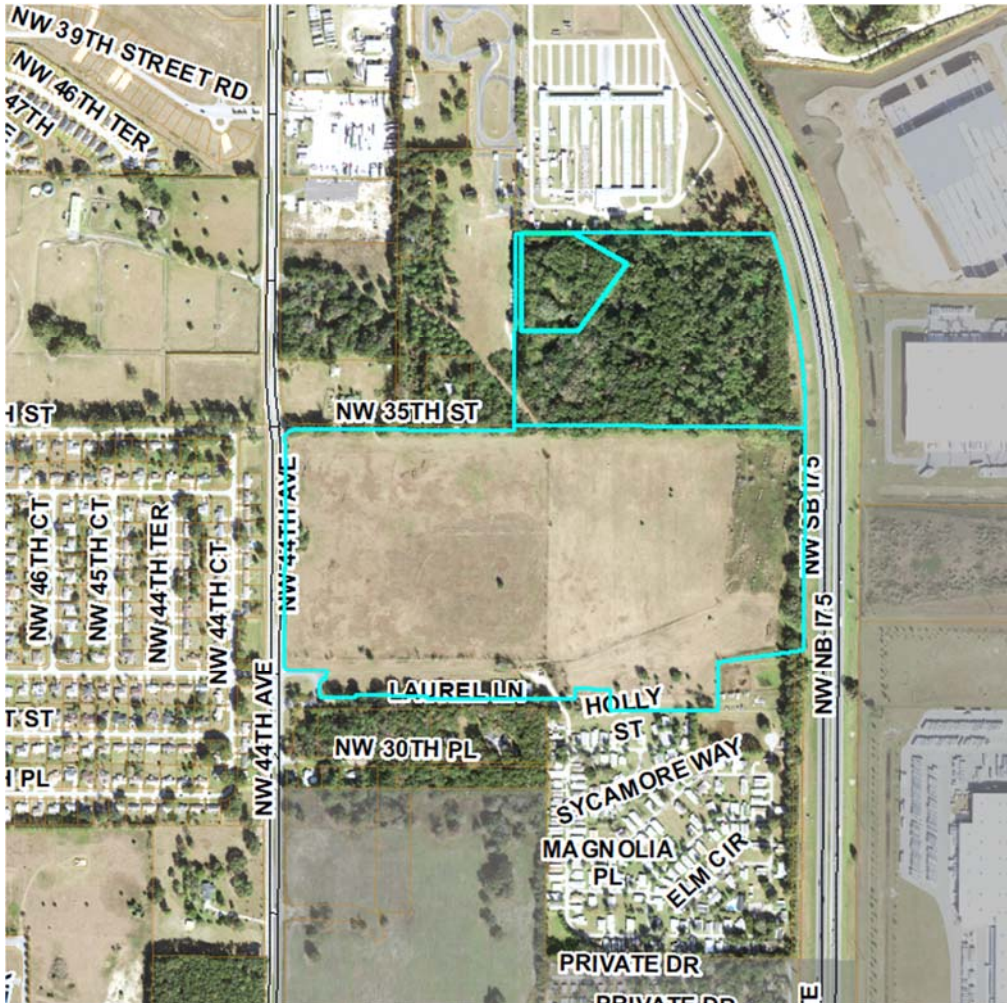




## Background

### Analysis

The subject property is an oddly shaped parcel in the middle of an industrial area west of Interstate 75. This is an area west of the Ocala/Marion County Commerce Park. The subject property is currently inaccessible, if the zoning change is approved then the property will be developed as part of a project directly to the east and south. Future access will be provided by way of NW 35<sup>th</sup> Street and the current development project to the south. A traffic study involving this property has already been conducted for an industrial park which includes up to 510,272 SF of industrial use on the subject property, the LOS on NW 44<sup>th</sup> Avenue will operate at an acceptable level.



*Aerial showing subject property along with adjacent properties for a potential project.*

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

ADJACENT PROPERTY CHARACTERISTICS			
Direction	Future Land Use Designation	Zoning	Existing Use per MCPA Property Code

<b>North</b>	Commerce District	B-5, Heavy Business	Flea market
<b>South</b>	Commerce District	M-1, Light Industrial	Industrial/Distribution
<b>East</b>	Commerce District	M-1, Light Industrial	I-75/Commerce Park
<b>West</b>	Commerce District	A-1, General Agriculture	Residential and Ag Production

**Infrastructure**

Access is from NW 44<sup>th</sup> Ave.

Road	Classification	Maintenance	Existing Conditions			
			Surface	No. Lanes	R/W Min. Width	R/W Deficiency
NW 44 <sup>th</sup> Ave	Collector	County	Paved	4	100'	20'

**Water/Sewer** services are provided by the applicant by way of an agreement with Marion County Utilities.

Utility	Service Area
Water	Marion County Utilities
Sewer	Marion County Utilities

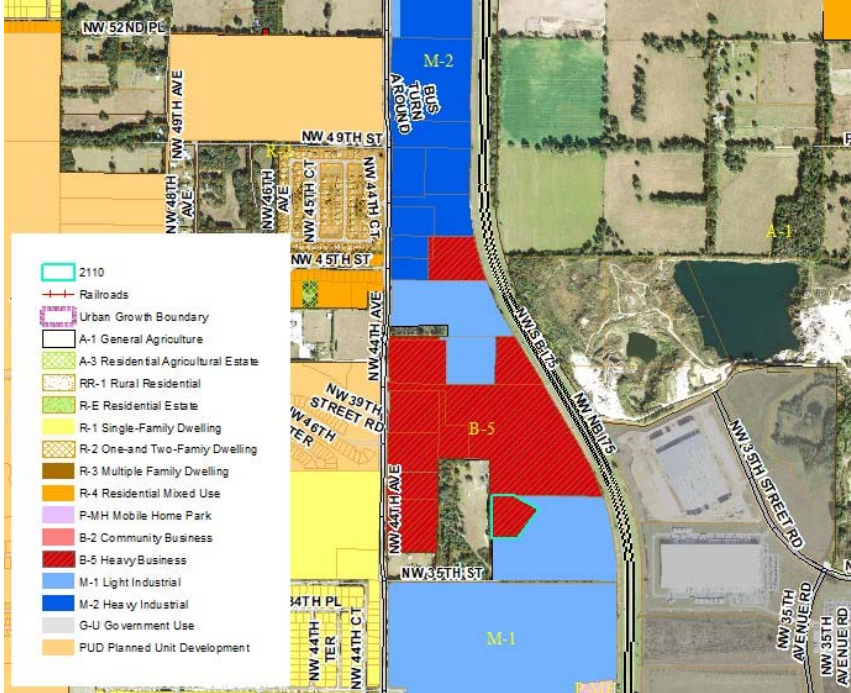
The B-5, Heavy Business zoning classification allows for all listed uses within the B-1, B-2, B-4, and B-5 classifications. The Heavy Business classification is intended to provide for those uses such as retail or wholesale, repair and service, which may require larger parcels for the outside storage of materials or equipment in inventory or waiting repair. Businesses are intended to serve clients and customers from a regional area providing access for large delivery trucks. The M-1, 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, aesthetics, and compatibility.

There are a few permitted uses that are allowed in M-1 but are not allowed in B-5 zoning. Those uses are shown below. The reason for the zoning change request is because the applicant would like distribution and warehousing on the subject property.

- Canned, frozen, and preserved fruits, vegetables and food specialties, manufacturing, compounding, processing or treatment of
- Carpet, rug, and upholstery cleaning
- Coffins, manufacture or assembly
- Dairy products manufacturing or processing
- Distribution and warehousing facility
- Feed and fertilizer, retail and wholesale
- Limerock, phosphate, clay processing
- Meat products, prepared
- Metal buffing, plating, polishing, sandblasting

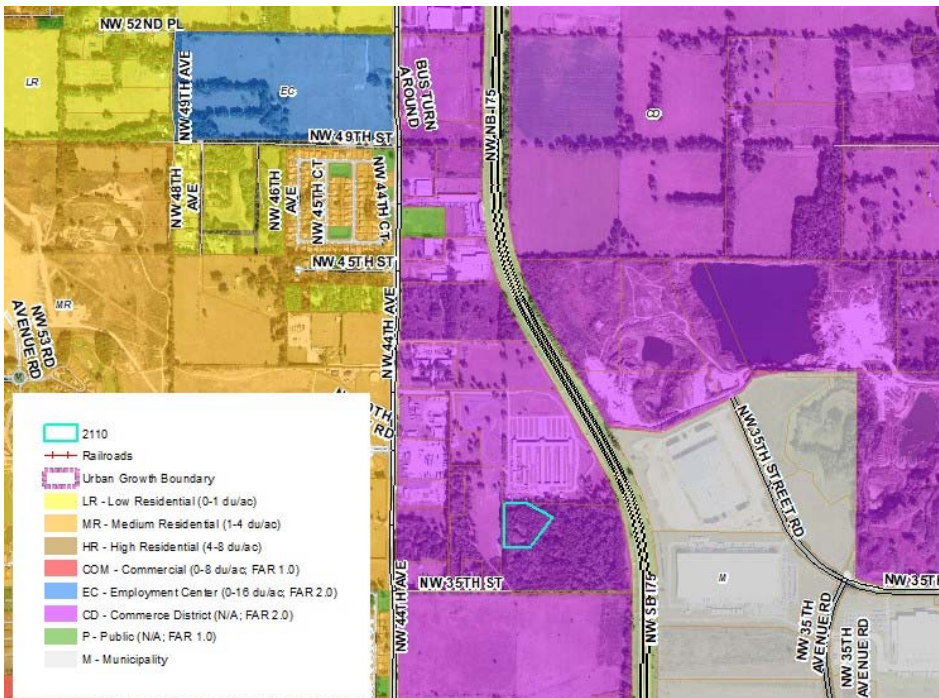
- Musical instruments, manufacture, or assembly
- Pallet Repair
- Research activities, including research laboratories, developmental laboratories, and compatible light manufacturing such as, but not limited to, the following: Biochemical, Chemical, Electronics, Film and photography, Medical and dental, Metallurgy, Pharmaceutical and X-ray
- Retail sales of products manufactured on site
- Shoes, manufacture, or assembly

## Current Zoning



Marion County Zoning Map

## Future Land Use



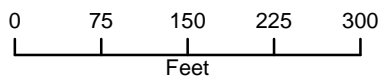
Existing Land Use of subject property and surrounding area.

In reaching its decision, the Board of County Commissioners shall find that the following exist:

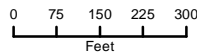
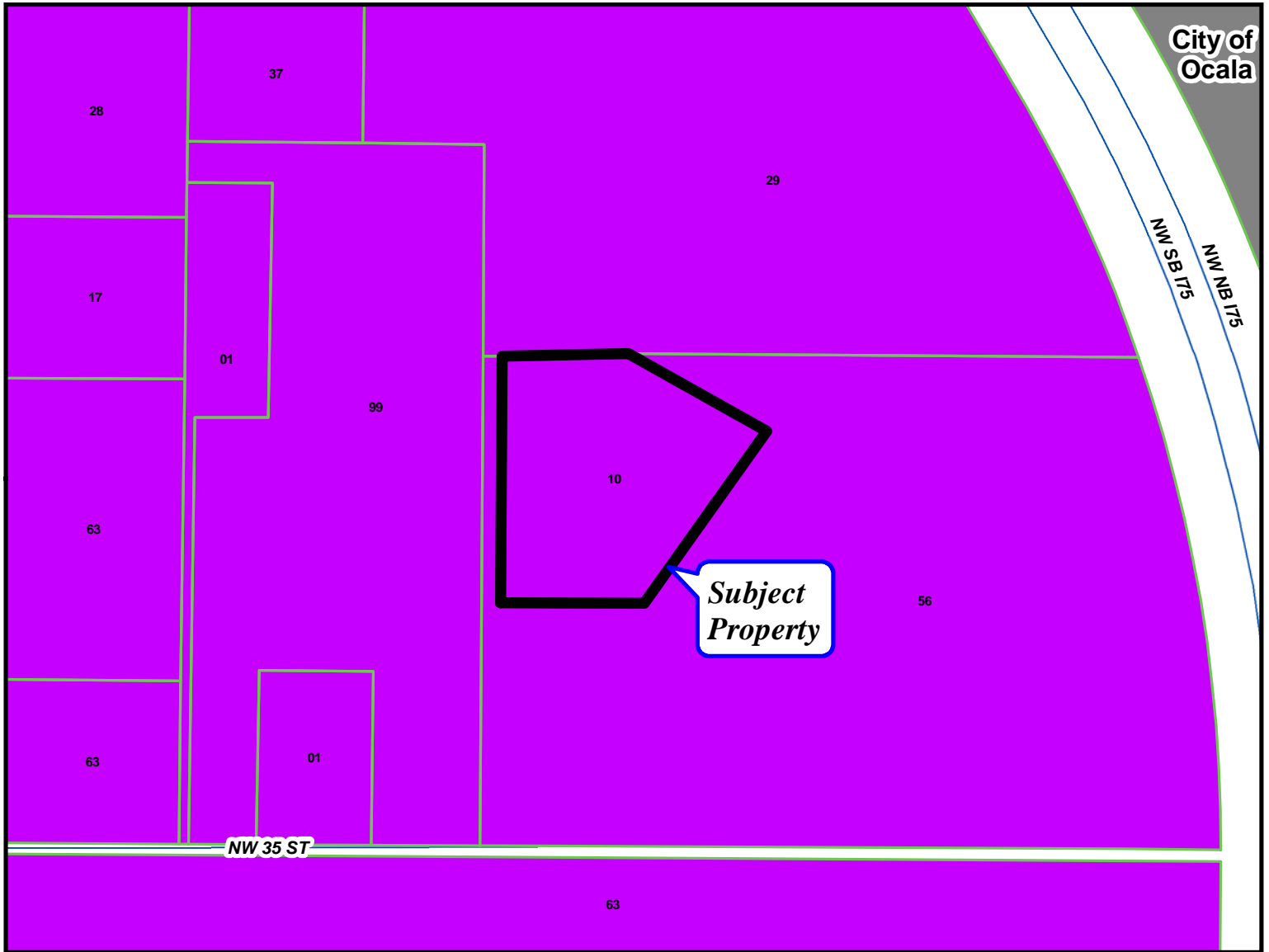
1. **Granting the proposed Rezoning will not adversely affect the public interest.** The proposed rezoning is consistent with the surrounding area and will not adversely affect the public interest.
2. **The proposed Rezoning is consistent with the current Comprehensive Plan.** The FLU Map 1: Marion County 2035 Future Land Use Map of the Comprehensive Plan designates this property Commerce District. The subject property's request for M-1, Light Industrial, is consistent with the land use and consistent with the Marion County Comprehensive Plan.
3. **The proposed Rezoning is compatible with land uses in the surrounding area.** The area surrounding the subject property, east of NW 44<sup>th</sup> Avenue, is mostly developing industrial and distribution which is consistent with the zoning change request.



## **Staff Recommendation: Approval**

*Aerial: 211005Z*



# Existing Land Use Designation 211005Z



<b>Use per MC Property Appraiser</b>		<b>OWNER(S): Bruce H. Denson, Bradley J. Denson, and Donna Heilman</b>
01	Single Family Res	<b>AGENT: W. James Gooding III, Esquire</b>
50-69/99	Agricultural	
00/10/40/70	Vacant	<b>PARCEL(S): 13708-001-00</b>
71	Church	
02	Mobile Home	 <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> 
06-07/11-39	Commercial	
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



**Marion County  
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

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

[www.marioncountyfl.org](http://www.marioncountyfl.org)

# 2110053

AR#: 27215

PA#: 13708-001-00

**APPLICATION FOR REZONING**

Application No.: 2110053

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article Five, Zoning, on the below described property and area, from B-5 ✓

to M-1, for the intended use of:

Distribution Center and other industrial uses.

**Legal description:** (please attach a copy of the deed and location map)

**Parcel account number(s):** 13708-001-00 ✓

**Property dimensions:** irregular **Total acreage:** 5.11 ✓

**Directions:** Go northwest on US 27 to I-75. Continue approximately 3.1 miles on US 27. Turn right on NW 44th Avenue. Go north on NW 44th Avenue approximately 1 mile. Turn right on NW 35th Street. Property is on your left in about .25 miles.

Site: 4031 NW 35th St, Ocala, FL

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

See attached. Bruce H. Denson,  
Bradley J. Denson  
and Donna Heilman

W. James Gooding III

**Property owner name (please print)**

**Applicant or agent name (please print)**

712 SE 44th Rd

1531 SE 36th Avenue

**Mailing address**

**Mailing address**

Ocala, FL 34480

Ocala, FL 34471

**City, state, zip code**

**City, state, zip code**

(352) 867-7707; ext. 232

**Phone number (please include area code)**

**Phone number (please include area code)**

See attached →

**Signature**

**Signature**

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$700, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*  
FOR OFFICE USE ONLY

AR# 27215

RECEIVED BY: KO

DATE: 8-4-21

ZONING MAP NO.: \_\_\_\_\_

REV: 04/2015

Proj. # 2020070001  
Sec. 34-14-21

"Meeting Needs by Exceeding Expectations"

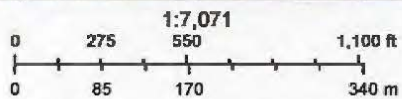
[www.marioncountyfl.org](http://www.marioncountyfl.org)



**Jimmy H. Cowan, Jr., CFA**  
 Marion County Property Appraiser

2110053

Last Updated: 07/30/2021



Print Date: 08/04/2021  
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

**DISCLAIMER:** This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

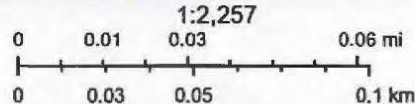
# MCBCC Interactive Map - Internal



8/4/2021 4:43:31 PM

Address Points

- Structure - Addressed
- Structure - Confidential Address
- Gate - Confidential Address
- Lift Station - Confidential Address
- ♣ Miscellaneous - Confidential Address
- ⚡ Cemetery - Confidential Address
- Tower - Confidential Address
- Telephone Equipment - Confidential Address
- Vacant - Confidential Address
- Electric Meter
- Elevator



Marion County IT/GIS, E911, and Office of the County Engineer, Marion County IT GIS Team, Marion County Property Appraiser, FEMA, Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N

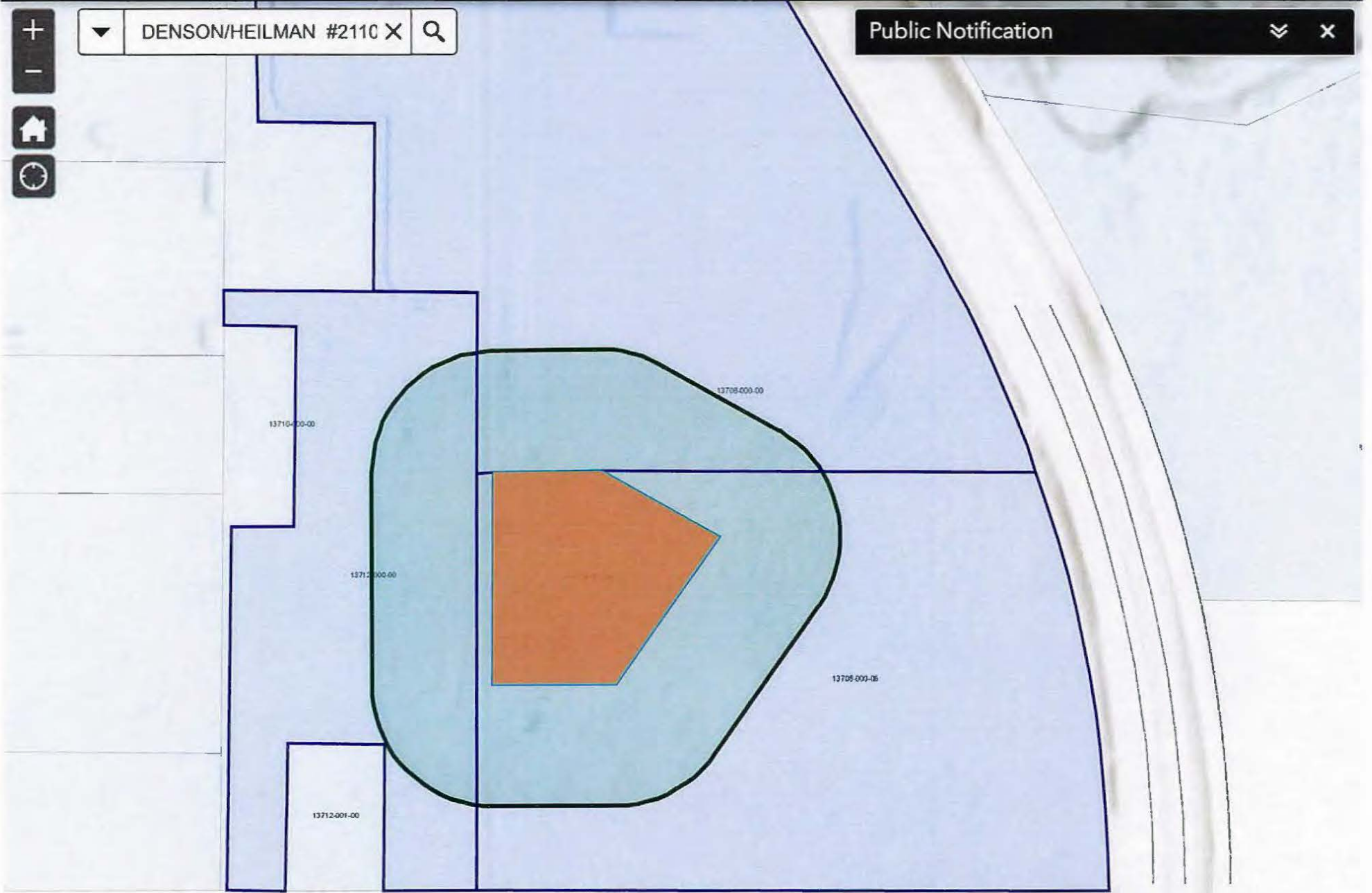
MCBCC IT/GIS

FOR INTERNAL COUNTY USE ONLY: MAY CONTAIN CONFIDENTIAL INFORMATION. IMPROPER DISCLOSURE MAY RESULT IN CRIMINAL PENALTIES (F.S.119.10).



▼ DENSON/HEILMAN #2110 X 🔍

Public Notification ⌵ X



300ft

-82.186 29.225 Degrees

