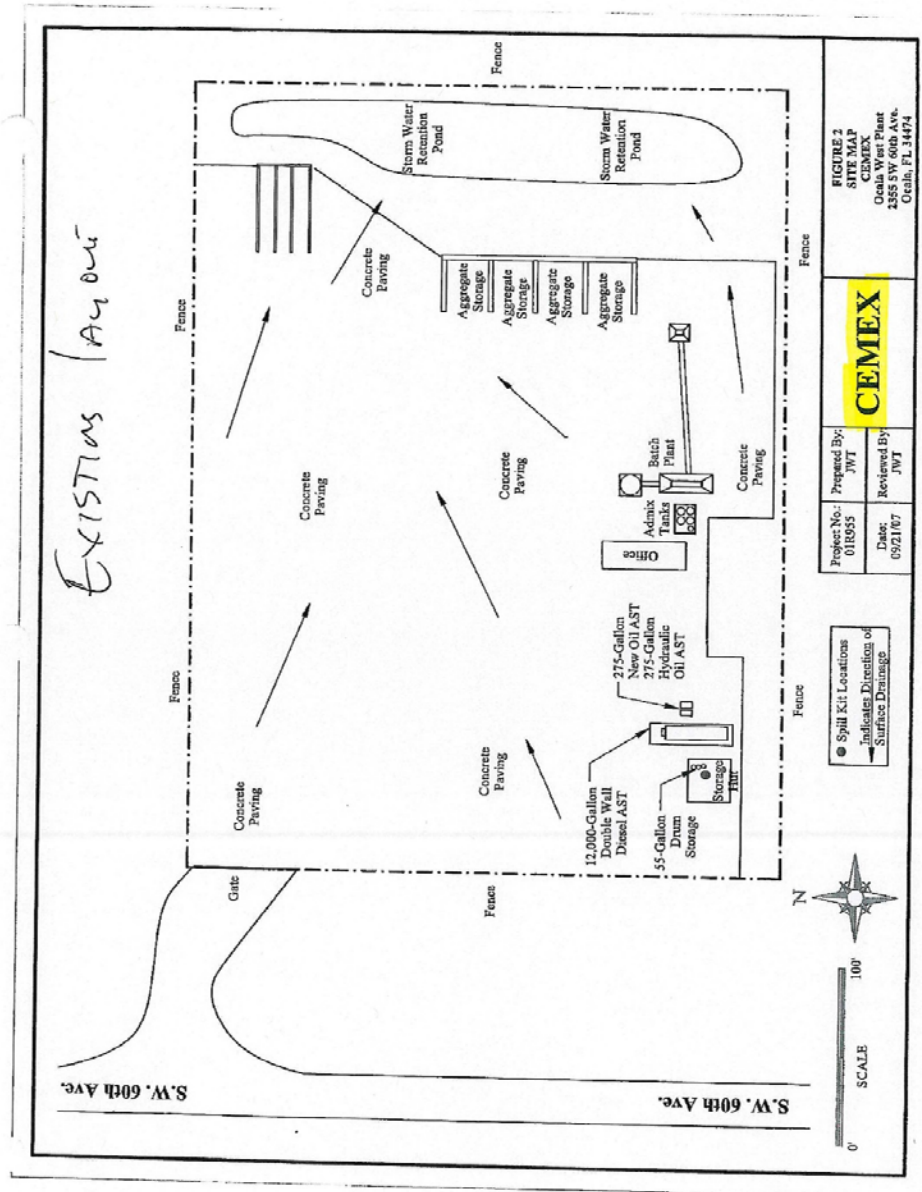
Aggregate Storage Area



New Concrete Batching Plant – (Model: Stephen's Thoroughbred)



New Concrete Batching Plant - Schematic



Site Plan

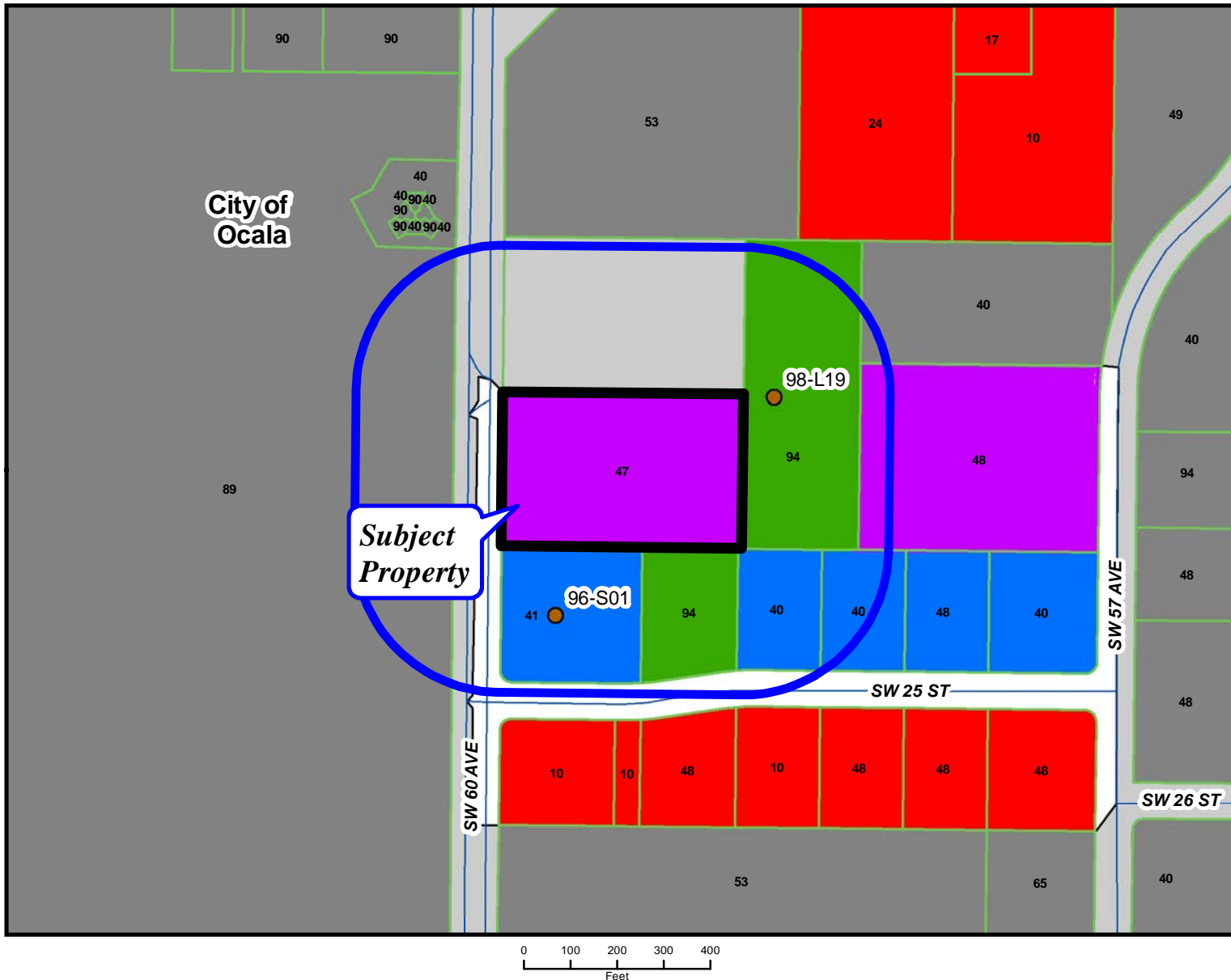
Aerial: 210813SU





0 100 200 300 400
Feet



Existing Land Use Designation 210813SU



Use per MC Property Appraiser		OWNER(S): Rinker Materials of FL, Inc. c/o Jeffery B. Bobolts CEMEX Construction Materials FL, LLC
01	Single Family Res	
50-69/99	Agricultural	AGENT: Sigurd Bo
00/10/40/70	Vacant	
71	Church	PARCEL(S): 2332-001-000
02	Mobile Home	
06-07/11-39	Commercial	 <p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p> 
41-49	Industrial	
83-98	Public	
82	Recreation	
03-05/08	Multi-Family	
77	Club/Lodge/Union Hall	

Legend

- All Amendments
 Rural Land (1 du/10 ac)
 Urban Residential (8 - 16 du/ac)
 Employment Center (0 - 12 du/ac; FAR 2.0)

Policy 1.20
 Low Residential (0 - 1 du/ac)
 Rural Activity Center (0 - 2 du/ac; FAR 0.35)
 Commerce District (N/A; FAR 2.0)

★
 Medium Residential (1 - 4 du/ac)
 Rural Community (0 - 3 du/ac; FAR 0.70)
 Public (N/A; FAR 1.0)

High Residential (4 - 8 du/ac)
 Commercial (0 - 6 du/ac; FAR 1.0)
 Preservation (N/A; N/A)

Farmland Preservation Area
 Environmentally Sensitive Overlay Zone (ESOZ)
 Municipality

210813 SU

AR#: 26829

PA#: 2332-001-000



**Marion County
Board of County Commissioners**

Growth Services
2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2600 Fax:
352-438-2601

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Height Increase - Existing (75')

facility, existing equipment. Due to age and equipment wear (silo) we need to replace existing plant w/ new plant (same plant)

Legal Description: (Please attach a copy of the deed and location map.) Parcel Zoning: M-2 ✓

Parcel account number(s): 2332-001-000

Property dimensions: _____ Total acreage: 3.92 Acres ✓

Directions: Situa: 2355 SW 60th Ave, Ocala, FL

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. Please print all information, except for the Owner and Applicant/Agent signature.

c/o: (CEMEX) Rinker Materials of FL, Inc. Sigurd Bo

Property Owner name (please print)

1501 Belvedere Rd ✓

Mailing Address

West Palm Beach, FL 33406

City, State, Zip code

407-243-5300

Phone number (include area code)

c/o: Jeffrey B. Bobolts@cemex.com

E-mail address

Signature

Applicant or agent name (please print)

800 Magnolia Ave Ste 300

Mailing Address

Orlando, FL 32803

City, State, Zip code

407-312-7119

Phone number (include area code)

Sigurd.bo@cemex.com

E-mail address

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or denied. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

STAFF/OFFICE USE ONLY				
Project No.: <u>2002090087</u>	Code Case No.: <u>NA</u>	Application No.:		
Rcvd by: <u>CB</u>	Rcvd Date: <u>5/26/2021</u>	FLUM: <u>CD</u>	Zoning Map No.: <u>146</u>	Rev: <u>07/1/2019</u>

AR 26829

Ocala Airport Properties
Lot 1

STR
21-1521

M-2 zone
CD Land Use

Empowering Marion for Success

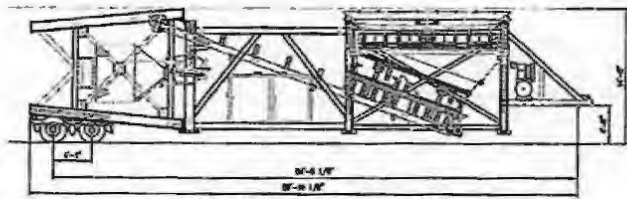
www.marioncountyfl.org

"Ocala Airport Properties" Lot 1

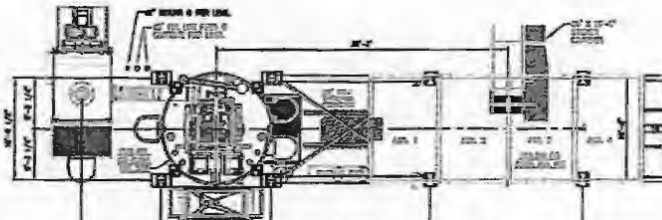
Findings of Fact Requirements:

1. This is an existing facility. Access to the business is off SW 60th Ave. The entrance is paved in concrete and leads into the yard. The yard and parking areas are all paved with concrete. Employee parking is along the existing block wall on the west side of the property. There is customer parking also in this area.
2. Existing facility. Parking is concrete paved along the west side of the property near the office and out of the industrial area of the plant. Traffic patterns will be posted with pedestrian walkways identified. Parking will mainly be employee parking as no customers are expected at the site. If they do visit the site there is two spots, along with a handicap spot next to the office.
3. Utilize existing facilities that are on site, Dumpster will be on site hidden from view along the wall and between storage buildings on site.
4. Power is provided by city of Ocala. Water is by private well, and site is on septic.
5. Property along the front and entrance (SW 60th Ave) is sodded, with a block wall running the length of the property with mature trees along the roadside portion of the wall. Property is fenced all the way around and locked during off hours.
6. Business sign out front is existing, and property will have yard lighting on during off hours.
7. Existing facility that has green space and paved area designed to comply with our operating permits regulated FDEP.
8. Existing site in an Industrial Area. The parcel to the north is vacant property. The property to the east is retention pond. The property to the south is industrial manufacturing warehouse. TO the West is the airport.
9. Existing site, no change in use. Just requesting a height variance to change out our equipment with the same equipment. Current equipment is old and needs to be replaced so that we can operate meeting the growing demand for materials and building expands west. Existing silos are the same height as proposed new silo. We are willing to meet any special conditions necessary to get this height variance.

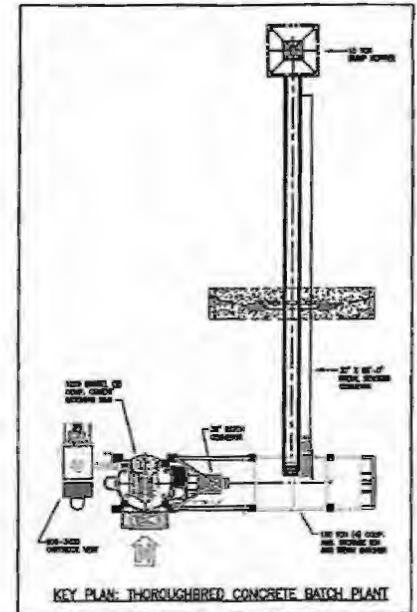
210813SV



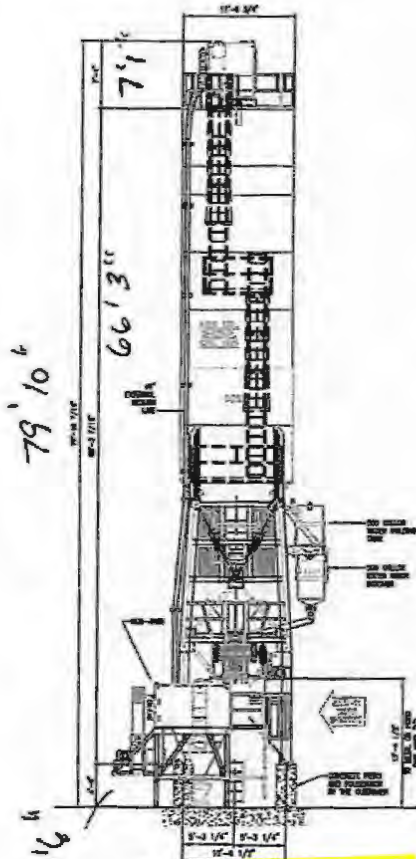
TOWING VIEW - WIDTH ~ 11'-10 1/2"



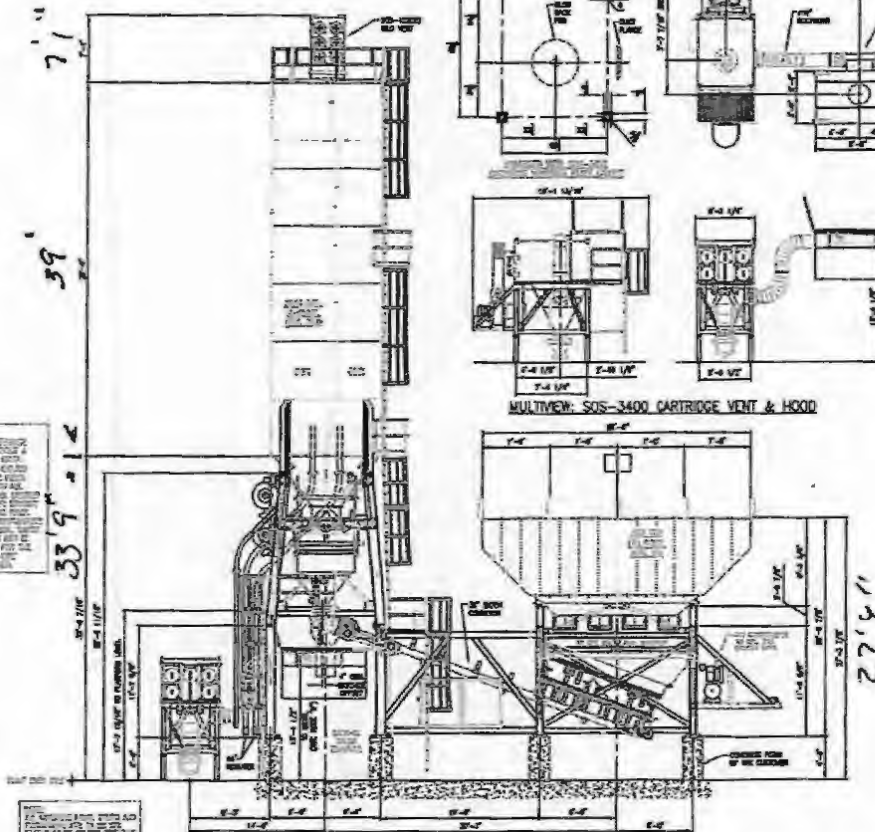
TOP VIEW: THOROUGHBRED CONCRETE BATCH PLANT



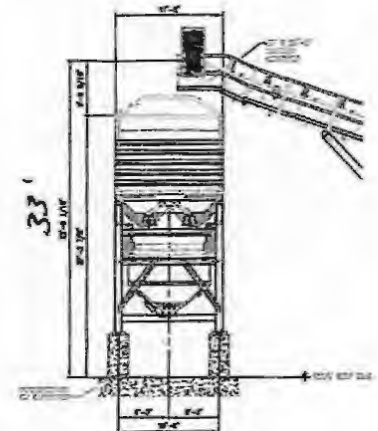
KEY PLAN: THOROUGHBRED CONCRETE BATCH PLANT



END ELEVATION: CEMENT SILO



SIDE VIEW: THOROUGHBRED CONCRETE BATCH PLANT



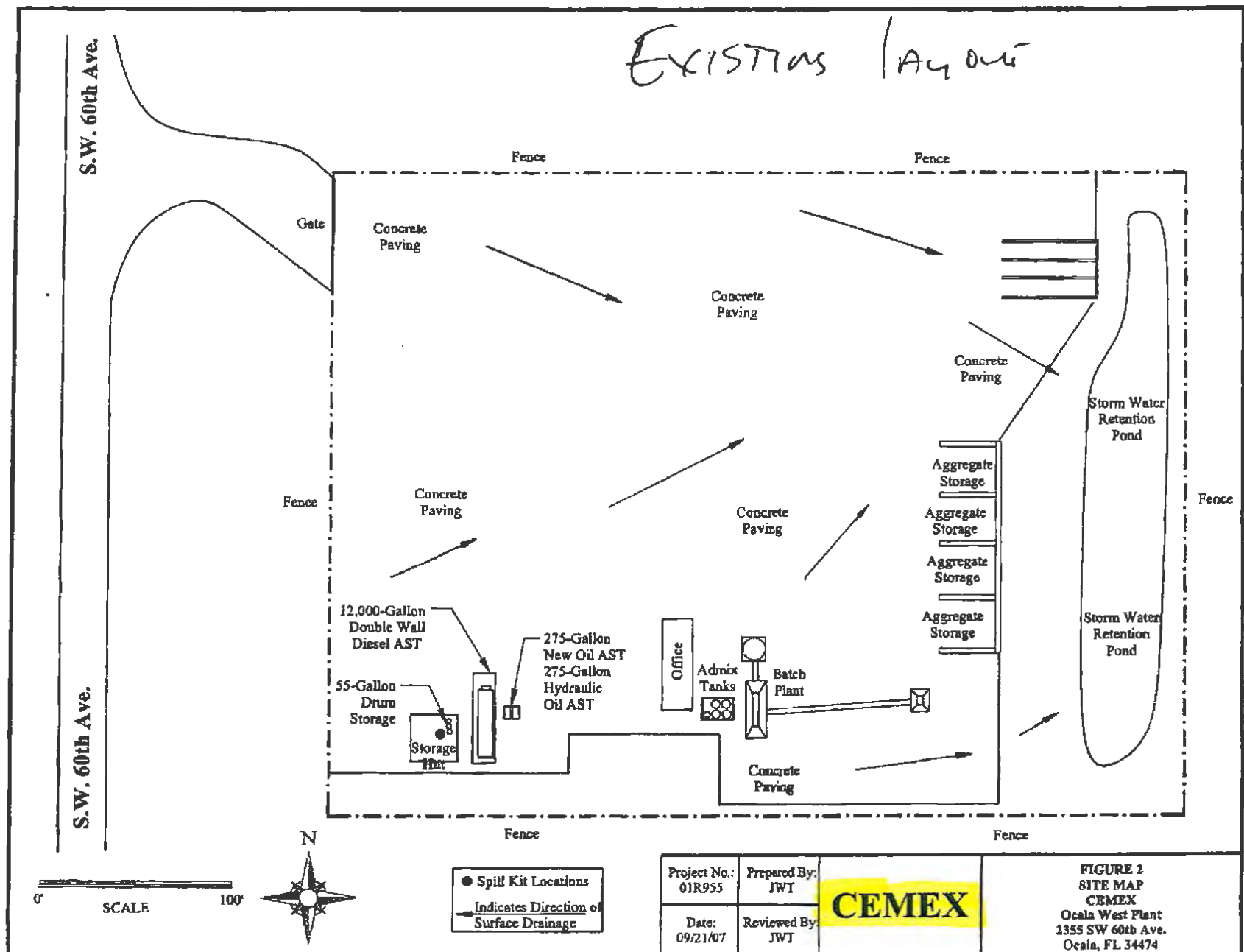
END ELEVATION: AGG. BIN

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	10-01-80
2	ISSUED FOR CONSTRUCTION	10-01-80
3	ISSUED FOR CONSTRUCTION	10-01-80
4	ISSUED FOR CONSTRUCTION	10-01-80
5	ISSUED FOR CONSTRUCTION	10-01-80
6	ISSUED FOR CONSTRUCTION	10-01-80
7	ISSUED FOR CONSTRUCTION	10-01-80
8	ISSUED FOR CONSTRUCTION	10-01-80
9	ISSUED FOR CONSTRUCTION	10-01-80
10	ISSUED FOR CONSTRUCTION	10-01-80

Stephens
 ENGINEERS
 1000 N. 10TH ST.
 CHAMPAIGN, ILL. 61821

1000 N. 10TH ST.
 CHAMPAIGN, ILL. 61821
 63042
 01

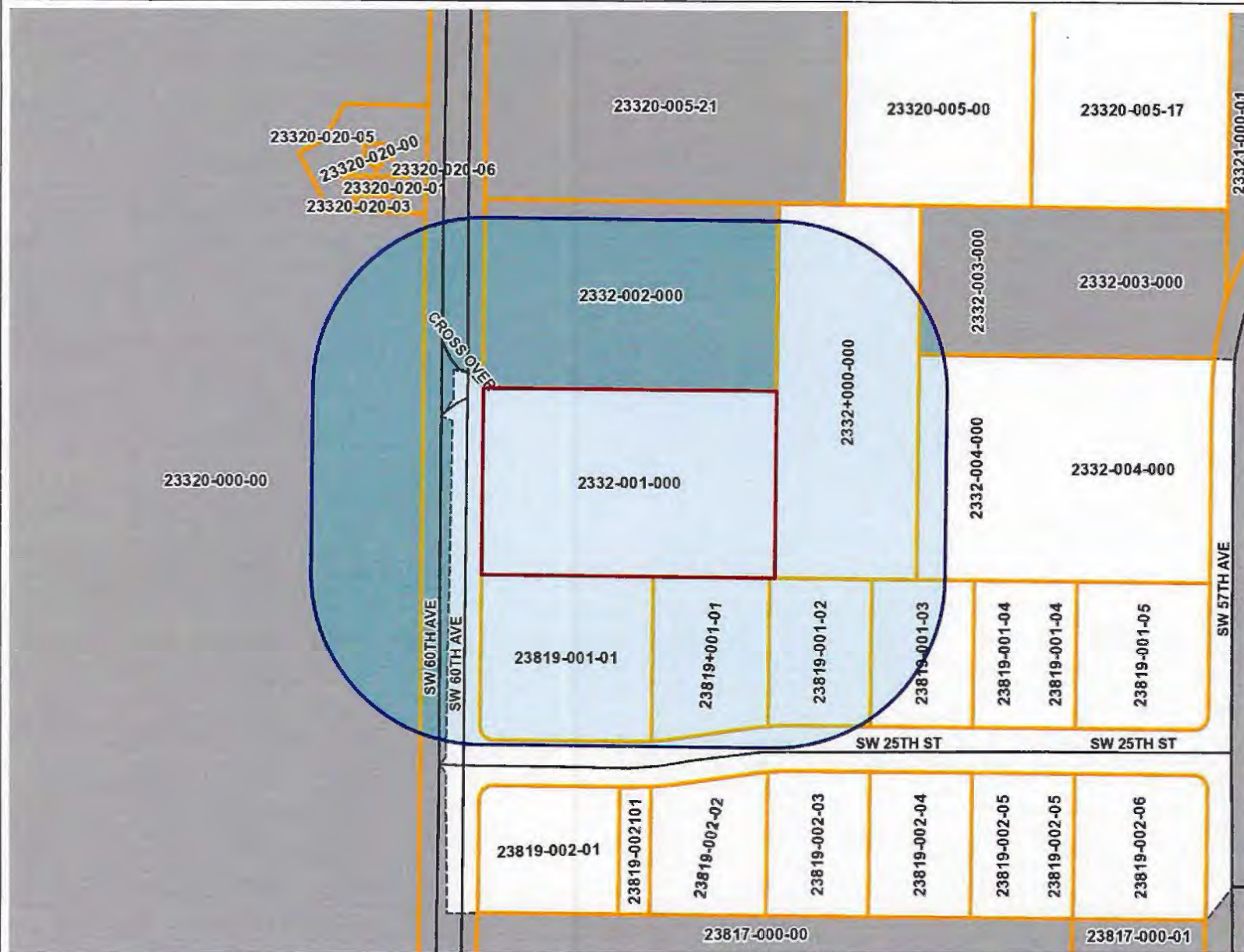
EXISTING LAYOUT



Project No.: 01R955	Prepared By: JWT
Date: 09/21/07	Reviewed By: JWT



FIGURE 2
SITE MAP
CEMEX
 Ocala West Plant
 2355 SW 60th Ave.
 Ocala, FL 34474



Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County

1: 3,175

1 in = 0.05 Miles



Notes

C/O: CEMEX CONSTRUCTION MATERIALS FL, LLC - JEFFERY B. BOBOLTS
AGENT: SIGURD BO

0.1 0 0.05 0.1 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By: dp

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

Creation Date: 6/14/2021