

Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	B-2, Community Business R-1A, Single- Family Residence B-4, General Business	Office use Residential Magnolia Bakery
South	Low Intensity	B-5, Wholesale Business M-1, Light Industrial	Warehouse Warehouse
East	Low Intensity	INST, Institutional B-4, General Business	Cemetery Vacant
West	Low Intensity	M-1, Light Industrial	CSX Transportation, Warehouse

Applicant Request

The petitioner is requesting to rezone the subject properties from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial.

Kendall Drake of Drake Construction Services is acting as the agent and representing the petitioner in this request.

Background:

Parcel 2572-018-001 includes a 5,670 square-foot office building and warehouse constructed in 1962, a 9,600 square-foot warehouse built in 1981, and a 4,500-square-foot warehouse completed in 2023. The property was purchased by the applicant in 2021. Two minor site plans (SPLM21-44330 and SPLM22-44964) have been approved for development of warehouse uses since the time of purchase. The other two properties are currently undeveloped.

The subject property is located within the boundaries of the North Magnolia Community Redevelopment Area (CRA). The North Magnolia Community Redevelopment Area Plan envisions corridors that provide inviting spaces for residents, businesses, visitors, and investors to shop, conduct business, interact socially, and pursue economic opportunities. The plan is aimed at enhancing the appearance, function, and market value of key commercial corridors to restore economic vitality. There is a community redevelopment agency grant application under review by city staff (CRA24-0020).

Staff Analysis

Factual Support

Comparison of Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area	Maximum Building Height
Existing	B-4, General Business	Intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a high volume of truck deliveries.	0	60 feet
Proposed	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. 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 in section 12-763.	10,000 square feet	60 feet

Also see Exhibit A: Permitted Uses Table below.

Consistency with Comprehensive Plan and Land Development Regulations

1. The requested zoning change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. Future Land Use Element Policy 6.3: Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for nonresidential uses. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.75 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

Staff Comment: The Low Intensity Future Land Use classification identifies that light industrial uses shall only be allowable in locations specified by the Land Development Code. The subject properties are adjacent to the north and south to M-1 zoned properties. The proposed M-1, Light Industrial, zoning district is compatible with the existing Low Intensity future land use classification.

2. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

- a. Section 122-133(b)(1): The application requests to rezone parcel or parcels that are a minimum of 30,000 square feet of area not separated by a right-of-way for a street, a street, or a drainage retention area.

Staff Comment: The subject property contains approximately 5.93 acres and meets the requirements for consideration of rezoning set forth by the Code of Ordinances.

- b. Section 122-244 – *District criteria*: Zoning districts allowed under the current land use classification.

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5, SC, M-1, M-2, G-U, INST , A-1, PD, FBC
----------------------	--

Staff Comment: As indicated in Section 122-244 above, the M-1 zoning district is a permitted district within the subject property's current Low Intensity future land use.

Level of Service (LOS)

Transportation: The 2026 congestion management data from the Ocala-Marion TPO for the affected roadway segments are provided below.

- Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2025 AADT	Existing LOS
SR492	4	35 MPH	Arterial	D	38,430	17,100	C
Magnolia Avenue	2	30 MPH	Collector	E	15,479	2,600	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the site plan review. The affected segments of SR 492 and Magnolia Avenue are currently operating significantly within the adopted Level of Service.

Potable Water: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City water main runs along NE 14th Street in front of the subject property.

- Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).

- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

Sanitary Sewer: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City gravity main runs along NE 14th Street in front of the subject property.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd). Currently 6.3 million gallons is consumed daily.

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's 71,017 population requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Summer 2026 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

Stormwater: The subject properties are not located within a FEMA Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is currently serviced by Ocala Electric Utility.

Fiber: Fiber service is available at this location.

Fire Service: Ocala Fire Rescue Station #5 is located approximately 0.68 miles from the subject property.

Schools: This amendment is not anticipated to affect any schools.

Conclusions

Parcel 2572-018-001 has gone through several land acquisitions is uniquely zoned, in that it comprises two zoning categories.

Land Development Code / Comprehensive Plan Consistency: Pursuant to Code of Ordinances Section 122-286 properties in the requested M-1, Light Industrial zoning district shall be at least 100-foot-wide and contain at least 10,000 square feet. The subject property meets the minimum lot width and area requirements of the M-1, Light Industrial zoning district. The requested M-1, Light Industrial

zoning is consistent with the existing Low Intensity future land use classification pursuant to Code of Ordinances Section 122-244. The underlying Low Intensity land use designation has a maximum intensity of 0.75 Floor Area Ratio (FAR). Any future development will be required to meet the standards for site plan approval process.

Zoning Comparison: The existing B-4 zoning district is primarily intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a large number of delivery trucks. Whereas the proposed M-1 zoning district is primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. 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 in Code of Ordinances Section 122-763.

Surrounding Area / Consistency:

The proposed rezoning to M-1 is consistent with the existing land use patterns and zoning designations in the surrounding area. The subject property is bordered by residential uses to the north, institutional and general business uses to the east, light industrial developments to the west, and wholesale business operations to the south.

Notably, four properties adjacent to the subject site located to the south and west are currently zoned M-1 (Light Industrial). The proposed rezoning would align the subject property with these existing properties, creating a more consistent and unified zoning pattern.

This zoning change supports the intent of the adopted Comprehensive Plan by promoting land use compatibility, enhancing economic development opportunities, and minimizing land use conflicts. The proposed rezoning will also facilitate the efficient use of infrastructure and services consistent with surrounding development.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use designation, pursuant to Code of Ordinances Section 122-244.
- The requested M-1, Light Industrial, zoning is compatible with the existing development on the property and with the surrounding area.
- The request is consistent with the Comprehensive Plan and the City's Code of Ordinances.
- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: <i>Approval</i>
--

Exhibit A. Permitted Uses Table

Permitted Use Type	B-4, General Business	M-1, Light Industrial
Residential Operation	- Community residential home, maximum of 14 unrelated residents per single-family residential dwelling. - Fraternity or sorority house (reference section 122-1219).	
Residential Uses		
General Retail	- Auto supply store. - Bakery store. - Building material sales. - Department store. - Drug store. - Electronic cigarette/vaporizer store. - Electronics store. - Furniture store. - Garden and nursery sales (reference section 122-1212). - Grocery store. - Hardware store. - Home decorating store. - Pawn shop. - Pharmacy (reference section 122-1227). - Playground equipment sales, outdoor (reference section 122-1209). - Roadside fruit and vegetable sales (reference section 122-1184). - Specialty retail store. - Swimming pool sales (enclosed). - Used merchandise store (reference section 122-283). - Videotape store.	- Furniture store, minimum of 10,000 square feet of warehouse space - Home garden / hobby farm equipment sales - Used merchandise store
Vehicular Sales	- Automobile rental sales - Automobile sales, new or used. - Automobile specialty sales, new or used.	- Construction / farm equipment sales* - Truck and rental sales*
Business Service	- Construction service establishment (reference section 122-722). - Equipment rental and leasing. - General business service. - Maintenance and cleaning service. - Parking garage.	- Advertising services (on-site / off-site signs) - Construction service establishment - Day labor service establishment (permitted by special exception in M-1) - Equipment rental and leasing

	• Parking lot. • Pest control service. • Radio/TV broadcasting facility. • Security systems service.	• General business service • Maintenance and cleaning service • Parking garage (or structure) • Parking lot • Pest control service • Radio / TV broadcasting facilities • Security systems service
<i>Eating or Drinking Establishment</i>	• Alcoholic beverage establishment (off-premises consumption). • Alcoholic beverage establishment (on-premises consumption). • Drive-in or drive-through restaurant. • Fast-food restaurant. • Restaurant (enclosed), (drive-through window permitted as an accessory use).	• Alcoholic Beverage Establishment (off-premises) • Restaurant (enclosed)
<i>Hospitality and tourism</i>	• Antique gallery/art gallery/museum. • Conference center. • Hotel/convention center. • Motel.	
<i>Office Use</i>	• Bail bonds agency. • Commercial photography (art and graphic design service). • Computer maintenance and repair. • Financial institution. • Photocopying and duplicating service. • Photofinishing laboratory. • Prepackaged software services. • Print shop. • Professional and business office.	• Commercial photography (art and graphic design service) • Computer maintenance and repair • Photofinishing laboratory • Prepackaged software services • Print shop • Professional and business office
<i>Personal Service</i>	• Bail bonds agency. • Check cashing establishment. • Coin-operated laundry. • Emergency shelter. • Funeral home/crematory. • Hairstyling shop. • Laundry and dry-cleaning pickup establishment. • Laundry and dry-cleaning service. • Major household repair establishment. • Mini warehouse (reference section 122-1214). • Minor household repair establishment.	• Laundry and dry-cleaning service • Bail bonds agency • Kennel • Major household repair establishment • Mini- warehouse • Minor household repair establishment • Recycling collection point

	- Recreational vehicle park (reference section 122-1218). - Recycling collection point. - Tattoo or body piercing establishment.	
<i>Vehicular Service</i>	- Auto repair, minor. - Automobile cleaning, detailing service. - Drive-through facility (non-restaurant), accessory use only. - Full-service station (reference article IX, division 3 of this chapter). - Self-service station/convenience store (reference section 122-1196).	- Auto repair, minor - Repair garage Self-service station / convenience store
<i>Community Service</i>	- Church/place of worship. - Day care facility (reference article IX, division 5 of this chapter). - Library. - Private club.	Day care facilities*
<i>Educational Use</i>	- College/university. - Community education center. - School, private elementary and secondary. - Speech and language center/school. - Vocational/professional school.	Community education center Vocational / professional school
<i>Recreational Use</i>	- Bowling center. - Commercial recreation, indoor. - Dance/art/music studio. - Drive-in theatre. - Motion picture theatres, except drive-in. - Multipurpose facility. - Physical fitness center. - Recreation facility, indoor.	Recreation facility, indoor*
<i>Public Use</i>	- Post office - Public transportation	
<i>Health Care Use</i>	- Assisted living facility, subject to the requirement of section 122-1198 - Medical and dental laboratory. - Medical and dental office on major and minor arterials. - Medical and dental office on local and collector streets. - Transitional recovery facility,	- Medical and dental laboratory - Veterinarian office

	subject to the requirements of section 122-1198. • Transitional treatment facility, subject to the requirements of section 122-1207. • Veterinarian office. • Satellite hospital emergency room.	
<i>Low Impact Industrial Use</i>	• Low-impact industrial: Microbrewery/microdistillery	• Assembly of electronics components • Carpet and upholstery cleaning • Manufacturing, light • Newspaper printing facilities • Packing and crating • Recycling center • Research and testing laboratory • Truck / freight terminal • Warehouse • Wholesale and distribution

*Permitted by Special Exception