



Ocala Planning & Zoning Commission Agenda - Final Monday, October 13, 2025

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Jamie Boudreau
Tucker Branson
Elgin Carelock
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Buck Martin
Allison Campbell (non-voting), School
Board Representative

Staff

Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

WELCOME!

We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P& Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

GENERAL RULES OF ORDER

The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

This meeting and past meetings may be viewed by selecting it <https://www.ocalafl.gov/meetings>.

1. Call to Order
 - a. Pledge of Allegiance
 - b. Roll Call for Determination of a Quorum
 - c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.
2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on September 26, 2025.

 - a. [Ocala Gazette Ad](#)

Attachments: [P&Z Draft Ad PROOF 10132025](#)
3. Approval of Minutes
 - a. [September 8, 2025 Meeting Minutes](#)

Attachments: [September 8, 2025 Meeting Minutes](#)
4. Land Use Change
 - a. [Ordinance to change the Future Land Use designation on approximately 10.36 acres \(Parcel 21454-000-00\) located at 2500 NW 31st Avenue from Medium Intensity/Special District to Employment Center \(Case LUC25-0005\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Attachments: [LUC25-0005 Friends Recycling Staff Report](#)
[LUC25_0005_Case](#)
[LUC25_0005_Aerial](#)
5. Zoning
 - a. [Ordinance to rezone approximately 10.36 acres \(Parcel 21454-000-00\) located at 2500 NW 31st Avenue from R-1, Single-Family Residential and R-2, Two-Family Residential to M-1, Light Industrial \(Case ZON25-0012\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Attachments: [ZON25-0012 Friends Recycling](#)
[ZON25_0012_Case](#)
[ZON25_0012_Aerial](#)
6. Code Amendment

- a. [Public Hearing to amend the code of ordinances permitted uses of the M-1, Light Industrial, zoning district to include Churches/Places of Worship on major and minor arterial roadways subject to supplemental regulations \(COD25-0003\).](#)

Presentation By: Emily W. Johnson

Attachments: [COD25-0003 Redlined Ordinance](#)
[COD Impact Map_M-1 Zoning District](#)

7. Public Comment
8. Staff Comments
9. Board Comments
10. Next meeting: November 10, 2025
11. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0060

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

Ocala Gazette Ad

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

Ocala Gazette Ad September 26,2025

BACKGROUND:

N/A



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, October 13, 2025, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at <https://www.ocalafl.gov/meetings>.**

NORTHWEST

Petitioner: Friends Recycling, LLC and Friends Real Estate Holdings LLC; Agent: Austin Dailey, Klein & Klein, LLC; Case: LUC25-0005; A request to change the Future Land Use designation from Medium Intensity/Special District to Employment Center, for properties located at 2500 NW 31st Avenue (Parcel 21454-000-00); approximately 10.36 acres.

Petitioner: Friends Recycling, LLC and Friends Real Estate Holdings LLC; Agent: Austin Dailey, Klein & Klein, LLC; Case: ZON25-0012; A request to rezone from R-1, Single-Family Residential District, and R-2, Two-Family Residential District to M-1, Light Industrial, for property located at 2500 NW 31st Avenue (Parcels 21454-000-00), approximately 10.36 acres.

OTHER

Petitioner: A Plus Homes, Inc; Agent: James W. Gooding, III, Gooding and Batsel, PLLC; Case: COD25-0003; A request to change the code of ordinances by amending the permitted uses of the M-1, Light Industrial, zoning district to include Churches/Places of Worship on major and minor arterial roadways and specify supplemental regulations for said use.

JEFF SHRUM, AICP
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at www.ocalafl.gov.

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3rd Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Planning and Zoning Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0073

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

September 8, 2025 Meeting Minutes

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, September 8, 2025

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

Present	Tucker Branson, Daniel London, Justin MacDonald, Buck Martin, Elgin Carelock, and Kevin Lopez
Excused	Allison Campbell

c. Agenda Notes:

Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.

2. Proof of Publication

It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Star Gazette August 22, 2025.

a. Ocala Gazette Ad

Attachments: [P&Z Draft Ad PROOF 09082025](#)

3. Approval of Minutes

a. August 11, 2025 Meeting Minutes

Attachments: [August 11, 2025 Meeting Minutes](#)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Buck Martin

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

4. Subdivisions

a. Greenway Reserve Conceptual Subdivision Plan, SUB25-0003

Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Survey.pdf](#)

Development Coordinator, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for

SUB25-0003.

Marion Mylan, 25th Court, Ocala, FL, expressed concerns regarding the Emerson Point development, which includes 322 units currently under construction. She stated adding 55 more homes on a small property would be a serious mistake, citing inadequate road infrastructure to support the increased traffic. Ms. Mylan noted that Ocala averages 2.3 vehicles per household, meaning the development could result in over 750 additional vehicles, which is approximately 20 miles of cars. She added the development decisions lack consideration for traffic impacts and expressed her disappointment that projects continue to be approved, adding over 1,000 new residents.

Anthony Burke, 2574 NE 32nd Place, Ocala, FL, expressed concerns about traffic safety, noting traffic already backs up significantly at 25th Avenue and 35th Street, and it is currently very difficult to exit 26th Avenue. With the proposed development and the addition of traffic from the project, he believes more traffic signals will soon be necessary. Mr. Burke clarified that he is not opposed to growth but feels it has not been well managed in terms of traffic planning. He agreed with the previous speaker's comments regarding the road capacity and added that future residents may be forced to use the Duke Energy easement to exit the subdivision, as accessing southbound or eastbound routes from Caroline Estates may become unfeasible. He asked the board to carefully consider the traffic situation before moving forward.

Jon Harvey, Tillman and Associates Engineering, 1720 SE 16th Avenue, Ocala, FL, stated the current proposal mirrors a previously approved plan. He acknowledged the neighbors' concerns about traffic and expressed sympathy for their position. However, he asked they would also consider two key points: the project consists of only 55 units, and a traffic study will be conducted. Mr. Harvey emphasized the proposed community is both needed and will serve to uplift the surrounding neighborhood.

Chief Planning Official, Endira Madraveren, stated for the record, a Traffic Impact Statement will be required for the project due to the size of the proposed community. She noted, however, that it is unclear whether the development will meet the 100 peak hour trip threshold which would necessitate a full traffic study.

Karen stated according to the Traffic Statement on the cover of the conceptual plan, the projected peak hour trips are 58. She explained that during the plan approval stage, the transportation engineer will assess whether there are any safety concerns and will determine if a turn lane is required.

Motion to approve Greenway Reserve Conceptual Subdivision Plan, SUB25-0003.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Justin MacDonald

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

5. Future Land Use Plan

- a. Public Hearing to transmit to the Florida Department of Commerce an amendment to the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of two parcels comprising approximately 75.93 acres (Parcels 2380-000-001 and 23812-001-00) located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Case FLUP25-0001)

Attachments: [FLUP25-0001 Staff Report Updated](#)
[Ordinance 5711](#)
[Ordinance 5768](#)
[PD25-0001 PD Plan](#)
[Letter of Opposition](#)
[Letter of Opposition 2](#)
[Letter of Opposition 3](#)
[FLUP25_0001_Case](#)
[FLUP25_0001_Aerial](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for FLUP25-0001.

Mr. London asked whether the proposal only involved the removal of the two policies. Emily confirmed the proposal pertains specifically to removing those two portions on the properties.

Fred Roberts, 40 SE 11th Avenue, Ocala, FL, explained that this request is a single step in a broader development process that will return over the next few months. The project involves four key components: (1) The Comprehensive Plan policies; (2) a Planned Development (PD) rezoning process, which will return to the board later this year and will address all relevant considerations; (3) a traffic study, required due to the scale of the project; and (4) a Chapter 163 agreement, which will serve to integrate all components of the development. The purpose of the current request is to allow the proposal to be transmitted to the State of Florida for review.

Mr. MacDonald stated for clarification the applicants weren't requesting approval for the overall project, just transmittal to state agencies for review. Mr. Roberts confirmed yes.

Marion Mylan, 25th Court, Ocala, FL, expressed curiosity regarding one of the approvals being requested, noting that it originally allowed for 12 units per acre and is now proposed to increase to 30 units per acre. She explained that 12 units per acre would equate to buildings approximately 3 units across and 4 stories high, whereas 30 units per acre could mean buildings 3 units across and 10 stories high. She questioned whether the City of Ocala is currently aiming for that level of density and whether there is a true need for another 5,000-unit development with 10-story buildings on this property.

Mamie Fischer, representing the Bear Track Ranch Neighborhood, expressed concerns about the proposed project, which is planned to come within 25 feet of their property

line. She noted that the current zoning allows for 12 units per acre, but the applicant is now seeking to increase that to 30 units per acre. Ms. Fischer also raised concerns about the entertainment component planned for the eastern portion of the development. When the residences at Bear Track Ranch were built, the intent was to provide privacy, quiet, and security. With the proposed development with 1,100 units will directly overlook their backyards. She further noted that traffic in the area is already heavy and coming from multiple directions, and the new development would add a new road access point. She emphasized that there have already been numerous accidents at that intersection.

David Scryer, 5011 SW 31st Street, Ocala, FL, a resident of the Timberwood Subdivision located at the southwest corner of the proposed development, spoke on the record to request a natural buffer between the properties. He stated that he would like to see a 100 foot buffer. Mr. Scryer added that, since their subdivision is located in the county, residents would like to maintain distance from higher-density development.

Mr. Roberts clarified the current land use designation for the property is Medium Intensity/Special District, which already allows up to 30 units per acre. He explained the request is not seeking to increase the density which is currently allowed under the existing land use designation. Instead, the purpose of the request is to clean up the existing policy.

Motion to approve the amendment to the Future Land Use Element of the Comprehensive Plan by deleting Policy 18.13 and Policy 18.24 relating to development conditions for portions of two parcels comprising approximately 75.93 acres (Parcels 2380-000-001 and 23812-001-00) located in the 3000 and 4000 to 4300 blocks of SW 43rd Court (Case FLUP25-0001).

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Daniel London

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

6. Land Use Change

- a. Ordinance to change the Future Land Use designation on approximately 74.11 acres comprised of nine parcels (Parcels 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, and 21478-000-00) located in the 2300 block, along the west side of NW 27th Avenue from Medium Intensity/Special District to Employment Center (Case LUC25-0004) (Quasi-Judicial)

Attachments: [LUC25-0004 Friends Recycling](#)
[LUC25_0004 Case](#)
[LUC25_0004 Aerial](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for

LUC25-0004.

Mr. Lopez asked for clarification regarding whether the existing landfill operations are permitted under the current land use designation. Emily responded that while the zoning districts themselves are allowed, the existing uses are more intense than what the Future Land Use categories are intended to accommodate. She explained that the Comprehensive Plan designates the area for low-intensity industrial uses, whereas the City's Land Development Regulations classify the landfill as a high-impact industrial use.

Fred Roberts, 40 SE 11th Avenue, Ocala, FL, explained that the property involved was previously a pre-existing, nonconforming use. Several years ago, it went through a process with the City to revise the code and bring it into conformity. He noted that the current request is a cleanup land use change intended to ensure that the zoning map and the property's uses are consistent with the Comprehensive Plan.

Diana Trans, a property owner near NW 21st Avenue adjacent to the proposed change, expressed concerns about the project. She stated she had hoped the matter had been discontinued due to the foul odor in the area, which also affects the nearby hospital. Ms. Trans acknowledged and appreciates the continued growth in Ocala but emphasized that the odor issue remains a significant concern.

Pamela Hayes, 2218 NW 31st Avenue, Ocala, FL, expressed concerns about the odor and debris affecting the surrounding properties. She stated that debris often blows onto the property and she hopes the proposed change will not result in an expanded landfill. Ms. Hayes also noted that the water in the area is currently undrinkable.

Mr. Roberts clarified the request is not for an expansion.

Motion to approve to change the Future Land Use designation on approximately 74.11 acres comprised of nine parcels (Parcels 21492-000-00, 21477-000-00, 21474-002-00, 21476-000-00, 21474-000-00, 21474-001-00, 21480-000-00, 21494-000-00, and 21478-000-00) located in the 2300 block, along the west side of NW 27th Avenue from Medium Intensity/Special District to Employment Center.

RESULT: APPROVED

MOVER: Daniel London

SECONDER: Buck Martin

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

7. Public Hearing

- a. Public Hearing to amend the Winding Oaks Planned Development (PD) master signage plan and PD Standards Book for property located at 4090 SW 66th Street, approximately 960.59 acres

Attachments: [PD20-0007 Staff Report](#)
 [PD20-0007 Aerial Map](#)
 [PD20-0007 Master Signage Plan](#)
 [PD20-0007 Monumentation and Branding Package](#)
 [PD20-0007 PD Standards Book](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for PD20-0007.

Mr. Lopez wanted to clarify this was only to modify the signage.

Stuart Hill of Kimley Horn, 1700 SE 17th Street, Ocala, FL, stated he was requesting an amendment to the Planned Development (PD) for signage only.

James Buhl Jr., 7530 SW 38th Avenue, Ocala, FL, stated that in 2020 he appeared before the Board to ask what would be done between the properties and was assured that a landscaped buffer would be provided. He expressed concern that the easement has since been removed without his knowledge and that a change in the development is now being proposed. Mr. Buhl asked what action the Board intends to take regarding this matter, noting that the change occurred without notice to him. Mr. Lopez suggested that Mr. Buhl reach out to the Growth Management Department. Growth Management Director, Jeff Shrum, informed Mr. Buhl that this meeting was not the appropriate forum for that discussion but assured him that he would be willing to meet separately to review and discuss the issue.

Motion to approve to amend the Winding Oaks Planned Development (PD) master signage plan and PD Standards Book for property located at 4090 SW 66th Street, approximately 960.59 acres.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Elgin Carelock

AYE: Branson, London, MacDonald, Martin, Carelock, and Lopez

8. Public Comment

None.

9. Staff Comments

Growth Management Director, Jeff Shrum, explained due to a recent change in state law, final plats will now be approved at an administrative level. The concept plat and development agreement will continue to be reviewed by the Board. He further noted that when there are conflicts between the Comprehensive Plan, the Code, and zoning regulations, the Comprehensive Plan serves as the ruling document. Therefore, it is important to resolve any inconsistencies.

10. Board Comments

None.

11. Next meeting: October 13, 2025

12. Adjournment

Meeting adjourned at 6:42PM.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-2145

Agenda Item #: a.

Submitted By: Emily Johnson

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to change the Future Land Use designation on approximately 10.36 acres (Parcel 21454-000-00) located at 2500 NW 31st Avenue from Medium Intensity/Special District to Employment Center (Case LUC25-0005) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Applicant: Friends Recycling LLC
- Property Owner: Friends Recycling LLC
- Agent: Austin Dailey, Klein & Klein PLLC

Key Points:

The petitioner is requesting to change the future land use designation for the subject property from Medium Intensity/Special District to Employment Center. The subject property was acquired by the owner as part of a land swap with the city in 2024.

The subject property was designated as Medium Intensity/Special District to encourage redevelopment efforts following the adoption of the 2035 Vision. An application to amend the Future Land Use of the adjacent landfill site to Employment Center is being considered by city council for transmittal to state agencies on October 21, 2025.

Zoning and Land Use Details:

For consideration of the future land use amendment, there are several key factors to consider:

- The proposed Employment Center future land use is more consistent with the anticipated development in the surrounding area.
- The proposed Employment Center future land use is consistent with nearby development to the west such as the Ocala-Marion County Commerce Park.
- The existing industrial and neighboring uses are already serviced by city utilities.

FINDINGS AND CONCLUSIONS:

- The requested Employment Center Future Land Use designation is more compatible with neighboring high-impact industrial uses and other light manufacturing and distribution areas west of the subject property.
- The 2035 Vision and West Ocala Vision envisioned redevelopment within the area but recent efforts have trended more towards industrial in the nearby surrounding area, making a mixed-use commercial node at this location less feasible.
- The requested future land use amendment is more consistent with the anticipated use of the property and nearby developments like the Ocala-Marion County Commerce Park.
- City utilities are available at this location, and no level of service issues have been identified for public facilities.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map
- Site Sketch

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE CITY OF OCALA, FLORIDA, COMPREHENSIVE PLAN FUTURE LAND USE MAP SERIES AS REQUIRED IN SECTION 163.3161 THROUGH AND INCLUDING SECTION 163.3248, FLORIDA STATUTES; DETAILING THE FUTURE LAND USE CHANGE (CASE NO. LUC25-0005); AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM MEDIUM INTENSITY/SPECIAL DISTRICT TO EMPLOYMENT CENTER FOR PROPERTY LOCATED AT 2500 NW 31ST AVENUE (PARCEL 21454-000-00), APPROXIMATELY 10.36 ACRES; PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, as contained in Section 163.3161 through and including Section 163.3248, Florida Statutes, which required the City of Ocala, Florida, to prepare and adopt a comprehensive plan in accord with the requirements of the said act; and

WHEREAS, the City of Ocala has prepared a comprehensive plan which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Ocala on October 22, 1991, adopted this plan including a Future Land Use Element consisting of a land use map series; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act of 1985 provides for the amendment of an adopted plan or element or portion thereof; and

WHEREAS, on October 19, 2010, City Council adopted the Ocala 2035 Vision; and

WHEREAS, one of the strategies of the Ocala 2035 Vision was to initiate Comprehensive Plan Amendments (adopted on January 22, 2013) to be consistent with the Ocala 2035 Vision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The City of Ocala Comprehensive Plan, Future Land Use Element and Map Series is hereby amended as required by the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985 contained in Section 163.3161 through and including Section 163.3248, Florida Statutes and pursuant to Section 106-38 of the Code of Ordinances, City of Ocala, Florida. The lands described below are hereby reclassified according to the City of Ocala Comprehensive Plan, Future Land Use Element as Employment Center and the attached land use map is incorporated by reference into this ordinance:

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE N89°31'15"W, ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1491.54 FEET, TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5884, AT PAGE 1115, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°30'30"W ALONG SAID NORTHERLY PROJECTION, 25.00 FEET, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID LANDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, CONTINUE S00°30'30"W, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°30'30"W, 125.19 FEET; THENCE N89°34'40"W, 203.48 FEET; THENCE S00°28'08"W, 56.46 FEET; THENCE N89°34'40"W, 107.89 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT BEING ON THE EAST LINE OF LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5254, AT PAGE 867, OF SAID PUBLIC RECORDS; THENCE PROCEED S18°35'59"W ALONG SAID EAST LINE, A DISTANCE OF 197.20 FEET TO A POINT ON THE EAST LINE OF THE WEST 379.54 FEET OF THE EAST 2243.49 FEET OF THE AFOREMENTIONED NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE S00°31'39"W ALONG SAID EAST LINE, A DISTANCE OF 916.09 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE DEPARTING SAID EAST LINE, PROCEED N89°31'15"W ALONG SAID SOUTH LINE, A DISTANCE OF 210.00 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°31'39"E ALONG THE WEST LINE OF LANDS DESCRIBED IN WARRANTY DEEDS RECORDED IN O.R. BOOK 5884, PAGE 1115 AND O.R. BOOK 5850, PAGE 462, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN O.R. BOOK 5850, PAGE 462; THENCE S89°31'15"E ALONG THE NORTH BOUNDARY OF SAID LANDS, 40.46 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN O.R. BOOK 6397, PAGE 1000; THENCE N00°31'39"E ALONG THE SOUTHERNMOST WEST LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN O.R. BOOK 6435, PAGE 339; THENCE DEPARTING SAID WEST LINE, PROCEED N89°31'15"W ALONG THE SOUTH LINE OF SAID LANDS RECORDED IN O.R. BOOK 6435, PAGE 339, A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT BEING ON THE WEST LINE OF THE EAST 2243.49 FEET OF THE AFOREMENTIONED NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE N00°31'39"E ALONG SAID WEST LINE, A DISTANCE OF 845.47 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 28TH STREET (A PROPOSED PUBLIC RIGHT-OF-WAY OF VARYING WIDTH); THENCE DEPARTING SAID WEST LINE, PROCEED S89°31'15"E, ALONG SAID RIGHT-OF-WAY LINE, 23.54 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, NORTHEASTERLY, 106.18 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" AND A CHORD BEARING AND DISTANCE OF N84°44'24"E, 106.00 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, NORTHEASTERLY, 94.16 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" AND A CHORD BEARING AND DISTANCE OF N84°44'24"E, 94.00 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S89°31'15"E, 529.47 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 112.86 FEET OF THE SOUTH 210.00 FEET OF THE LANDS DESCRIBED IN THE WARRANTY DEEDS RECORDED IN O.R. BOOK 5850, PAGE 462 AND PARCEL 1 OF O.R. BOOK 5884, PAGE 1115.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala,

Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the Future Land Use Map of the City of Ocala is hereby amended to reflect the change in land use from Medium Intensity/Special District to Employment Center as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

Section 8. The effective date of this small-scale development amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), F.S. If challenged, the effective date of the amendment shall be the date a final order is issued by the state land planning agency, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency, 107 East Madison Street, MSC 160, Tallahassee, Florida 32399-6545.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____

William E. Sexton

City Attorney

Ordinance No: 2025-XX

Introduced: Click or tap to enter a date.

Adopted: Click or tap to enter a date.

Legal Ad No: Click or tap here to enter text.



Land Use Change Staff Report

Case No. LUC25-0005

Planning & Zoning Commission: October 13, 2025

City Council (1st Reading): November 18, 2025

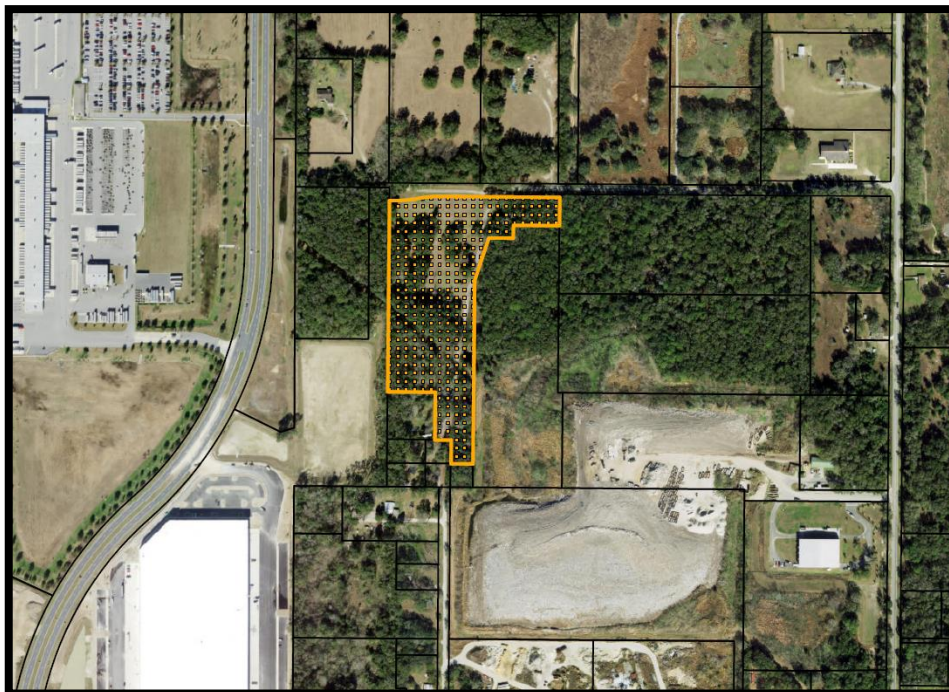
City Council (Adoption): December 2, 2025

Applicant: Friends Recycling LLC
Property Owner: Friends Recycling LLC
Project Planner: Emily W. Johnson, AICP, Senior Planner
Amendment Request: Seeking approval to change the Future Land Use designation for the subject property from Medium Intensity/Special District to Employment Center

Parcel Information

Acres: ±10.36 acres
Parcel(s)#: 21454-000-00
Location: 2500 NW 31st Avenue
Existing use: Vacant and undeveloped
Future Land Use Designation: Medium Intensity/Special District
Zoning Designation: R-1, Single-Family Residential, & R-2, Two-Family Residential
Special District(s)/Plan(s): West Ocala Community Plan – Main Street Mixed Use District
Approved Agreement(s): First Amendment to Chapter 163 Development Agreement (approved January 16, 2024)
Associated Application(s): Rezoning to M-1, Light Industrial (ZON25-0012)

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to change the future land use designation from Medium Intensity/Special District to Employment Center on the 10.36-acre site for consistency with a concurrent request for rezoning to M-1, Light Industrial.

The agent, Austin Dailey, Klein & Klein PLLC, is representing the applicant in this request.

Section 2 - Background Information

The subject property encompasses a total of approximately 10.36 acres. The current designations of the properties are:

- Zoning:**
- R-1, Single-Family Residential** district is intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.
- R-2, Two-Family Residential** district is intended to be of similar residential character to the single-family districts, but also permits two-family dwellings and two dwellings on one lot.
- Future Land Use:** **Medium Intensity/Special District**, a minimum of 5 and maximum of 30 dwelling units per acre, a minimum of 0.15 and maximum of 4.0 floor area ratio (FAR).

The subject property was acquired by the owner as part of a land swap with the city in 2024. Operation of the existing C&D landfill and MRF uses on the eastern adjacent properties date to the early 1990s. In 2009, efforts to change the future land use category from Low Density Residential to Medium Industrial and rezone to M-2, Medium Industrial, were denied by City Council. When the 2035 Vision Plan was adopted in 2011, the Friends Recycling facility was considered a nonconforming use in the M-1, Light Industrial, and M-2, Medium Industrial, zoning districts, and the Florida Department of Environmental Protection (FDEP) permit for the landfill was expected to expire in 2023.

The landfill site was identified as part of a future redevelopment location in the Ocala 2035 Vision and West Ocala Vision with the anticipation that the use would cease upon expiration of the FDEP permit. Therefore, the surrounding area ultimately received a Medium Intensity/Special District future land use category to encourage redevelopment efforts consistent with the 2035 Vision Plan and associated comprehensive plan amendments. Subsequently, there have been additional agreements, property acquisitions, permit extensions, and amendments to the code which allow for the continued operation and increased expansion potential of the landfill facility including:

- A chapter 163 development agreement on the site limiting height while increasing buffering;
- Purchase of the subject property to allow for greater expansion of the use;
- Land development regulation amendments to establish regulations for a MRF and C&D landfill; and
- Extension of the FDEP permit to 2029 for the operation of a C&D Debris Disposal and Recycling Facility.

An application to amend the Future Land Use of the adjacent landfill site to Employment Center is being considered by city council for transmittal to state agencies on October 21, 2025.

Table 1: Adjacent Property Information:

Future Land Use Change Staff Report

Case No. LUC25-0005

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North (County)	Employment Center	A-1, General Agriculture R-E, Residential Estate R-1, Single-Family Dwelling	Existing enclave consisting of single-family residential and general agricultural uses
East	Medium Intensity/Special District	M-1, Light Industrial M-2, Medium Industrial	C&D Landfill and Materials Recovery Facility (Friends Recycling)
South	Medium Intensity/Special District	R-2, Two-Family Residential M-2, Medium Industrial	Single-family residence Vacant, undeveloped C&D Landfill and Materials Recovery Facility (Friends Recycling)
West	Medium Intensity/Special District	M-1, Light Industrial R-1, Single Family Residential	Vacant, undeveloped

The subject property is accessed by NW 28th Street, an unclassified roadway connecting to NW 27th Avenue. North of the subject properties, existing single-family and general agricultural uses are located within a county enclave. Other uses in the area include construction service establishments to the south, the industrially developed Ocala-Marion County Commerce Park to the northwest, and the mixed-use West Oak Planned Development (PD) to the east.

Section 3 – Staff Analysis

This report reviews the proposed land use amendment for alignment with the city's comprehensive plan, including Ocala 2035 Vision, and relevant land development regulations.

The Ocala 2035 Vision established the basis for what would ultimately guide development and growth in the City of Ocala. Following the completion of the 2035 Vision, the comprehensive plan was amended creating six total Future Land Use (FLU) categories. In doing so, new land uses were designated in this area considering both existing and future development. The 2035 Vision map indicated the surrounding area as a transitional area located between a Medium Low Intensity and Low Intensity urban form area. Thus, the subject property was designated as Medium Intensity/Special District to encourage redevelopment efforts.

Additionally, the 2035 Vision led to the creation of focus area plans. In 2015, the West Ocala Vision & Community Plan (West Ocala Vision) was adopted to establish goals for revitalization in the West Ocala area by focusing on preservation, infill development, and density management. The subject property and surrounding area are identified as the North Gate Way - Main Street Mixed Use District

in the West Ocala Vision & Community Plan.

Pursuant to Comprehensive Plan Future Land Use Element (FLUE) Policy 6.2, the Medium Intensity/Special District FLU is intended to identify neighborhood and community-serving activity centers for mixed-use commercial nodes and promote a walkable urban form. Following adoption of the community plan, the focus area for the intended redevelopment has shifted east. The city participated in the redevelopment of the former Pine Oaks Municipal Golf Course (n/k/a West Oak PD) and developed the Mary Sue Rich Community Center at Reed Place redefining the envisioned mixed-use commercial node.

The applicant has submitted the requested amendment to unify the subject property with the adjacent landfill site. The intended use aligns with the Employment Center FLU category. The adjacent industrial development at Ocala-Marion County Commerce Park has an Employment Center FLU designation. According to Comprehensive Plan FLUE Policy 6.5, this designation is intended to develop a key regional hub for business, research, and employment.

Consistency with Comprehensive Plan:

The requested land use change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. Future Land Use Element Policy 6.5: Employment Center. The intent of the Employment Center land use is to provide a regionally important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts, but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category.

Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit. Provisions should be made for walking, bicycles, and transit.

There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

- *The Employment Center Future Land Use category allows for high-impact industrial uses,. Additionally, Employment Center exists nearby, as properties to the west have been designated and developed as part of the Ocala-Marion County Commerce Park.*
- *The subject property is accessed via a local roadway, which connects to a collector roadway (NW 27th Avenue). This does not specifically align with the access as mentioned in Policy 6.5 for the subject property. However, the subject property is bounded by existing Employment Center land use, which fronts along NW 27th Avenue an urban collector roadway identified in the Transportation Element Map Series (Functional Classification of Roads map)*
- *The maximum density and intensity of the Employment Center FLU is 24 dwelling units per acre. Any residential development in this FLU requires a rezoning to a mixed-use*

Planned Development (PD) zoning district.

2. Future Land Use Element Objective 14: The City shall continue existing regulations or adopt new regulations to ensure that development is consistent with the Future Land Use Map and are compatible with neighboring development, available services and facilities, and topography and soil conditions.

Staff Comment:

- *The requested land use amendment aligns with development in the surrounding and adjacent areas which currently have Employment Center FLU.*

Table 2: Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Medium Intensity/ Special District	Residential, office, commercial, public, recreation, institutional, light industrial, educational facilities	5 to 30 units/acre	0.15 to 4.0 FAR
Proposed	Employment Center	Primary Uses: Industrial, office, commercial Secondary Uses: Public, recreation, institutional, residential, educational facilities	Up to 24 units/acre	Up to 2.0 FAR

Section 5 - Level of Service (LOS) Analysis

The maximum allowable density for the subject properties with the Employment Center land use is 248 dwelling units, with a maximum FAR of 902,563.2 square feet. In staff's review of comprehensive plan future land use map amendments, conducting an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

For this staff report, the following LOS analysis provides a review of the potential impact on public facilities based upon a typical light manufacturing/distribution type use that is consistent with the concurrent request of M-1, Light Industrial. Additional LOS analysis will be required at the time of expansion of the uses, or future redevelopment.

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

Transportation: The subject property is accessed by NW 28th Street, an unclassified roadway which connects to NW 27th Avenue. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

• Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
NW 27 th	2	40	Collector	E	14,040	6,300	C

Future Land Use Change Staff Report

Case No. LUC25-0005

Avenue							
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Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

LOS Impact: Additional trips are not contemplated as a result of the proposed FLU change. Specific traffic analysis will be required through a traffic study prior to any expansion of existing uses or future redevelopment.

Potable Water: Nearby uses are currently serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along NW 27th Avenue.

- *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 24.4 million gallons daily (mgd).

LOS Impact: Additional demand is not contemplated as a result of the proposed FLU change. Water Resources staff has indicated the approximate daily flows are 17 mgd, leaving a remaining capacity of approximately 7.4 mgd; additional capacity analysis will be required at the time of site plan review for any expansion of existing uses or future redevelopment.

Sanitary Sewer: Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. A city force main is available along NW 27th Avenue.

- *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).

LOS Impact: Additional demand is not contemplated as a result of the proposed FLU change. Water Resources staff has indicated the approximate daily flows are 6.5 mgd leaving a remaining capacity of approximately 4 mgd; additional capacity analysis will be required at the time of site plan review for any expansion of the existing uses or future redevelopment.

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

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for nonresidential development.

LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under others jurisdiction.

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 population of 69,283 requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

LOS Impact: The anticipated industrial uses generally do not generate additional demand for parks. Additional capacity analysis will be required at the time of rezoning and site plan review, if a residential redevelopment is contemplated in the future.

B. Other Public Facilities:

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

Stormwater: The subject property are partially located within FEMA Flood Zone "A". This is a Special Flood Hazard Area with a 1% annual chance of flooding (100-year floodplain). Portions of the subject properties were assessed during the Ocala Flood Study and determined to have a base flood elevation (BFE) of 64.00. Any future development must retain runoff on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event and subsequent 14-day recovery.

Electric: The subject properties are within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #1 is located approximately 2.1 miles from the subject property. This distance exceeds the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is not anticipated to impact schools.

Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.

Summary Staff Comments: For consideration of the future land use amendment, there are several key factors to consider:

- *The proposed Employment Center future land use is consistent with nearby development filling in a gap between existing industrial uses to the east and to the west, such as the Ocala-Marion County Commerce Park.*
- *Nearby industrial uses are already serviced by city utilities.*

Section 6 - Staff Findings and Recommendation

- The requested Employment Center Future Land Use designation is more compatible with the high-impact industrial uses of the area to the east and the industrial park west of the subject property.
- The 2035 Vision and West Ocala Vision envisioned redevelopment within the area but recent development trends of the last 15 years have included predominantly light manufacturing and distribution, making a mixed-use commercial node at this location less feasible. The mixed-use node envisioned, is currently underway further east, with the redevelopment of the former Pine Oaks Golf Course.
- The requested future land use amendment is more consistent with nearby developments like the Ocala-Marion County Commerce Park and other neighboring uses.

Future Land Use Change Staff Report
Case No. LUC25-0005

- City utilities are available at this location, and no level of service issues have been identified for public facilities.

Staff Recommendation: Approval of LUC25-0005
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CASE MAP

Case Number: LUC25-0005

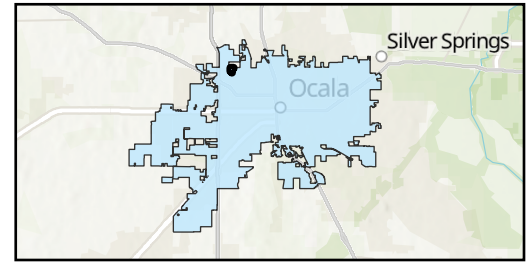
Parcel: 21454-000-00

Property Size: Approximately 10.36 Acres

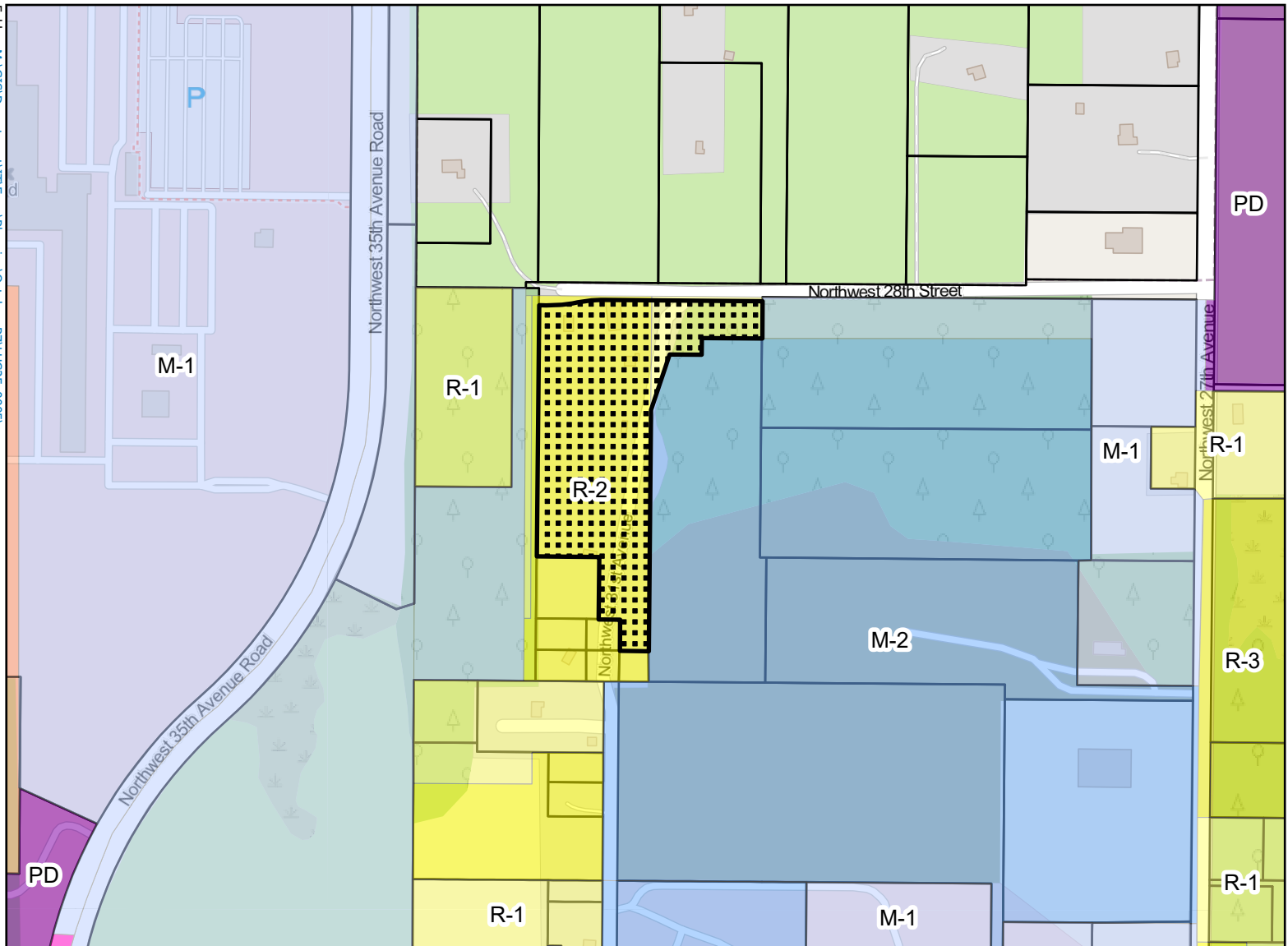
Land Use Designation: Medium Intensity Special District

Zoning: R-1, Single-Family Residential and R-2, Two-Family Residential

Proposal: A request to change the existing land use to Employment Center



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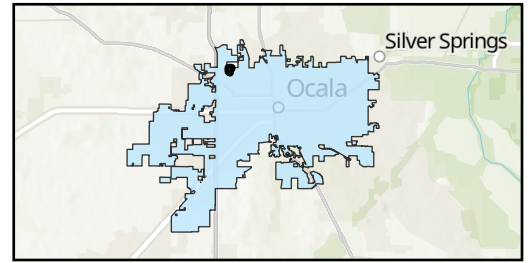
- | | | |
|---|---|--|
| B-2:Community Business | Planned Development | R-3:Multi-Family Residential |
| M-1:Light Industrial | R-1:Single Family Residential | Parcels |
| M-2:Medium Industrial | R-2:Two-Family Residential | Subject Property |
| OP:Office Park | | |



AERIAL MAP

Case Number: LUC25-0005
Parcel: 21454-000-00

Property Size: Approximately 10.36 Acres
Land Use Designation: Medium Intensity Special District
Zoning: R-1, Single-Family Residential and R-2, Two-Family Residential
Proposal: A request to change the existing land use to Employment Center



 Subject Property

 Parcels

0 500 1,000 2,000 Feet





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0003

Agenda Item #: a.

Submitted By: Emily Johnson

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to rezone approximately 10.36 acres (Parcel 21454-000-00) located at 2500 NW 31st Avenue from R-1, Single-Family Residential and R-2, Two-Family Residential to M-1, Light Industrial (Case ZON25-0012) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Applicant: Friends Recycling LLC
- Property Owner: Friends Recycling LLC
- Agent: Austin Dailey, Klein & Klein PLLC

Key Points:

The petitioner is requesting to rezone the subject property from R-1, Single-Family Residential, and R-2, Two-Family Residential, to M-1, Light Industrial, for consistency with the requested future land use change and the active Construction & Demolition (C&D) landfill and materials recovery facility (MRF) uses on the 74.11-acre site, to the east, which is also owned by the applicant. The subject property was acquired by the owner as part of a land swap with the city in 2024.

A concurrent application to amend the Future Land Use of the subject property from Medium Intensity/Special District to Employment Center is also being requested (LUC25-0005).

Zoning and Land Use Details:

For consideration of the rezoning, there are several key factors to consider:

- The existing R-1 and R-2 zoning districts are not permitted within the proposed Employment Center Future Land Use (FLU). If the concurrent land use change is approved, a rezoning to a compatible zoning district is required.
- The proposed Employment Center FLU permits residential development only as part of an approved Planned Development (PD) district.
- The adjacent properties to the east and west are zoned M-1, Light Industrial.
- The proposed Employment Center future land use is consistent with nearby development to the west such as part of the Ocala-Marion County Commerce Park.
- The existing C&D landfill and MRF industrial and neighboring uses are already serviced by city utilities.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the requested Employment Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The M-1, Light Industrial, zoning district is compatible with the surrounding area. Adjacent properties to the east and west are existing M-1 zoned properties.
- City utilities are available at this location, and no level of service issues has been identified for public facilities as a result of the zoning amendment.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report

- Case Map
- Aerial Map

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM R-1, SINGLE-FAMILY RESIDENTIAL, AND R-2, TWO-FAMILY RESIDENTIAL, TO M-1, LIGHT INDUSTRIAL, FOR CERTAIN PROPERTY LOCATED AT 2500 NW 31ST AVENUE (PARCEL 21454-000-00), APPROXIMATELY 10.36 ACRES (CASE NO. ZON25-0012); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE..

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as M-1, Light Industrial:

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE N89°31'15"W, ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1491.54 FEET, TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5884, AT PAGE 1115, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°30'30"W ALONG SAID NORTHERLY PROJECTION, 25.00 FEET, TO THE NORTHEAST CORNER OF SAID LANDS; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID LANDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES, CONTINUE S00°30'30"W, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°30'30"W, 125.19 FEET; THENCE N89°34'40"W, 203.48 FEET; THENCE S00°28'08"W, 56.46 FEET; THENCE N89°34'40"W, 107.89 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT BEING ON THE EAST LINE OF LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5254, AT PAGE 867, OF SAID PUBLIC RECORDS; THENCE PROCEED S18°35'59"W ALONG SAID EAST LINE, A DISTANCE OF 197.20 FEET TO A POINT ON THE EAST LINE OF THE WEST 379.54 FEET OF THE EAST 2243.49 FEET OF THE AFOREMENTIONED NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE S00°31'39"W ALONG SAID EAST LINE, A DISTANCE OF 916.09 FEET TO A POINT ON THE SOUTH LINE OF THE AFOREMENTIONED NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2; THENCE DEPARTING SAID EAST LINE, PROCEED N89°31'15"W ALONG SAID SOUTH LINE, A DISTANCE OF 210.00 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°31'39"E ALONG THE WEST LINE OF LANDS DESCRIBED IN WARRANTY DEEDS RECORDED IN O.R. BOOK 5884, PAGE 1115 AND O.R. BOOK 5850, PAGE 462, A DISTANCE OF 210.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN O.R. BOOK 5850, PAGE 462; THENCE S89°31'15"E ALONG THE NORTH BOUNDARY OF SAID LANDS, 40.46 FEET TO THE SOUTHERNMOST SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN O.R. BOOK 6397, PAGE 1000; THENCE N00°31'39"E ALONG THE SOUTHERNMOST WEST LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO THE SOUTHEAST CORNER

OF LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN O.R. BOOK 6435, PAGE 339; THENCE DEPARTING SAID WEST LINE, PROCEED N89°31'15"W ALONG THE SOUTH LINE OF SAID LANDS RECORDED IN O.R. BOOK 6435, PAGE 339, A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT BEING ON THE WEST LINE OF THE EAST 2243.49 FEET OF THE AFOREMENTIONED NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE N00°31'39"E ALONG SAID WEST LINE, A DISTANCE OF 845.47 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 28TH STREET (A PROPOSED PUBLIC RIGHT-OF-WAY OF VARYING WIDTH); THENCE DEPARTING SAID WEST LINE, PROCEED S89°31'15"E, ALONG SAID RIGHT-OF-WAY LINE, 23.54 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 530.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, NORTHEASTERLY, 106.18 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" AND A CHORD BEARING AND DISTANCE OF N84°44'24"E, 106.00 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND CURVE, NORTHEASTERLY, 94.16 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" AND A CHORD BEARING AND DISTANCE OF N84°44'24"E, 94.00 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S89°31'15"E, 529.47 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 112.86 FEET OF THE SOUTH 210.00 FEET OF THE LANDS DESCRIBED IN THE WARRANTY DEEDS RECORDED IN O.R. BOOK 5850, PAGE 462 AND PARCEL 1 OF O.R. BOOK 5884, PAGE 1115.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from R-1, Single-Family Residential, and R-2, Two-Family Residential, to M-1, Light Industrial, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon the later of:

- (1) Approval by the mayor, or upon becoming law without such approval; or
- (2) The effective date of Ordinance No. 2025-_____ (Ref: Land Use Case LUC25-0005).

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2025-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.



Rezoning Staff Report

Case No. ZON25-0012

Planning & Zoning Commission: October 13, 2025

City Council (1st Reading): November 18, 2025

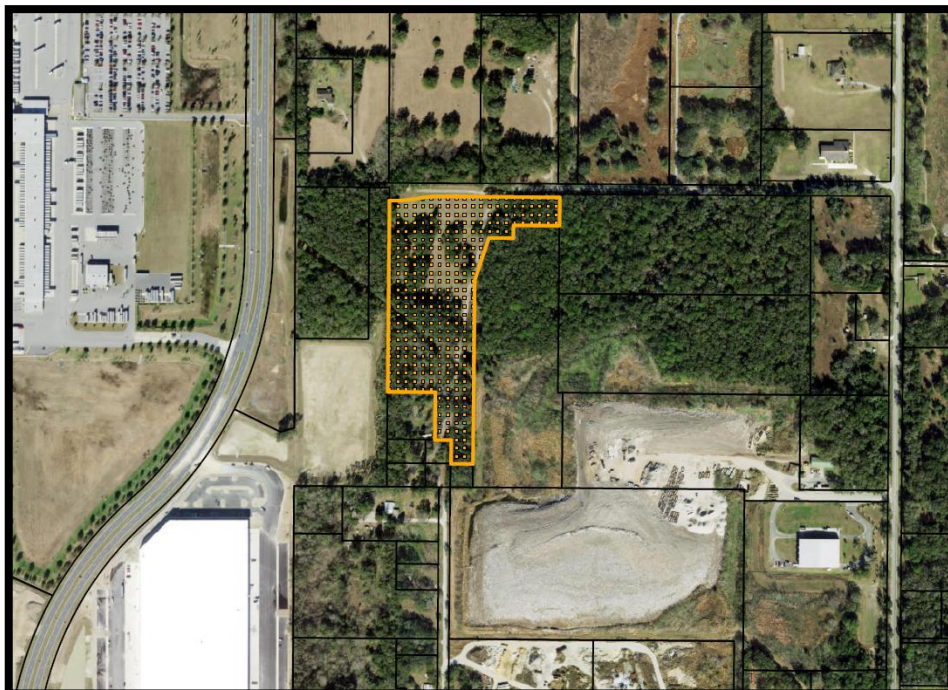
City Council (Adoption): December 2, 2025

Applicant: Friends Recycling LLC
Property Owner: Friends Recycling LLC
Project Planner: Emily W. Johnson, AICP, Senior Planner
Amendment Request: Seeking approval to rezone the subject property from R-1, Single-Family Residential, and R-2, Two-Family Residential, to M-1, Light Industrial

Parcel Information

Acres: ±10.36 acres
Parcel(s)#: 21454-000-00
Location: 2500 NW 31st Avenue
Existing use: Vacant and undeveloped
Future Land Use Designation: Medium Intensity/Special District
Zoning Designation: R-1, Single-Family Residential & R-2, Two-Family Residential
Special District(s)/Plan(s): West Ocala Community Plan – Main Street Mixed Use District
Approved Agreement(s): First Amendment to Chapter 163 Development Agreement (approved January 16, 2024)
Associated Application(s): Future Land Use Change to Employment Center (LUC25-0005)

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to rezone the 10.36-acre site from R-1, Single-Family Residential, and R-2, Two-Family Residential to M-1, Light Industrial for consistency with the requested future land use change and the active Construction & Demolition (C&D) landfill and materials recovery facility (MRF) uses on the 74.11-acre site, to the east, which is also owned by the applicant..

The agent, Austin Dailey, Klein & Klein PLLC, is representing the applicant in this request.

Section 2 - Background Information

The subject property encompasses a total of approximately 10.36 acres. The current designations of the properties are:

<u>Zoning:</u>	R-1, Single-Family Residential district is intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.
	R-2, Two-Family Residential district is intended to be of similar residential character to the single-family districts, but also permits two-family dwellings and two dwellings on one lot.
<u>Future Land Use:</u>	Medium Intensity/Special District , a minimum of 5 and maximum of 30 dwelling units per acre, a minimum of 0.15 and maximum of 4.0 floor area ratio (FAR).

The subject property was acquired by the owner as part of a land swap with the city in 2024.

Operation of the existing C&D landfill and MRF uses on the eastern adjacent properties date to the early 1990s. In 2009, efforts to change the future land use category from Low Density Residential to Medium Industrial and rezone to M-2, Medium Industrial, were denied by City Council. When the 2035 Vision Plan was adopted in 2011, the Friends Recycling facility was considered a nonconforming use in the M-1, Light Industrial, and M-2, Medium Industrial, zoning districts, and the Florida Department of Environmental Protection (FDEP) permit for the landfill was expected to expire in 2023.

The landfill site was identified as part of a future redevelopment location in the Ocala 2035 Vision and West Ocala Vision with the anticipation that the use would cease upon expiration of the FDEP permit. Therefore, the surrounding area ultimately received a Medium Intensity/Special District future land use category to encourage redevelopment efforts consistent with the 2035 Vision Plan and associated comprehensive plan amendments. Subsequently, there have been additional agreements, property acquisitions, permit extensions, and amendments to the code which allow for the continued operation and increased expansion potential of the landfill facility including:

- A chapter 163 development agreement on the site limiting height while increasing buffering;
- Purchase of the subject property to allow for greater expansion of the use;
- Land development regulation amendments to establish regulations for a MRF and C&D landfill; and
- Extension of the FDEP permit to 2029 for the operation of a C&D Debris Disposal and Recycling Facility.

An application to amend the Future Land Use of the adjacent landfill site to Employment Center is being considered by city council for transmittal to state agencies on October 21, 2025.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North (County)	Employment Center	A-1, General Agriculture R-E, Residential Estate R-1, Single-Family Dwelling	Existing enclave consisting of single-family residential and general agricultural uses
East	Medium Intensity/Special District	M-1, Light Industrial M-2, Medium Industrial	C&D Landfill and Materials Recovery Facility (Friends Recycling)
South	Medium Intensity/Special District	R-2, Two-Family Residential M-2, Medium Industrial	Single-family residence Vacant, undeveloped C&D Landfill and Materials Recovery Facility (Friends Recycling)
West	Medium Intensity/Special District	M-1, Light Industrial R-1, Single Family Residential	Vacant, undeveloped

The subject property is accessed by NW 28th Street, an unclassified roadway connecting to NW 27th Avenue. North of the subject properties, existing single-family and general agricultural uses are located within a county enclave. Other uses in the area include construction service establishments to the south, the industrially developed Ocala-Marion County Commerce Park to the northwest, and the mixed-use West Oak Planned Development (PD) to the east.

Section 3 – Staff Analysis

This report reviews the proposed rezoning for alignment with the city's comprehensive plan, including Ocala 2035 Vision, and relevant land development regulations.

The Ocala 2035 Vision established the basis for what would ultimately guide development and growth in the City of Ocala. Following the completion of the 2035 Vision, the comprehensive plan was amended creating six total Future Land Use (FLU) categories. In doing so, new land uses were designated in this area considering both existing and future development. The 2035 Vision map indicated the surrounding area as a transitional area located between a Medium Low Intensity and Low Intensity urban form area. Thus, the subject property was designated as Medium Intensity/Special District to encourage redevelopment efforts.

Additionally, the 2035 Vision led to the creation of focus area plans. In 2015, the West Ocala Vision & Community Plan (West Ocala Vision) was adopted to establish goals for revitalization in the West

Ocala area by focusing on preservation, infill development, and density management. The subject property and surrounding area are identified as the North Gate Way - Main Street Mixed Use District in the West Ocala Vision & Community Plan.

Pursuant to Sections 122-311 and 122-331, the single-family residential (R-1, R-1A, and R-1AA) districts are intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development, and the two-family residential (R-2) district is intended to be of similar residential character to the single-family districts, but also permits two-family dwellings and two dwellings on one lot. The existing development pattern north of NW 21st Street and west of NW 27th Avenue is largely industrialized in nature.

The applicant has submitted the requested amendment to unify the subject property with the adjacent landfill site. The intended use aligns with the M-1, Light Industrial, zoning district. The adjacent industrial development to the east and west are zoned M-1. Pursuant to Section 122-761, this 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 permitted in the M-1 zoning district.

Consistency with Comprehensive Plan:

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. Future Land Use Element Policy 6.5: Employment Center. The intent of the Employment Center land use is to provide a regionally-important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts, but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category.

Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit. Provisions should be made for walking, bicycles, and transit.

There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

- *The applicant has submitted a concurrent application to change the future land use category to Employment Center.*
- *The requested Employment Center Future Land Use category allows for high-impact industrial uses. Additionally, Employment Center exists nearby, as properties to the west have been designated and developed as part of the Ocala-Marion County Commerce Park.*
- *The subject property is accessed via a local roadway, which connects to a collector roadway (NW 27th Avenue). This does not specifically align with the access as mentioned in Policy 6.5 for the subject property. However, the subject property is bounded by*

existing Employment Center land use, which fronts along NW 27th Avenue an urban collector roadway identified in the Transportation Element Map Series (Functional Classification of Roads map).

- *The maximum density and intensity of the Employment Center FLU is 24 dwelling units per acre. Any residential development in this FLU requires a rezoning to a mixed-use Planned Development (PD) zoning district.*

2. **Future Land Use Element Objective 14:** The City shall continue existing regulations or adopt new regulations to ensure that development is consistent with the Future Land Use Map and are compatible with neighboring development, available services and facilities, and topography and soil conditions.

Staff Comment:

- *The requested land use amendment aligns with development in the surrounding and adjacent areas which currently have Employment Center FLU.*

Consistency with Land Development Regulations:

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

1. **Section 122-244 - District criteria:** Zoning districts allowed under each land use classification.

Employment Center	O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5, SC, M-1 , M-2, M-3, G-U, INST, A-1, PD, FBC
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Staff Comment:

The existing R-1 and R-2 zoning districts are not permitted within the requested Employment Center FLU. Should the concurrent land use change request be approved, a rezoning to a compatible zoning district is required. The requested M-1 zoning district is consistent with the requested Employment Center FLU designation.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	R-1, Single-Family Residential	Intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.	13,500	35-feet
Existing	R-2, Two-Family Residential	Intended to be of similar residential character to the single-family districts, but also permits two-family dwellings and two dwellings on one lot.	7,000	35-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.	10,000	60-feet
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Section 5 - Level of Service (LOS) Analysis

The maximum allowable density for the subject properties with the requested Employment Center land use is 248 dwelling units, with a maximum FAR of 902,563.2 square feet. In staff's review of rezoning petitions, conducting an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

For this staff report, the following LOS analysis provides a review of the potential impact on public facilities based upon a typical light manufacturing/distribution type use that is consistent with the concurrent request of M-1, Light Industrial. Additional LOS analysis will be required at the time of expansion of the uses, or future redevelopment.

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

Transportation: The subject property is accessed by NW 28th Street, an unclassified roadway which connects to NW 27th Avenue. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

• Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
NW 27 th Avenue	2	40	Collector	E	14,040	6,300	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 subdivision review.

LOS Impact: Additional trips are not contemplated as a result of the proposed rezoning. Specific traffic analysis will be required through a traffic study prior to any expansion of the existing uses or future redevelopment.

Potable Water: Nearby uses are currently serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along NW 27th Avenue.

- *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 24.4 million gallons daily (mgd).

LOS Impact: Additional demand is not contemplated as a result of the proposed rezoning. Water Resources staff has indicated the approximate daily flows are 17 mgd, leaving a remaining capacity of

approximately 7.4 mgd; additional capacity analysis will be required at the time of site plan review for any expansion of the existing uses or future redevelopment.

Sanitary Sewer: Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. A city force main is available along NW 27th Avenue.

- *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).

LOS Impact: Additional demand is not contemplated as a result of the proposed rezoning. Water Resources staff has indicated the approximate daily flows are 6.5 mgd leaving a remaining capacity of approximately 4 mgd; additional capacity analysis will be required at the time of site plan review for any expansion of the existing uses or future redevelopment.

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

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for nonresidential development.

LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under others jurisdiction.

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 population of 69,283 requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

LOS Impact: The anticipated industrial uses generally do not generate additional demand for parks. Additional capacity analysis will be required at the time of rezoning and site plan review, if a residential redevelopment is contemplated in the future.

B. Other Public Facilities:

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

Stormwater: The subject property is partially located within FEMA Flood Zone "A". This is a Special Flood Hazard Area with a 1% annual chance of flooding (100-year floodplain). Portions of the subject properties were assessed during the Ocala Flood Study and determined to have a base flood elevation (BFE) of 64.00. Any future development must retain runoff on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event and subsequent 14-day recovery.

Electric: The subject properties are within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #1 is located approximately 2.1 miles from the subject property. This distance exceeds the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is not anticipated to impact schools.

Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.

Summary Staff Comments: For consideration of the rezoning, there are several key factors to consider:

- *The existing R-1 and R-2 zoning districts are not permitted within the proposed Employment Center FLU category. If the concurrent land use change is approved, a rezoning to a compatible zoning district is required.*
- *The proposed Employment Center FLU category only permits residential development as part of an approved Planned Development (PD) district.*
- *The adjacent properties to the east and west are zoned M-1, Light Industrial.*
-

Section 6 - Staff Findings and Recommendation

- The proposed rezoning is consistent with the requested Employment Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The M-1, Light Industrial, zoning district is compatible with the surrounding area. Adjacent properties to the east and west are existing M-1 zoned properties.
- City utilities are available at this location, and no level of service issues has been identified for public facilities as a result of the zoning amendment.

Staff Recommendation:	Approval of ZON25-0012
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CASE MAP

Case Number: ZON25-0012

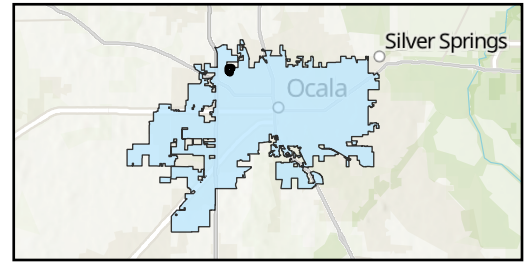
Parcel: 21454-000-00

Property Size: Approximately 10.36 Acres

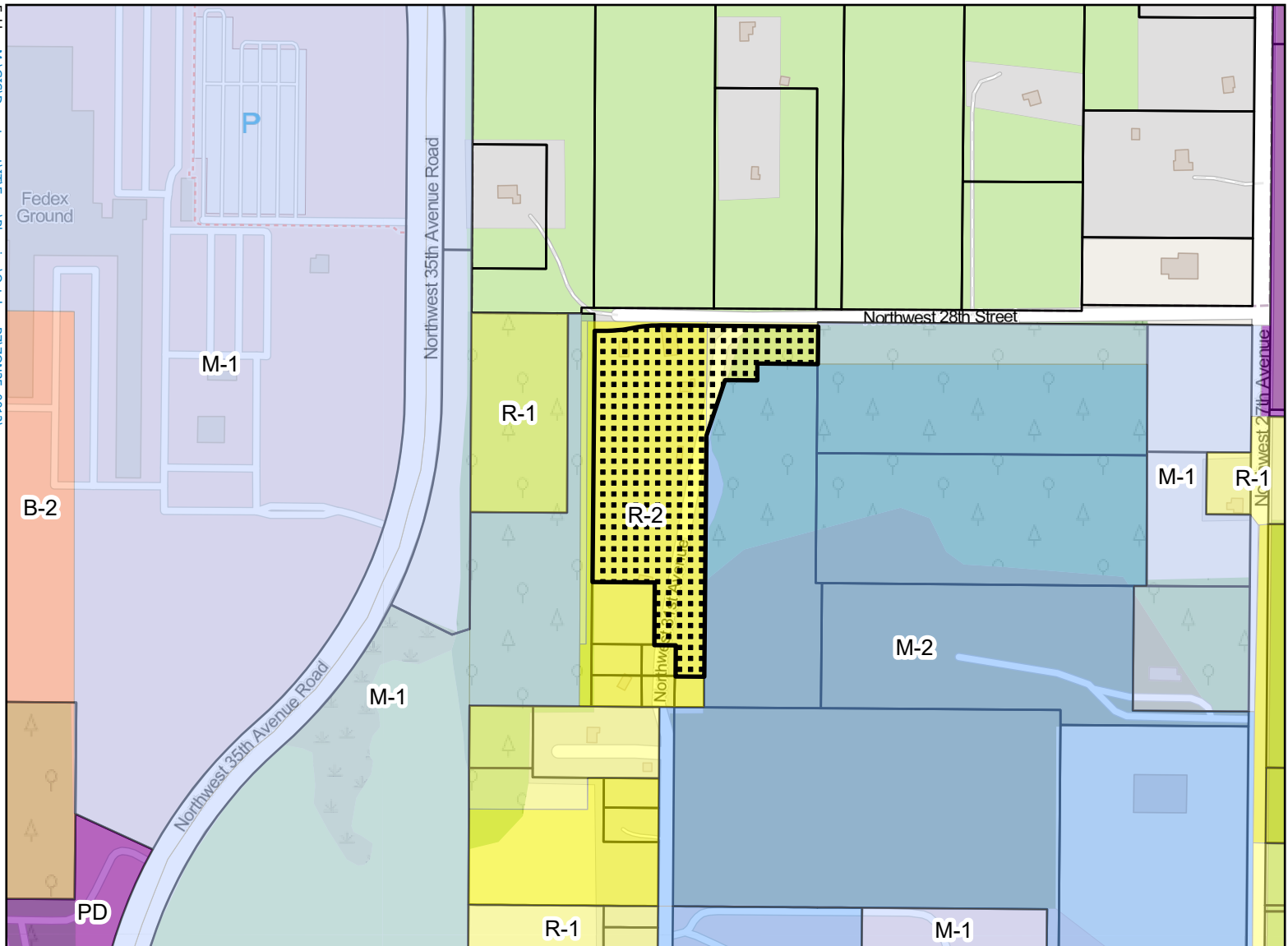
Land Use Designation: Medium Intensity Special District

Zoning: R-1, Single-Family Residential and R-2, Two-Family Residential

Proposal: A request to rezone to M-1, Light Industrial



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- B-2:Community Business
- R-2:Two-Family Residential
- R-3:Multi-Family Residential
- M-1:Light Industrial
- M-2:Medium Industrial
- Planned Development
- R-1:Single Family Residential
- Parcels
- Subject Property



AERIAL MAP

Case Number: ZON25-0012

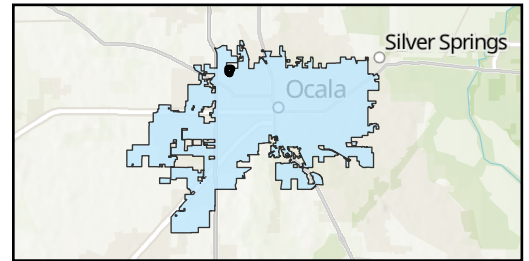
Parcel: 21454-000-00

Property Size: Approximately 10.36 Acres

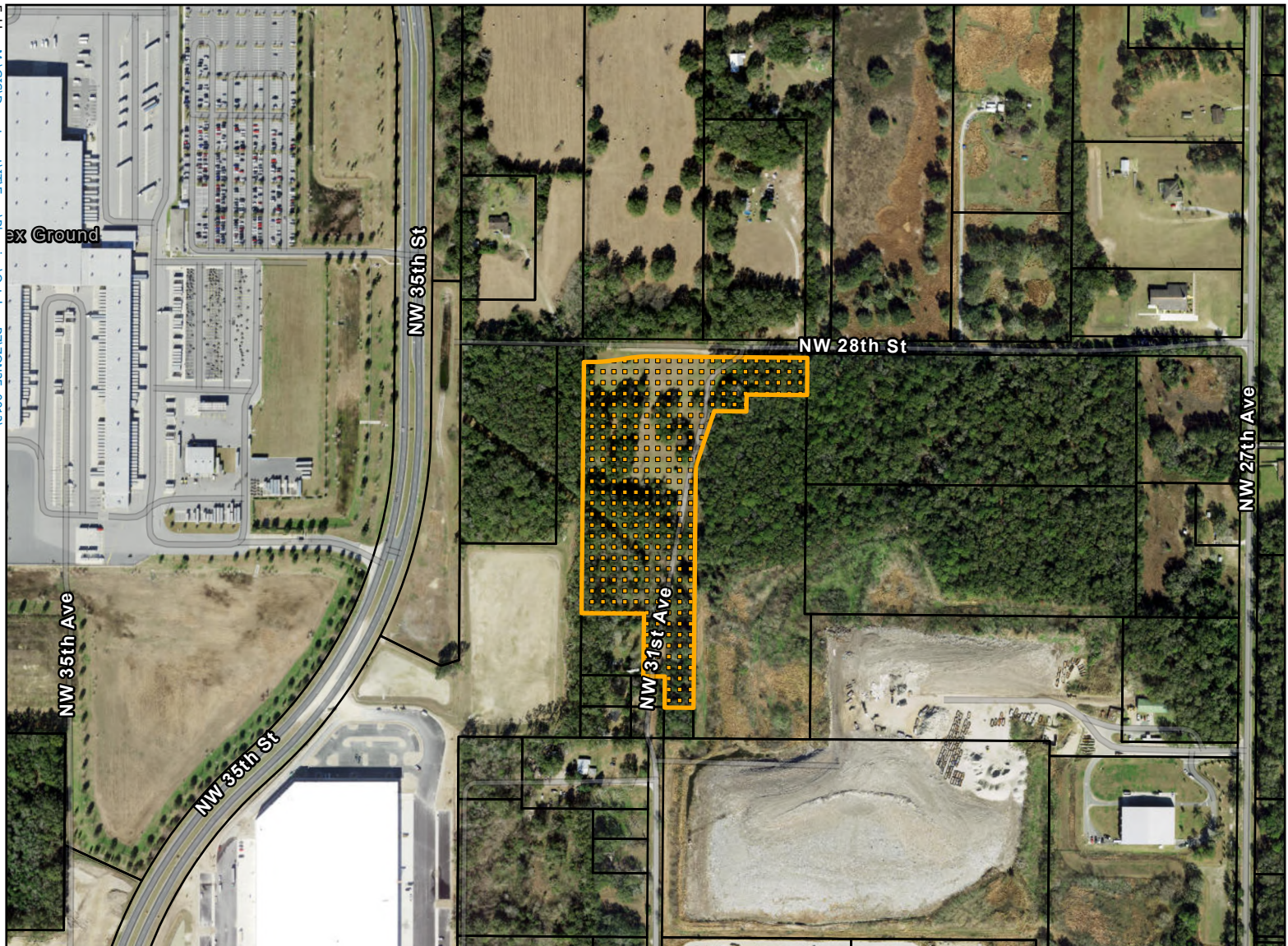
Land Use Designation: Medium Intensity Special District


Zoning: R-1, Single-Family Residential and R-2, Two-Family Residential


Proposal: A request to rezone to M-1, Light Industrial



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 Subject Property

 Parcels





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-2131

Agenda Item #: a.

Submitted By: Emily W. Johnson

Presentation By: Emily W. Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to amend the code of ordinances permitted uses of the M-1, Light Industrial, zoning district to include Churches/Places of Worship on major and minor arterial roadways subject to supplemental regulations (COD25-0003).

OCALA'S RELEVANT STRATEGIC GOALS:

Economic Hub, Quality of Place

PROOF OF PUBLICATION:

N/A

- **Applicant:** A Plus Homes Inc.
- **Agent:** James W. Gooding, III, Gooding and Batsel, PLLC

BACKGROUND:

The applicant owns property along SW 17th Street (SR 464) and initially inquired about a rezoning to allow a church/place of worship or a medical/dental office. However, the surrounding area between US 441 and SW 19th Avenue Road is industrial and a part of the Ocala Industrial Park. An alternate zoning district would raise the question of compatibility with the surrounding area. The applicant elected to amend the code to allow greater flexibility. Their agent subsequently prepared an amendment to the Code of Ordinances requesting to amend the permitted uses of the M-1, Light Industrial, zoning district to include church/place of worship and medical/dental offices on major and minor arterial roadway uses.

Review of the code amendment request by staff discovered that the definition of medical and dental laboratories (currently a permitted principal use in the M-1 zoning district) encompasses medical and dental offices. Staff notified the applicant that this request was unnecessary and recommended removal from the proposed amendment, while also noting concerns with the introduction of heavy pedestrian activity within a light industrial zoning district, traffic circulation and parking demands associated with churches and places of worship. The applicant's agent provided an updated amendment, which is being presented that addresses

considerations for location and special exceptions for accessory uses customary to a church and places of worship.

The Ordinance proposes the following changes to the permitted uses chart and supplemental regulations for churches/places of worship:

- Amends the permitted uses chart and associated legend (Section 122-287) to reflect churches/places of worship as permitted in the M-1 zoning district, subject to supplemental regulations contained under Section 122-1195.
- Amends the intent and purpose of the M-1 zoning district (Sec. 122-761) to allow for other compatible uses.
- Amends the permitted principal uses of the M-1 zoning district (Sec. 122-762) to include church/place of worship on major and minor arterials.
- Amends the supplemental regulations for church/place of worship (Section 122-1195) to reflect that a church/place of worship is permitted in the M-1 zoning district only on major and minor arterial roadway. Specifies that any private school or daycare use associated with a church/place of worship in the M-1 zoning district shall require a special exception.

Recent changes to state law, including the enactment of F.S. Chapter 2025-190 (formerly SB 180), took effect on July 1, 2025. This statute prohibits municipalities from adopting more restrictive or burdensome code amendments within one year following a hurricane's landfall. Hurricane Milton, the most recent storm to impact the city, made landfall on October 9, 2024. The proposed amendment is not considered more restrictive or burdensome, as it would make allowances for a previously prohibited use within the M-1 zoning district, subject to supplemental regulations.

FINDINGS AND CONCLUSIONS:

- The proposed amendment would allow for churches/places of worship along major and minor arterial roadways in the M-1 zoning district.
- The proposed amendment is consistent with the requirements for daycares in the M-1 zoning district, which require special exception approval.
- The proposed amendment requires a private elementary or secondary school associated with a church/place of worship in the M-1 zoning district to obtain a special exception. Private elementary or secondary schools are otherwise not permitted in the M-1 zoning district.
- The proposed amendment does not conflict with F.S. Chapter 2025-190.
- The proposed amendment does not conflict with the Property Rights Element of the Comprehensive Plan.

Staff recommends approval.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW:

The ordinance will be reviewed by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING CHURCHES IN M-1 ZONING DISTRICT; AMENDING SECTION 122-761 PROVIDING FOR INTENT AND PURPOSE OF M-1 ZONING DISTRICT BY PROVIDING FOR ADDITIONAL USES; AMENDING SECTION 122-762 PROVIDING PERMITTED PRINCIPAL USES IN M-1 ZONING DISTRICT BY ADDING, AS A PERMITTED USE, CHURCHES/PLACES OF WORSHIP ON MAJOR AND MINOR ARTERIAL ROADWAYS; AMENDING SECTION 122-287 PROVIDING A TABLE OF PERMITTED USES BY PROVIDING FOR CHURCHES/PLACES OF WORSHIP TO BE PERMITTED USES IN THE M-1 ZONING DISTRICT SUBJECT TO SUPPLEMENTAL REGULATIONS; AMENDING SECTION 122-287 PROVIDING A TABLE OF PERMITTED USES BY INCLUDING A REFERENCE TO THE SUPPLEMENTAL REGULATIONS FOR CHURCHES/PLACES OF WORSHIP UNDER THE LEGEND; AMENDING SECTION 122-1195 PROVIDING SUPPLEMENTAL REGULATIONS FOR CHURCHES/PLACES OF WORSHIP TO SPECIFY ALLOWANCES FOR CHURCHES/PLACES OF WORSHIP ALONG MAJOR AND MINOR ARTERIAL ROADWAYS WITHIN THE M-1 ZONING DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Ocala, Florida as follows:

Section 1. Section 122-761 of the City Code is amended to read as follows:

Sec. 122-761. Intent and purpose.

The light industrial (M-1) district is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, light manufacturing of finished or semi-finished products and other compatible uses. 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. Additional outdoor storage, subject to design criteria (see section 122-767) can be requested as part of the public hearing process before the planning and zoning commission and city council. Service establishments serving the industrial uses or the district shall be permitted. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

Section 2. Section 122-762 of the City Code is amended to read as follows:

Sec. 122-762. Permitted principal uses.

The following uses are permitted without exception in the light industrial (M-1) district:

- (1) *Residential uses*: None permitted.
- (2) *Retail uses*:
 - a. *General retail*:
 1. Furniture store, with a minimum of 10,000 square feet of warehouse space.
 2. Home garden/hobby farm equipment sales (reference section 122-1220).
 3. Used merchandise store (reference section 122-283).

- b. *Vehicular sales:* None permitted.
- (3) *Service uses:*
 - a. *Agricultural use:*
 - 1. Indoor greenhouse (reference section 122-1228).
 - 2. Indoor hemp facility (reference section 122-1229).
 - b. *Business service:*
 - 1. Advertising services (on-site/off-site signs).
 - 2. Construction service establishment.
 - 3. Equipment rental and leasing.
 - 4. General business service.
 - 5. Maintenance and cleaning service.
 - 6. Parking garage (or structure).
 - 7. Parking lot.
 - 8. Pest control service.
 - 9. Radio/TV broadcasting facilities.
 - 10. Security systems service.
 - c. *Eating or drinking establishment:*
 - 1. Alcoholic beverage establishment (off-premises consumption).
 - 2. Restaurant (enclosed) (reference section 122-763(6)).
 - d. *Hospitality and tourism:* None permitted.
 - e. *Office use:*
 - 1. Commercial photography (art and graphic design service).
 - 2. Computer maintenance and repair.
 - 3. Photofinishing laboratory.
 - 4. Prepackaged software services.
 - 5. Print shop.
 - 6. Professional and business office.
 - f. *Personal service:*
 - 1. Bail bonds agency.
 - 2. Kennel.
 - 3. Laundry and dry-cleaning service.
 - 4. Major household repair establishment.
 - 5. Mini-warehouse (reference section 122-1214).
 - 6. Minor household repair establishment.
 - 7. Recycling collection point.

- g. *Vehicular service:*
 - 1. Auto repair, minor.
 - 2. Repair garage.
 - 3. Self-service/convenience store (reference section 122-1196).
- (4) *Education/recreation/social uses:*
 - a. *Adult use establishment:* None permitted.
 - b. *Community service:*
 - 1. [Church/Place of Worship on major and minor arterials \(reference section 122-1195\).](#)
 - c. *Educational use:*
 - 1. Community education center.
 - 2. Vocational/professional school.
 - d. *Recreational use:* None permitted.
- (5) *Public uses:* None permitted.
- (6) *Health care uses:*
 - a. *Health care use:*
 - 1. Medical and dental laboratory.
 - 2. Veterinarian office.
- (7) *Industrial uses:*
 - a. *High-impact industrial use:* None permitted.
 - b. *Low-impact industrial use:*
 - 1. Assembly of electronics components.
 - 2. Carpet and upholstery cleaning.
 - 3. Manufacturing, light.
 - 4. Microbrewery/microdistillery.
 - 5. Newspaper printing facilities.
 - 6. Packing and crating.
 - 7. Recycling center.
 - 8. Research and testing laboratory.
 - 9. Truck/freight terminal.
 - 10. Warehouse.
 - 11. Wholesale and distribution.

Section 3. The row for “church/place of worship” in the Table of Permitted Uses in Section 122-287 of the City Code is amended by adding an “X56” under column M-1, such that such row shall read as set forth on the attached **Exhibit A**.

Section 4. The Legend of the Table of Permitted Uses in Section 122-287 of the City Code is amended by adding “X56” referencing Section 122-1195 pertaining to the supplemental regulations for Church/place of worship, such that such row shall read as set forth on the attached **Exhibit B**. Reserved or blank reference numbers are to be deleted from the table. Any section number associated with a use refers to a location in this chapter that contains the conditions associated with the permitted use or special exception.

Section 5. Section 122-1195 of the City Code is amended to read as follows:

Sec. 122-1195. Church/place of worship.

- (a) A church/place of worship shall be permitted as a special exception in the A-1, R-2, R-3, M-H, and B-3C zoning districts.
- (b) A church/place of worship shall be permitted subject to a special exception in the following:
 - 1. R-1 zoning district with a minimum of five acres.
 - 2. R-1A and R-1AA with a minimum of three acres, except for the parcels rezoned by Ordinance No. 5674, which shall have a minimum lot requirement of 10,000 square feet.
- (c) A church/place of worship that operates a school for children in grades 1 through 12 shall require a zoning change to the institutional (INST) district. A school does not include day care facilities (nursery school, pre-kindergarten and kindergarten) or separate facilities used for church-related activities.
- (d) A church/place of worship shall be permitted in the M-1 zoning district only on major and minor arterial roadways.
 - 1. A daycare use associated with a church/place of worship in the M-1 zoning district shall require a special exception as set forth in Division 5 of this Article.
 - 2. Private elementary and secondary schools associated with a church/place of worship in the M-1 zoning district shall require a special exception.

Section 6. Severability Clause: Should any provision or section of this ordinance be held by a court of competent jurisdiction to be held unconstitutional or invalid, such decision shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. This ordinance shall take effect upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

Angel B. Jacobs
City Clerk

CITY OF OCALA

By: _____
Kristen Dreyer
President, Ocala City Council

Approved / Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

William Sexton
City Attorney

EXHIBIT A

Symbols within cells have the following meaning: Blank cell = Prohibited X = Permitted SE = Special Exception X# = Permitted use with conditions SE# = Special exception with conditions																								
Use Category	Use Type	A-1	R-1	R-2	R-3	RZL	RBH	OH	MH	RO	O-1	OP	B-1	B-1A	B-2	B-2A	B-3C	B-4	B-5	SC	M-1	M-2	M-3	INST
EDUCATION/RECREATION/SOCIAL USES																								
Community Service	Church/place of worship	SE5	SE5	SE5	SE5				SE5				X	X	X	X	SE5	X		X	X56			X

EXHIBIT B

Legend

Reference		Citation
X		<i>Permitted use.</i>
X1A		Subject to requirements of subsection 122-216(t).
X1B		Maximum of eight dwelling units per acre.
X1C		Maximum of 12 dwelling units per acre. Subject to requirements of subsection 122-216(t).
X1D		Maximum of 50 dwelling units per acre.
X2		RBH-3 retail and service uses in subsection 122-423(a)(3).
X3A		Accessory uses in the office (O-1) district shall be limited to ten percent of the square footage of a permitted office building.
X3B		Accessory uses in the office park (OP) district shall be limited to 20 percent of the square footage of a principal use or the site.
X4		Furniture store with a minimum of 10,000 square feet of warehouse space.
X5A		Radio and TV broadcasting facility, transmitters only.
X5B		Radio and TV broadcasting facility, without transmitters.
X6	122-763 & 122-783	Accessory use in M-1 and M-2 zoning districts meeting specified criteria.
7		Veterinarian office, no overnight boarding.
X8		Professional and business office is not permitted in the RBH-1 district.
X9		Home occupation, RBH-1 only.
X10		No outdoor sales or storage.
X11A		Maximum of six unrelated residents per single-family residential dwelling.
X11B		Maximum of eight unrelated residents per single-family residential dwelling.
X11C		Maximum of 12 unrelated residents per single-family residential dwelling.
X11D		Maximum of 14 unrelated residents per single-family residential dwelling.
X12		Limited to six vehicles and in an enclosed building, excluding the common area.
X14		Single-family dwelling is permitted only as part of a church or school.
X15	122-1184	Produce shipping, packing and selling.
X16	122-1185	Alcoholic beverages.

X17	Art. IX, div. 3	Service stations.
X18	Art. IX, div. 4	Home occupations.
X19	Art. IX, div. 5	Day care facilities.
X20	122-1198	Assisted living facilities and transitional recovery facilities.
X21	122-1194	Single-family residences in general business (B-4) and wholesale business (B-5) districts.
X22	122-1196	Self-service gasoline stations.
X23	122-1197	New automobile parts and accessories.
X24	122-1200	Adult use establishments.
X25		A drive-through facility may be permitted as an accessory use.
X26	122-922	Criteria for drive-in or drive-through restaurants in a shopping center (SC).
X27	122-1208	Criteria for a driving range, miniature golf, pitch and putt facility, and commercial recreation, outdoor.
X28	122-1209	Criteria for playground equipment sales, outdoor.
X29	122-918(a)(3)	Criteria for a hotel/convention center in the SC zoning district.
X30	122-1211	Criteria for bed and breakfast.
X30A	122-1211	Bed and breakfast as a permitted use in the RBH zoning district with a medium or high density residential land use classification.
X31	122-1205	Outdoor sales criteria.
X32	122-526(2)	Architectural review.
X33	122-763(6)	Restaurant as a permitted accessory use only.
X34	122-783(3)	Restaurant as a permitted accessory use only.
X35	122-1212	Garden and nursery sales.
X36	122-1213	Conference center.
X37	122-1214	Mini-warehouse (self-service storage facility/neighborhood storage center).
X38	122-722	Limitations on uses in the B-4 zoning district.
X39	122-283	Sale of used merchandise.
X40	122-1227	Pharmacy requirements.
X26	122-922	Criteria for drive-in or drive-through restaurants in a shopping center (SC).
X27	122-1208	Criteria for a driving range, miniature golf, pitch and putt facility, and commercial recreation, outdoor.
X28	122-1209	Criteria for playground equipment sales, outdoor.
X29	122-918(a)(3)	Criteria for a hotel/convention center in the SC zoning district.

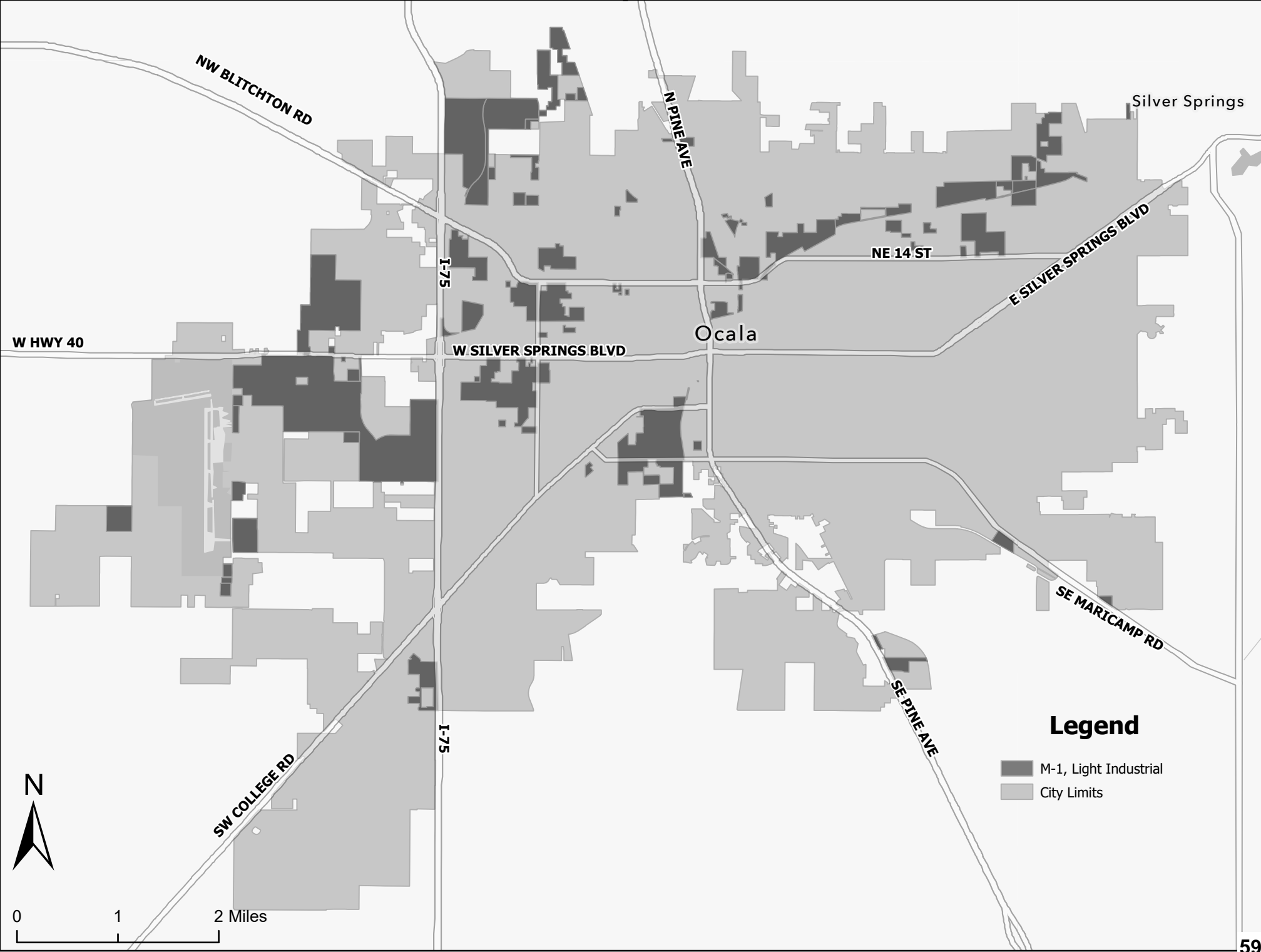
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X37	122-1214	Mini-warehouse (self-service storage facility/neighborhood storage center).
X38	122-722	Limitations on uses in the B-4 zoning district.
X39	122-283	Sale of used merchandise.
X40	122-1227	Pharmacy requirements.
X41	122-1228	Indoor greenhouse criteria.
X42	122-1229	Indoor hemp facility.
X43	122-1207	Transitional treatment facility.
X44	122-631	Single-family residential (attached).
X45	122-1218	Recreational vehicle park criteria.
X46	122-1215	Day labor service establishment criteria.
X48	122-357	Single-family (attached) dwelling unit criteria.
X50	122-1224	Construction and demolition landfill criteria.
X51	122-1219	Fraternity or sorority house.
X52	122-1220	Home garden/hobby farm equipment sales.
X53	122-373	Hairstyling shop (limited to three stations).
X54	122-910	Multi-family dwellings in a SC zoning district.
X55	122-1225	Materials recovery facility criteria.
X56	122-1195	Church/place of worship.

<i>SE</i>	<i>Special exception</i>
SE1A	Maximum of ten dwelling units per acre. Subject to requirements of subsection 122-216(t).

SE1B		Maximum of 12 dwelling units per acre. Subject to requirements of subsection 122-216(t).
SE1C		Maximum of 20 dwelling units per acre. Subject to requirements of subsection 122-216(t).
SE1D		Maximum of 30 dwelling units per acre. Subject to requirements of subsection 122-216(t).
SE2		Funeral home without a crematory.
SE3	122-1183	Model manufactured home centers.
SE4		
SE5	122-1195	Church/place of worship.
SE6		
SE7	122-1190	Assembly of electronic components.
SE8	122-1202	Commercial outdoor baseball batting facility.
SE9	122-1205	Outdoor sales criteria.
SE10	122-1204	Recycling plant criteria.
SE11	122-1201	Temporary commercial amusement.
SE12		
SE13	122-1210	Criteria for a rooming/boarding house.
SE15	122-1196	Self-service gasoline stations.
SE16	122-1208	Criteria for a driving range, miniature golf, pitch and putt facility, and commercial recreation, outdoor.
SE17	122-1198	Assisted living facilities and transitional recovery facilities.
SE18	Art. IX, div. 5	Day care facilities.
SE19	Art. IX, div. 3	Service stations.
SE20	122-1206	Outdoor sales of swimming pools, spas and hot tubs in B-4 district.
SE21	122-526(2)	Architectural review.
SE22	122-1212	Garden and nursery sales.
SE23	122-1211	Bed and breakfast as a special exception in the residential business historic (RBH) zoning district with a low density residential land use classification.
SE24	122-1222	Neighborhood wellness center criteria in the R-3 district.
SE25	122-1189	Low impact manufacturing.
SE26	122-1226	Open pavilion engagement center criteria.
SE27	122-606	Subject to B-1A limitations on uses.

SE28	122-584 & 122-605	A drive-through window may be permitted as an accessory to a restaurant (enclosed).
SE31	122-1205	Outdoor sales criteria.
SE46	122-1215	Day labor service establishment criteria.
SE47	122-1216	Community work release facility.
SE51	122-1219	Fraternity or sorority house.
SE52	122-1220	Home garden/hobby farm equipment sales.

City of Ocala



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information contact the appropriate City of Ocala department or agency.