



Rezoning Staff Report

Case No. ZON25-0014

Planning & Zoning Commission: November 10, 2025

City Council (1st Reading): December 16, 2025

City Council (Adoption): January 6, 2026

Applicant: Mickey Truck Bodies, Inc.

Property Owner: Marilyn O. Laye, Trustee, The Marilyn O. Laye Revocable Living Trust

Project Planner: Emily W. Johnson, AICP, Senior Planner

Amendment Request: Seeking approval to rezone a 3.57-acre portion of the subject property from M-1, Light Industrial, to M-2, Medium Industrial

Parcel Information

Acres: ±5.06 acres

Rezoning Area: ±3.57 acres

Parcel(s)#: 22682-000-00

Location: 2336 NW 7th Street

Existing use: Four existing non-conforming single-family residences, accessory barn, outdoor storage

Future Land Use Designation: Employment Center

Zoning Designation: M-1, Light Industrial

Special District(s)/Plan(s): N/A

Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to rezone 3.57-acre rear portion of the subject property from M-1, Light Industrial, to M-2, Medium Industrial. The applicant owns the adjoining M-2-zoned property to the west and is in the process of acquiring the 3.57-acre area from the current property owner. The applicant has indicated their intent to utilize the site for additional outdoor storage in support of their existing repair garage. The applicant is further requesting that rezoning only becomes effective upon transfer of the subject property to the applicant.

The agent, Fred N. Roberts, Jr., Esq., Klein & Klein PLLC, is representing the applicant in this request.

Section 2 - Background Information

The property in its entirety encompasses a total of approximately 5.06 acres. The current designations are:

Zoning:

M-1, Light Industrial district is intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 122-763. Specific uses shall be controlled by the standards for industrial performance in article VIII of this chapter.

Future Land Use:

Employment Center, a maximum of 24 dwelling units per acre in association with a Planned Development (PD) zoning district, a maximum of 2.0 floor area ratio (FAR).

The subject property was originally developed in the county with a single-family residence in 1940, with two additional residences constructed in 1968, and a fourth constructed in 1970. All four residences are currently occupied and considered nonconforming uses within an M-1 zoning district.

Annexation records indicate that the subject property was incorporated into city limits in 1975 and zoned M-1, Light Industrial. In 1991, the property was designated through the Comprehensive Plan with Light Industrial future land use. On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the Ocala 2035 Vision, which eliminated the Light Industrial Future Land Use Classifications while designating a new classification of Employment Center to the subject property. The intent of the Employment Center Future Land Use Category (FLUC) is to provide a regionally important hub for business, enterprise, research and development, and employment activities.

Pursuant to Division 25, Article V, Chapter 122 of the Code of Ordinances, residential uses are not permitted in the M-1 zoning district, thus the four existing single-family residences are considered nonconforming.

GIS Aerial imagery indicates that a portion of the subject property has historically been used as outdoor storage dating back to the early 2000s. Outdoor storage is a permitted accessory use within the M-1 zoning district, subject to additional criteria contained under Section 122-763.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-2, Two-Family Residential	Single-family residences adjacent to NW 7 th Street
East	Employment Center	M-1, Light Industrial	Vacant, undeveloped
South	Employment Center	M-1, Light Industrial M-2, Medium Industrial	CSX Railroad Right-of-Way Outdoor storage associated with Trademark Metals Recycling
West	Employment Center	M-1, Light Industrial M-2, Medium Industrial	Repair Garage (Mickey Truck Bodies) Recycling Center (Trademark Metals Recycling)

The applicant owns the western-adjacent property, which is zoned M-2 and developed with a Repair Garage. The applicant intends to purchase the 3.57-acre subject property and incorporate it into their parcel through a Lot Reconfiguration process.

The subject property is accessed by NW 7th Street, an unclassified roadway connecting NW 27th Avenue and NW Old Blitchton Road. A CSX railroad right-of-way borders the subject property to the south, providing rail access to the Shady Road Industrial Park located to the west. M-1 and M-2 zoned properties surround the subject property to the south, west, and east.

Section 3 – Staff Analysis

The northern 1.49-acres, developed with four single-family residences, is proposed to remain zoned M-1 as a buffer to the R-2, Two-Family Residential, zoning located across NW 7th Street. Pursuant to Division 25, Article V, Chapter 122 of the Code of Ordinances, residential uses are not permitted in the M-1 zoning district. Due to the status of the four existing single-family residences as non-conforming, the use may be continued subject to the following provisions under Section 122-173:

- (1) No such nonconforming use shall be enlarged or increased, or extended, or occupy a greater area of land than was occupied at the effective date of the ordinance from which this chapter is derived, before the date of adoption of this chapter, or the effective date of an amendment of this chapter. *Staff review of the nonconforming use determined that the existing nonconformity is not enlarged or increased, extended, or occupies a greater area of land with the amendment. No additional changes are anticipated through this request. Additional residential units are not allowed under the requested M-2 zoning district.*
- (2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of the ordinance from which this chapter is derived, before the date of adoption of this chapter, or the effective date of an amendment of

this chapter. *The residential use is not proposed to be relocated or moved to any other portion of the lot.*

- (3) If any such nonconforming use of land ceases for any reason for a period of more than one year, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located. *Evidence has been provided to staff that indicates the residential units continue to be occupied.*

The applicant has submitted the requested amendment as part of a private property sale. Ultimately, the applicant intends to split the southern 3.57-acre portion from the subject property and combine it with their adjoining M-2 zoned parcel. Although a lot split and resulting reduction of the property area to approximately 1.49 acres increases the density per acre, changes in density is not indicated in Section 122-173 as a change to the non-conforming use that would require the use to come into compliance with the zoning district. Additionally, if any of the residences remain vacant for a period of more than one year, the continuation of the non-conforming status will be null and void.

It is noted that the adjacent industrial developments to the west and south have M-2 zoning. Pursuant to Section 122-781, this zoning district is intended primarily for wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing is only permitted with a special exception in the M-2 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 proposed M-2 zoning district is consistent with the existing Employment Center Future Land Use category allows for industrial uses.*
- *The existing non-conforming single-family residences are not compatible with the Employment Center Future Land Use category.*
- *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 rezoning aligns with development in the surrounding and adjacent areas which currently have Employment Center FLU and are zoned M-1 and M-2.*

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 requested M-2 zoning district is consistent with the existing 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	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
Proposed	M-2, Medium Industrial	Intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures.	20,000	60-feet

Staff Comment:

The subject 3.57-acre portion of property meets the minimum lot area required for development within the M-2 zoning district.

Section 5 - Level of Service (LOS) Analysis

The maximum allowable density for the subject property with the requested Employment Center land use is 121 dwelling units, with a maximum FAR of 440,827.2 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 is only intended to provide the current conditions of public facilities with a limited 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-2, Medium 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 7th Street, an unclassified roadway connecting to NW 27th Avenue and NW Old Blitchton Road. 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	4	45	Arterial	E	35,820	27,200	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 7th Street.

- *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 15 mgd, leaving a remaining capacity of approximately 9.4 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 gravity main is available along NW 7th Street.

- *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 6.6 mgd leaving a remaining capacity of approximately 3.9 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 not located within a Flood Zone. 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 0.7 miles from the subject property. This distance falls within 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 four existing single-family residences are considered non-conforming. If any of the residences remain vacant for a period of more than one year, the non-conforming status for such structure will be null and void.*
- *The adjacent properties to the south and west are zoned M-2, Medium Industrial.*
- *The M-2, Medium Industrial, zoning district allows for unlimited accessory outdoor storage.*
- *The M-2, Medium Industrial, zoning district only permits outdoor manufacturing by special exception.*

Section 6 - Staff Findings and Recommendation

- The proposed rezoning is consistent with the requested Employment Center Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances.,
- There are no additional nonconformities created and there is no expansion to existing non-conformities as a result of the proposed amendment.
- The M-2, Light Industrial, zoning district is compatible with the surrounding area. Adjacent properties to the south and west have existing M-2 zoning.
- The requested rezoning would become effective upon transfer of the subject property to the applicant.
- 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.
- The proposed zoning amendment is consistent with the comprehensive plan and land development regulations.

Staff Recommendation:	Approval of ZON25-0014
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