



**Marion County
Board of County Commissioners**

Growth Services

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Ocala, FL 34470
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**PLANNING & ZONING SECTION
STAFF REPORT**

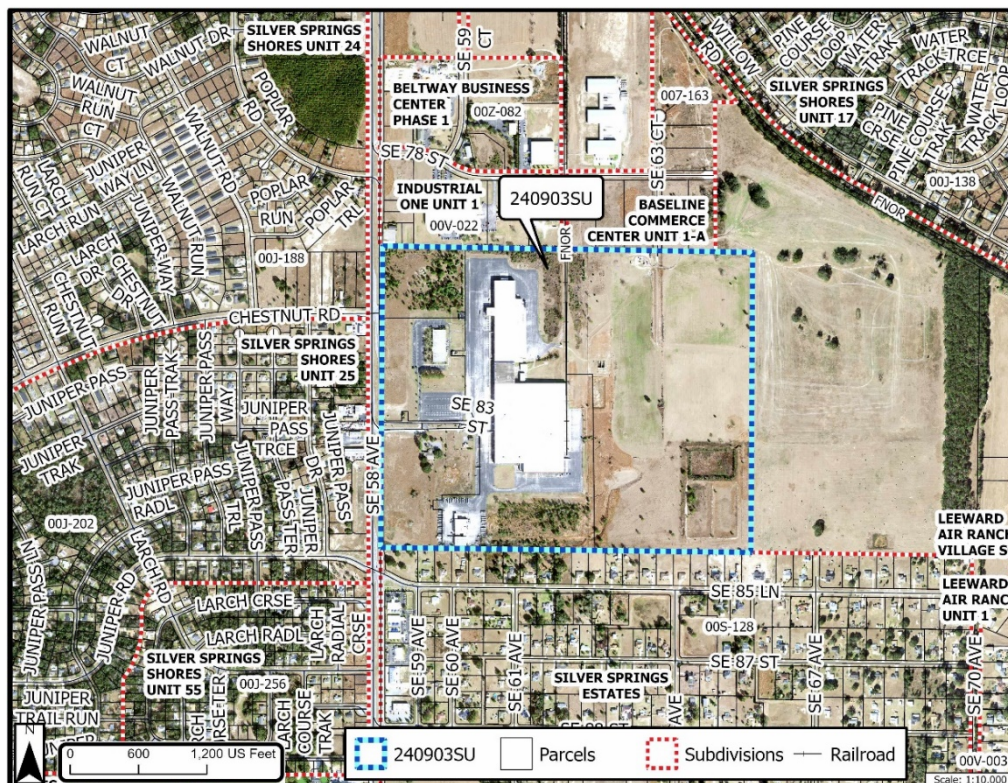
P&ZC Date: 08/26/2024	BCC Date: 09/17/2024
Case Number:	240903SU
CDP-AR:	31706
Type of Case:	Special Use Permit: Manufacturing of polypropylene and polyethylene (plastic) extruded drainage piping.
Owner	NE Ocala LLC (Mark Martin or Mayer Deutsch)
Applicant	Joe Gioffre on behalf of Advanced Drainage Systems, Inc.
Street Address	6026 SE 83 rd Street, Ocala, FL 5896 SE 83 rd Street, Ocala, FL
Parcel Number	37513-001-00 (62.96 Acres) 37513-001-01 (118.25 Acres) 37513-001-02 (14.94 Acres)
Property Size	±196.15 Acres
Future Land Use	Commerce District (CD)
Zoning Classification	Heavy Business (B-5) Expired PUD
Overlay Zone/Scenic Area	Primary Springs Protection Zone
Staff Recommendation	APPROVAL WITH CONDITIONS
P&ZC Recommendation	TBD
Project Planner	Kenneth Odom, Transportation/Senior Planner
Related Case(s)	N/A

I. ITEM SUMMARY

Joe Gioffre, agent for the applicant, Advanced Drainage Systems, Inc., has indicated that the applicant would occupy approximately 450,000 SF of the existing warehouse building on a long-term basis for manufacturing purposes and, consistent with B-5 permitted uses, utilize the adjacent parcels for outdoor storage of fabricated non-hazardous plastic polypropylene and polyethylene pipe and products. The proposed business on this site would consist of plastic pipe and product manufacturing. The plastic pipe and products will be manufactured from new or recycled polypropylene and polyethylene and will be stored outside. The process of manufacturing plastic pipe and products is through extrusion and corrugation process. The applicant proposes administrative offices, employee parking, truck/trailer parking, loading docks, outdoor lighting, etc. Up to 36 silos, 60' in height, are also proposed on the site which will be served by expansions made to the existing rail spurs. It is anticipated, based on current market forecast and rail availability, that up to 48 rail cars could be handled at the site at peak demand. It is anticipated that an onsite substation will be required to service this facility in the future. Hours of operation are up to 24 hours a day, seven (7) days a week and 365 days per year depending upon demand.

At full buildout ADS expects that the site will require approximately 100-150 truck movements per day. Generally, outbound trucks will leave prior to the traditional morning commute times (4:00am- 5:00am) and return in the early afternoon (After 3:00pm). Due to the nature of the material being shipped, ADS trailers average 10,000-15,000 pounds fully loaded whereas fully laden tractor/trailers are allowed up to 80,000 pounds of Gross Vehicle Weight by Federal law.

Figure 1
Aerial Photograph of Subject Property



FLUMS Designations

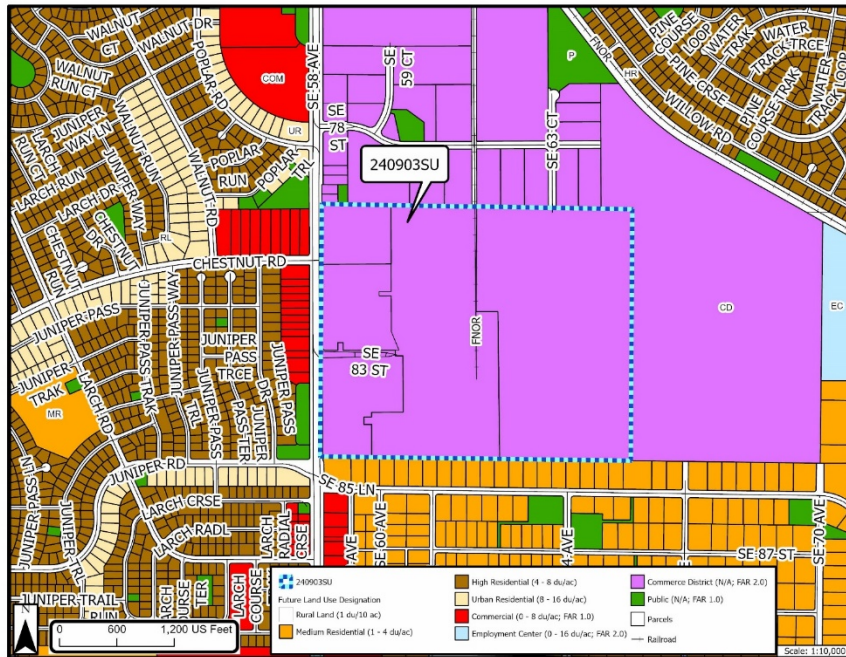


Figure 5
Site Plan

LDC Section 2.8.2.D provides that in making a recommendation to the Board, the Planning and Zoning Commission shall make a written finding the SUP addresses nine (9) specific requirements. LDC Section 2.8.3.B requires consistency with the Comprehensive Plan. Staff's analysis of compliance with these ten (10) requirements are addressed below.

- A. *Provision for **ingress and egress** to property and proposed structures thereon with reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Analysis: Access to the properties shall remain at the existing driveway connections on SR 35/Baseline Road to access the primary manufacturing facility. A secondary access point will also be provided on SE 63rd Ct., via SE 78th St., to provide direct access to the lay-down yard for operational and emergency services. Two additional access points are proposed to the SR 35/Baseline Rd. corridor and will be subject to review by the FDOT and Marion County. Rail access will also be utilized at the is site from the current CSX Rail spur which is operated by Florida Northern Railroad LLC.

- B. *Provision for **off-street parking and loading areas**, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.*

Analysis: The existing asphalt areas and driveways shall remain. Additional connectivity will be established on the two subject parcels to allow internal access from the lay-down yard to the manufacturing facility. The manufacturing process will occur entirely within the manufacturing facility and will not create noise, odor, or glare outside of the facility. Vehicular headlight glare to residential areas to the south will be mitigated by buffering and fencing along the southern border of both subject parcels as illustrated in the site plan. To address the potential for vehicular noise, staff provides the condition below.

- *Back-up warning beacons on utility vehicles operating within the laydown yard shall be limited to the lowest allowable decibel levels permitted by the Occupational Safety and Health Administration (OSHA).*

- C. *Provisions for **refuse and service area**, with reference to the items in (1) and (2) above.*

Analysis: Waste removal shall be through a commercial waste hauling entity and refuse collection access shall be from SR 35/Baseline Rd. Any exterior refuse collection shall be screened from the right-of-way and adjacent properties. No toxic or hazardous materials will be disposed of via private waste hauling refuse collection. Trash receptacles will be located on site.

- D. *Provision for **utilities**, with reference to locations, availability, and compatibility.*

Analysis: Power will be provided by Duke Energy via the existing overhead transmission lines wires that service the site. Applicant will work with Duke Energy to provide additional power to the site utilizing the existing right of way and/or new routing per Duke Energy's requirements. The site has an operational water well, fire well, and wastewater treatment facility, some of which may stay in operation. The fire well may continue to be used for a backup system even though municipal water and sewer services are available from the City of Belleview.

If approved, the following conditions are imposed:

- *The areas of the site that the applicant will utilize shall be required to hook up to municipal water and sewer services provided by the City of Belleview.*
- *All items cited within Marion County Fire Service Permit #2023090201, which is an update to Permit # 2020050228 shall be resolved/brought up to code before a Certificate of Occupancy will be issued for this site. (See Attachment D)*

- E. *Provision for **screening and buffering** of dissimilar uses and of adjacent properties where necessary.*

Analysis: The site will maintain the existing code setbacks and landscape buffers. An existing chain link fence surrounds the operations area of the property with a guardhouse to deter unauthorized access. A 20' B-type landscape buffer shall be provided along the southern property line, which complies with LDC 6.8.6, and exceeds the existing buffer. Staff have explained the importance of the southern buffer requirements to the applicant because of the Silver Springs Estates residential community that is adjacent on that side of the subject parcel and the applicant has acknowledged our concerns. Additional chain link fencing will surround the lay-down yard.

As part of the extrusion manufacturing process, exterior storage silos will be utilized to house pelletized polypropylene plastic after being off-loaded from railcars and/or trucks until needed. The silo heights are reported to be 60' which surpasses the 50' height limitation of any structure that is typically permitted in Heavy Business (B-5).

- *Up to thirty-six (36) storage silos for pelletized polypropylene plastic, up to 60' in height, will be permitted at the location as indicated on the site plan.*
- *A Type 'B' buffer will be required on the south side of the subject parcel. Large areas of natural foliage currently exist in this location and may be retained to satisfy the buffer requirements.*

- F. *Provision for **signs**, if any, **and exterior lighting** with consideration given to glare, traffic safety, economic effects, and compatibility and harmony with properties in the surrounding area.*

Analysis: There is existing signage and lighting for the parcels. Signage and photometric levels may be modified under future permits consistent with Marion County Land Development code and reviewed through the Planning and Building

departments. The applicant plans to upgrade exterior lighting around the existing building and install exterior lighting in the outdoor pipe storage/laydown areas. Glare, traffic safety, economic effects, and compatibility will all be considered during engineering/design and site plan development.

- *All exterior lighting shall be shielded and directed inward and downward. Photometric studies will be required during the site plan review process.*

G. *Provision for **required yards and other green space**.*

Analysis: This project shall comply with the landscape buffer and green space requirements of the Marion County Land Development Code. Additional green space or recreational yards are not a component of this SUP.

H. *Provision for general **compatibility** with adjacent properties and other properties in the surrounding area.*

Analysis: The property is in the Commerce District Future Land Use and the proposed use is compatible with the M-2 and PUD industrial focused zoning to the north. The commission previously approved an industrial PUD on this property, which has since expired. This new industrial use would be less intense than what was approved previously and what is found further north of the residential properties. Adjacent and nearby uses include Parelli Manufacturing, to the north across SE 78th Street, Florida Strut, and American Panel and additional warehousing. The property currently has a logistics operation and a tank trailer service business. As further described above, the buffers and design elements depicted on the site plan ensure an appropriate transition and compatibility with the single-family residential properties to the south.

- *The Special Use Permit runs, and shall remain, in full force and effect during the term of occupancy or ownership with Advanced Drainage Systems Inc., or its affiliate, not the property or the current property owner.*

I. *Provision for meeting any **special requirements** required by the site analysis for the particular use involved.*

Analysis: The applicant has indicated that they are willing to work with staff on any special requirements necessary to obtain this special use permit.

J. *Consistency with the Comprehensive Plan.*

1. Policy 2.1.5: **Permitted & Special Uses** – The county shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.

Analysis: Manufacturing processes for plastics are allowable by-right under the Heavy Industrial (M-2) zoning classification. The subject parcel is Heavy Business (B-5) which does not allow for this proposed

manufacturing process by-right. However, based on staff analysis, the extrusion practice that is utilized for this manufacturing process does not generate toxic emissions or produce any effluents that would require specialized treatment. It uses pelletized and recycled polypropylene plastic which is melted then formed by extrusion and corrugation to craft the drainage piping. All manufacturing will be conducted within the primary building which will contain any noise from the manufacturing process. Based on the limited impacts posed by this manufacturing process, staff contend that permitting this activity in Heavy Business (B-5) zoning will have little effect on the surrounding properties.

Based on the above findings, Staff concludes the SUP **is consistent** with LDC Sections 2.8.2.D and 2.8.3.B even with conditions to address the ten (10) requirements imposed.

VI. ALTERNATIVE RECOMMENDATIONS

- A. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, adopt the findings and conclusions contained herein, and make a recommendation to the Board of County Commissioners to **DENY** the special use permit.
- B. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, amend the findings and conclusions contained herein so as to support the approval of the Ordinance with amended conditions and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE WITH AMENDED CONDITIONS** the special use permit.
- C. Enter into the record the Staff Report and all other competent substantial evidence presented at the hearing, identify any additional data and analysis needed to support a recommendation on the proposed Ordinance, and make a recommendation to the Board of County Commissioners to **TABLE** the application for up to two months in order to provide the identified data and analysis needed to make an informed recommendation on the proposed Ordinance.

VII. STAFF RECOMMENDATION

- A. Staff recommends the Planning and Zoning Commission enter into the record the Staff Report and all other competent substantial evidence presented at the hearing and make a recommendation to the Board of County Commissioners to adopt a proposed Ordinance to **APPROVE (with conditions)** the special use permit.
- B. In the event the Board chooses to approve the application, the following conditions are the staff's recommendation:
 - *The Special Use Permit runs, and shall remain, in full force and effect during the term of occupancy or ownership with Advanced Drainage Systems Inc., or its affiliate, not the property or the current property owner.*

- *The areas of the site that this applicant will utilize shall be required to hook up to municipal water and sewer services provided by the City of Bellevue.*
- *All exterior lighting shall be shielded and directed inward and downward. Photometric studies will be required during the site plan review process to ensure compliance with the Marion Land Development Code.*
- *A Type 'B' buffer will be required on the south side of the subject parcel. Large areas of natural foliage currently exist in this location and may be retained to satisfy the buffer requirements.*
- *Back-up warning beacons on utility vehicles operating within the laydown yard shall be limited to the lowest allowable decibel levels permitted by the Occupational Safety and Health Administration (OSHA).*
- *Up to thirty-six (36) storage silos for pelletized polypropylene or polyethylene plastic, up to 60' in height, shall be permitted at the location indicated on the site plan.*
- *All items cited within Marion County Fire Service Permit #2023090201, which is an update to Permit # 2020050228 shall be resolved/brought up to code before a Certificate of Occupancy will be issued for this site. (See Attachment D)*

VIII. PLANNING AND ZONING COMMISSION RECOMMENDATION

APPROVAL WITH CONDITIONS

IX. BOARD OF COUNTY COMMISSIONERS' ACTION

TBD

X. LIST OF ATTACHMENTS

- A. SUP application filed on June 26, 2024.
- B. Site Photos
- C. DRC Comments.
- D. Fires Services Inspection Permit #2023090201