



Ocala Planning & Zoning Commission Agenda Monday, August 11, 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 July 25th.

 - a. [Ocala Gazette Ad](#)
Attachments: [P&Z Draft Ad PROOF](#)
[COD25-0002 Ad PROOF](#)
3. Approval of Minutes
 - a. [July 14, 2025 Final Meeting Minutes](#)
Attachments: [July 14, 2025 Final Meeting Minutes](#)

Land Use Change

- a. [Public Hearing for Ordinance 2025-XX requesting to change the Future Land Use designation from Neighborhood to Medium Intensity/ Special District for property located at the southeast corner of the intersection at NW 21st Street and NW 27th Avenue \(Parcel 22437-000-00\); approximately 2.55 acres](#)
Presentation By: Breah Miller
Attachments: [LUC25-0003 Staff Report](#)
[EXHIBIT A - Density Half-Mile Data Analysis](#)
[LUC25-0003 Serenity Holistic Residential Care LLC Case Map](#)
[LUC25-0003 Serenity Holistic Residential Care LLC Aerial Map](#)

Public Hearing

- a. [Public Hearing for a reduction in parking requirements in excess of ten percent \(PH25-0001\) \(Quasi-Judicial\)](#)
Presentation By: Breah Miller
Attachments: [Staff Report](#)
[Parking Study](#)
[Case Map](#)
[Aerial Map](#)

Code Amendment

- a. [Public Hearing for Ordinance 2025-XX, amending Sec. 90-20, Code of Ordinances, City of Ocala, Florida, providing for limitations on enclosures under elevated buildings located in flood hazard areas](#)

Presentation By: Sean Lanier

Attachments: [WES - OCALA - ATTORNEY - CAO - Ordinances - Amendment to Section 90-20 to Prohibit Enclosures Below Grade in Elevated Building; FINAL - 06-26-2025](#)

Public Comments

Staff Comments

Board Comments

Next meeting: September 8, 2025

Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1715

Agenda Item #: a.

Ocala Gazette Ad



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, August 11, 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: Serenity Holistic Residential Care, LLC; Agent: Juan Vasquez; Case: LUC25-0003; A request to change the Future Land Use designation from Neighborhood to Medium Intensity/Special District, for property located at the southeast corner of the intersection at NW 21st Street and NW 27th Avenue (Parcel 22437-000-00); approximately 2.55 acres.

SOUTHWEST

Petitioner: Cardinal LG Company; Agent: Brent K. Leslie, Sitts & Hill Engineers, Inc.; Case PH25-0001; A request for Public Hearing for reduction in parking requirements in excess of ten percent, for property located at 4185 SW 13th Street (Parcel 23325-001-01); approximately 51.11 acres.

OTHER

Petitioner: City of Ocala; Case: COD25-0001; A request to amend the definitions, permitted uses chart, and supplemental regulations pertaining to congregate living facilities and short term rental residences.

Petitioner: City of Ocala; Case: COD25-0002; A request to amend Section 90-20 providing for limitations on enclosures under elevated buildings located in flood hazard areas.

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.



Tuesday, August 5, 2025

4:00 P.M.

(or, as soon thereafter as possible)

OCALA CITY HALL

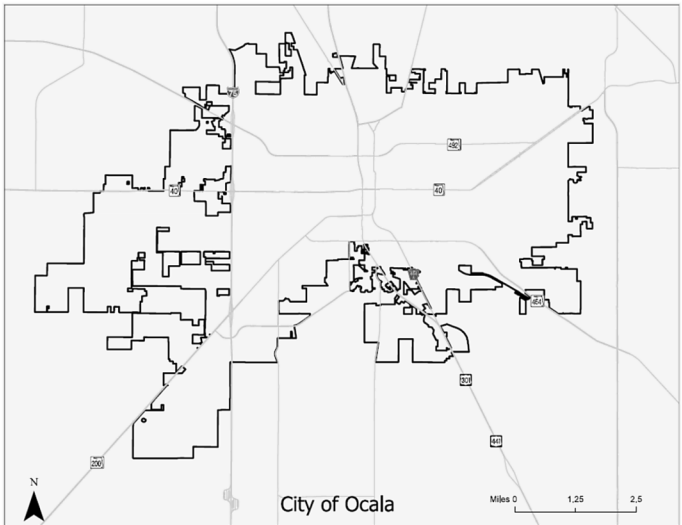
City Council Chambers (2nd Floor)

110 SE Watula Avenue

NOTICE OF PUBLIC HEARING OCALA CITY COUNCIL NOTICE OF FLOODPLAIN MANAGEMENT CHANGE TO THE CODE OF ORDINANCES

THE CITY OF OCALA PROPOSES TO CONSIDER THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA AMENDING SECTION 90-20, *CODE OF ORDINANCES, CITY OF OCALA, FLORIDA*; PROVIDING FOR LIMITATIONS ON ENCLOSURES WITHIN FLOOD HAZARD AREAS UNDER ELEVATED BUILDINGS; PROVIDING DIRECTION TO STAFF; PROVIDING DIRECTION TO THE CODIFIER; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.



This is the first of two public hearings regarding this ordinance. The second and final public hearing is scheduled for Tuesday, August 19, 2025 at 5:00 pm or soon thereafter.

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed ordinance. Copies of the proposed ordinance are available and may be obtained at the Growth Management Department, 201 SE 3rd Street (2nd Floor), Ocala, FL 34471, 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, please call the Growth Management Department at (352) 629-8404 at least 48 hours in advance so arrangements can be made.

Any person who decides to appeal any decision of the Ocala City Council 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 #: 2025-1810

Agenda Item #: a.

July 14, 2025 Final Meeting Minutes



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, July 14, 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, and Elgin Carelock
Absent	Buck Martin
Excused	Jamie Boudreau, Allison Campbell, and Kevin Lopez

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 June 27th.

a.

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

3. Approval of Minutes

There being no further discussion the motion carried by roll call vote.

a.

Attachments: [June 9, 2025 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Justin MacDonald

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

4. Subdivisions

- a. Approve SUB25-0009 Emerson Pointe Phase 3 Conceptual Subdivision Plan

Attachments: [P Z Memo.pdf](#)
[Conceptual Subdivison Plan.pdf](#)
[Survey.pdf](#)
[Aerial Map.pdf](#)
[Case Map.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 SUB25-0009.

Motion to approve SUB25-0009 Emerson Pointe Phase 3 Conceptual Subdivision Plan.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Tucker Branson

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

- b. Approve SUB24-0002 Winding Oaks Residential PH 2 Final Plat and Developer's Agreement

Attachments: [P Z Memo.pdf](#)
[Final Plat.pdf](#)
[Developer's Agreement.pdf](#)
[Boundary Survey.pdf](#)
[Aerial Map.pdf](#)
[Case Map.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 SUB24-0002.

Motion to approve SUB24-0002 Winding Oaks Residential PH2 Final Plat and Developers Agreement.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Elgin Carelock

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

- c. Approve SUB25-0004 Winding Oaks Residential PH 4A Final Plat and Developer's Agreement

Attachments: [P Z Memo.pdf](#)
[Final Plat.pdf](#)
[Developer's Agreement.pdf](#)
[Boundary Survey.pdf](#)
[Aerial Map.pdf](#)
[Case Map.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 SUB25-0004.

Motion to approve SUB25-0004 Winding Oaks Residential PH 4A Final Plat and Developer's Agreement.

RESULT: APPROVED
MOVER: Justin MacDonald
SECONDER: Daniel London
AYE: Branson, London, MacDonald, and Carelock
ABSENT: Martin
EXCUSED: Boudreau, and Lopez

5. Abrogations

a.

Chief Planning Official, Endira Madraveren, requested to table ABR25-0003 to allow the applicant time to resolve issues pertaining to existing utilities within the right-of-way.

Mr. Branson made a motion to table ABR25-0003 until the August 2025 Planning and Zoning Meeting.

RESULT: TABLED
MOVER: Tucker Branson
SECONDER: Elgin Carelock
AYE: Branson, London, MacDonald, and Carelock
ABSENT: Martin
EXCUSED: Boudreau, and Lopez

6. Rezoning

- a. A public hearing requesting a rezoning from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, for property located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road (Parcel 24728-000-00) approximately 7.23 acres (Case ZON25-0010) (Quasi-Judicial)

Attachments: [ZON25-0010 Blitch Plantation Staff Report](#)
[ZON25-0010 Blitch Plantation Aerial Map](#)
[ZON25-0010 Blitch Plantation Case Map](#)
[ZON25-0010 Letter of Opposition](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0010.

Mr. London asked whether R-1AA properties were located adjacent to the southern portion of the project. Ms. Miller responded that yes, there are two properties located to the south.

Mr. MacDonald then asked if those properties are currently undeveloped. Ms. Miller confirmed they are.

Paolo Mastroserio, of Mastroserio Engineering, located at 170 SE 32nd Place, Ocala, FL, stated that he was available to answer any questions and to listen to comments from the general public.

Brian Clements, of 1212 NE 32nd Place, Ocala, FL, stated the property is located behind his residence. He expressed concern the property still contains gopher tortoises and burrowing owls. Mr. Clements stated that he would like to better understand how much green space is going to be taken from Northeast Ocala. He proposed that the City consider purchasing the property for elderly residents to enjoy birdwatching. He also recommended that a biologist from the Florida Fish and Wildlife Conservation Commission (FWC) be consulted regarding the presence of gopher tortoises. Mr. Clements expressed a desire to see Northeast Ocala preserved and not overdeveloped like other areas of the city.

Daniel Mead, of 1300 NE 32nd Place, Ocala, FL, stated that he resides north of the subject property. He expressed concern about the impact of development of the area on multiple wildlife. Mr. Mead emphasized the importance of properly handling the removal of hawks and owls, stating that disturbing the land could increase mice and rats, which serve as the natural prey for these birds. He warned that removing the predators could lead to a bigger impact for surrounding areas. He also commented on the water oak trees on the property, explaining they are not as durable as live oaks. Mr. Mead said it would be beneficial for the wildlife to remain undisturbed, and realtors will ultimately be left to deal with the any negative impacts resulting from overdevelopment.

Mr. Mastroserio stated if the project is approved, one of the first steps will be to have an environmental assessment to evaluate the presence of endangered species on the property. If any are found, protocol will be followed. He also stated the parcel would be joined with those to the south and rezoned to R-1AA to maintain consistency with the neighboring properties. He also mentioned nothing can be developed under the powerline easement, so that area will remain open space. The overall density would still be less than four units per acre. The property to the south serves as a stormwater retention area for the surrounding areas. Mr. Mastroserio said this is prime infill property in Ocala. Even if the R-1AA designation was not requested, the parcel would still be developed as

R-1. The R-1AA designation simply provides more flexibility and better compatibility with the southern portion of the property.

Mr. MacDonald asked how many units are planned, noting his concern that the number seemed low for the size of the land and how many students might be generated as a result. Mr. Mastroserio responded that the conceptual plan currently shows 26 units, but that might be a stretch once the final design is completed.

Mr. London commented on the Marion County Future Land Use. He stated the parcel is located on the border of the city limits, and the county's Future Land for this area is Medium Residential, which is similar to the city's designation.

Mr. MacDonald commented that he understands it can be difficult to speak up and see green space disappear, but said the property is already zoned for development. He expressed appreciation for the public comments provided.

Motion to approve to rezone approximately 7.23 acres for property located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road (Parcel 24728-000-00) from R-1, Single-Family Residential, to R-1AA, Single-Family Residential.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Daniel London

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

- b. Public Hearing to rezone approximately 1.59 acres for the property located at 458 NW 1st Street (Parcel 2855-005-000) including two contiguous parcels to the east (Parcel 2855-009-000 and 2855-006-000) from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business (Case ZON25-0009) (Quasi-Judicial)

Attachments: [ZON25-0009 Staff Report](#)
[ZON25_0009 Case](#)
[ZON25_0009 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 ZON25-0009.

Motion to approve to rezone approximately 1.59 acres for the property located at 458 NW 1st Street (Parcel 2855-005-000) including two contiguous parcels to the east (Parcel 2855-009-000 and 2855-006-000) from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Elgin Carelock

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

- c. Public Hearing to rezone approximately 0.45 acres for the property located at 3235 SE Maricamp Road (Parcel 29793-002-02) from B-2, Community Business, to SC, Shopping Center (Case ZON25-0011) (Quasi-Judicial)

Attachments: [ZON25-0011 Staff Report](#)
[ZON25_0011 Case](#)
[ZON25_0011 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 ZON25-0011.

Motion to approve to rezone approximately 0.45 acres for the property located at 3235 SE Maricamp Road (Parcel 29793-002-02) from B-2, Community Business, to SC, Shopping Center.

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Tucker Branson

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

- d. Public Hearing to rezone approximately 5.93 acres for the property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace (Parcel 2572-018-001, 2572-017-004 and 2572-017-005) from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial (Case ZON25-0008) (Quasi-Judicial)

Attachments: [Staff Report](#)
[ZON25_0008 Caserevised](#)
[ZON25_0008 Aerialrevised](#)

Chief Planning Official, Endira Madraveren, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0008.

Kendall Drake, of Drake Construction Services, located at 302 SE Broadway Street, Ocala, FL, stated that he was available to answer any questions.

Motion to approve to rezone approximately 5.93 acres for the property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace (Parcel 2572-018-001,

2572-017-004 and 2572-017-005) from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Daniel London

AYE: Branson, London, MacDonald, and Carelock

ABSENT: Martin

EXCUSED: Boudreau, and Lopez

7. Code Amendment

- a. Public Hearing to change the code of ordinances by amending the definitions, permitted uses chart, and supplemental regulations pertaining to Congregate Living Facilities and Short Term Rental Residences (COD25-0001).

Attachments: [COD25-0001 Ordinance - Redlined](#)
[COD25-0001 Permitted Uses Table](#)
[Existing Supplemental Regulations](#)
[Community Facility Uses Research Matrix](#)
[COD25-0001 Impacted Zoning Districts Map](#)

Growth Management Director, Jeff Shrum, stated the COD25-0001 will be withdrawn but wanted to briefly review the proposed changes. He added the amendment is expected to be brought back to the board for consideration next month.

Senior Planner, Emily Johnson, provided a brief overview of the proposed changes. The primary change involves consolidating several existing uses into a new zoning category titled Congregate Living Facilities, which includes community residential homes, community work release residences, fraternity and sorority houses, rooming and boarding houses, recovery residences, and residential treatment facilities. The only significant change to the permitted uses chart is the allowance of residential treatment facilities in the OP (Office Park) district by (SE) Special Exception. Also, recovery residences and residential treatment facilities will require a SE in the B-2A district. Legally existing facilities that were previously permitted by-right will be recognized as existing non-conforming and allowed to continue under the proposed provisions. Two new uses will be introduced, short-term rental residences, which will be permitted in all districts allowing residential uses, and addiction receiving facilities which are acute inpatient treatment centers which will be permitted by-right in the INST (Institutional) district and by SE in the OP district similar to hospitals.

Mr. MacDonald asked if the document will be on the same redlined document and if the amendment must be approved prior to going to City Council. Jeff responded yes, since the amendment is being withdrawn, it will be readvertised, and must go through the Planning and Zoning Board for recommendation prior to going before City Council.

8. Public Comments

None.

9. Staff Comments

None.

10. Board Comments

None.

11. Next meeting: August 11, 2025

12. Adjournment

The meeting adjourned at 6:38PM.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1724

Agenda Item #: a.

Submitted By: Breah Miller

Presentation By: Breah Miller

Department: Growth Management

FORMAL TITLE:

Public Hearing for Ordinance 2025-XX requesting to change the Future Land Use designation from Neighborhood to Medium Intensity/ Special District for property located at the southeast corner of the intersection at NW 21st Street and NW 27th Avenue (Parcel 22437-000-00); approximately 2.55 acres

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner: Juan Manuel Vasquez
- Property Owner: Serenity Holistic Residential Care. LLC

The 2.55-acre undeveloped and wooded property is located in a predominantly single-family residential area with homes dating back to the 1940s. Originally designated for Low Density Residential use, the property's Future Land Use (FLU) was changed to Neighborhood in 2013 as part of citywide amendments aligned with the Ocala 2035 Vision. These amendments also reclassified surrounding properties to support neighborhood-oriented and mixed-use development.

The property, annexed into the City in 1975, falls within the West Ocala Vision & Community Plan area, which promotes infill development, preservation, and neighborhood compatibility.

The applicant first proposed rezoning from R-1 to R-3 to allow for 12 units per acre or 30 multi-family units for the subject property. City staff recommended a Planned Development (PD) approach due to surrounding single-family homes and compatibility concerns. The applicant chose to submit this application for a future land use amendment to the Medium Intensity/Special District, to provide an increase in density. The request (if approved) would result in the potential increase to 30 dwelling units per acre, or 76 units for the subject property an increase of 46 residential units for the property.

FINDINGS AND CONCLUSIONS:

- **The proposed land use amendment is inconsistent maximum historic future land use densities for the subject property and those surrounding properties to the south of NW 21st Street and east of NW 27th avenue.**
 1. City records indicate the maximum densities provided include a maximum density of 8 dwelling units per acre under the previous Low Density Residential category and the current the Neighborhood land use category provides for a maximum of 5 single family or 12 multi-family dwelling units per acre. Comparatively, the proposed Medium Intensity/Special District future land use provides for minimum of 5 dwelling units per acre and a maximum of 30 dwelling units per acre.
- **The proposed future land use amendment is incompatible with the existing surrounding development.**
 1. The proposed amendment would increase the maximum density of the subject property from 12 multi-family dwelling units per acre to 30 dwelling units per acre, an increase in 46 additional units for the property, significantly impacting the character of the existing neighborhood.
 2. Staff conducted an analysis of properties within a ½ mile radius the subject property and found that the 375 nearby residentially developed properties have an average density of 4.03 units per acre, consistent with the current Neighborhood Future Land Use category (maximum of 5 single family or 12 multi-family dwelling units). The difference between current developed residential density (4.03 units per acre) and (potential 30 dwelling units per acre) is significant.
 3. The requested Medium Intensity/Special District future land use change is not compatible with the existing development pattern of the surrounding area, Ocala 2035 Vision, City of Ocala Comprehensive Plan, or the West Ocala Vision & Community Plan.
- **The proposed amendment is inconsistent with the Comprehensive Plan, Objective 8, Policies 8.1-8.11.**
 1. This Objective and subsequent Policies 8.1 - 8.11 identify specific areas appropriate for the Medium Intensity/Specialty District. The intersection of NW 21st Street and NW 27th Avenue is not identified in this list.
- **The proposed amendment is inconsistent with the Comprehensive Plan, Objective 8, Policy 8.12.**
 1. A community planning process has not been conducted to allow for the expansion or designation of additional properties with the Medium Intensity/Specialty District.

Staff recommends **Denial**.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

This Ordinance will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with Changes
- Table
- Deny

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. LUC25-0003); AMENDING THE FUTURE LAND USE MAP DESIGNATION FROM NEIGHBORHOOD TO MEDIUM INTENSITY/SPECIAL DISTRICT FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION AT NW 21ST STREET AND NW 27TH AVENUE (PARCELS 22437-000-00), APPROXIMATELY 2.55 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 Medium Intensity/ Special District and the attached land use map is incorporated by reference into this ordinance:

LEGAL DESCRIPTION:

SEC 12 TWP 15 RGE 21

COM AT THE NW COR OF NW 1/4 OF NW 1/4 TH S 440.85 FT TH E

297.9 FT TH N 143.35 FT TH E 1022.5 FT TH N 297.5 FT TH W 1320 FT TO THE POB

EXC E 1025.5 FT OF N 297.5 FT THEREOF

EXC COM 1025.5 FT W OF NE COR OF NW 1/4 OF NW 1/4 TH W 86 FT TH S 100 FT TH E

86 FT TH N 100 FT TO THE POB

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 Neighborhood to Medium Intensity/Special District 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 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: 2/4/2025
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. LUC25-0003

Planning & Zoning Commission: August 11, 2025

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

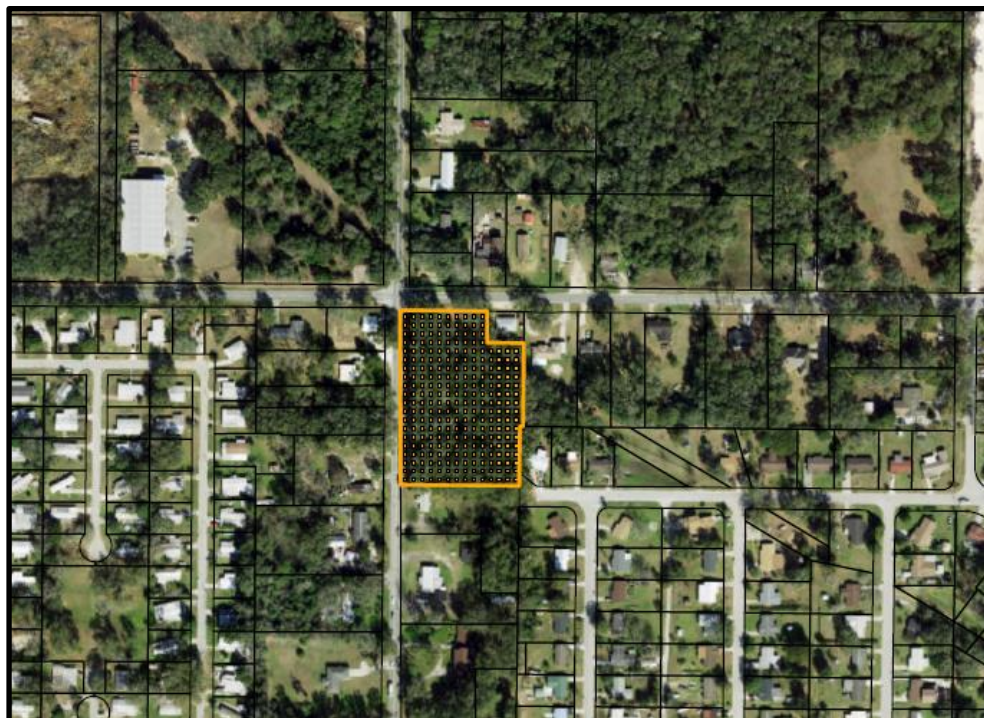
City Council (Adoption): October 7, 2025

Applicant: Juan Manuel Vasquez
Property Owner: Serenity Holistic Residential Care, LLC
Project Planner: Breah Miller, Planner II
Associated Applications: N/A
Applicant Request: A request to change the Future Land Use designation from Neighborhood to Medium Intensity/Special District

Parcel Information

Acres: ±2.55 acres
Parcel(s)#: 22437-000-00
Location: located at the southeast corner of the intersection at NW 21st Street and NW 27th Avenue
Existing use: Undeveloped
Future Land Use Designation: Neighborhood
Zoning Designation: R-1, Single-Family Residential
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-1, Single Family Residential	Single-Family Residences
East	Neighborhood	R-1, Single Family Residential R-2, Two-family Residential	Single-Family Residences
South	Neighborhood	R-1, Single Family Residential	Single-Family Residence
West	Medium Intensity/ Special District Neighborhood	B-1, Neighborhood Business R-1, Single Family Residential	Hairstyling Shop Single-Family Residences

Applicant Request

The applicant is requesting to change the future land use designation from Neighborhood to Medium Intensity/Special District.

Background

The subject property, identified by Parcel Identification Number 22437-000-00, encompasses approximately 2.55 acres and is not subject to a recorded plat. The property is heavily wooded and is located at the southeastern corner of NW 21st Street and NW 27th Avenue. The southeastern quadrant of this intersection is predominantly characterized by single-family neighborhoods, with homes dating as far back as the late 1940s.

The property was annexed into the City in 1975 and designated as Low Density Residential future land use (FLU) which provided for a minimum density of 3 dwelling units per acre and a maximum of 8 dwelling units per acre. However, in 2013, the City Council adopted Comprehensive Plan Amendments consistent with the Ocala 2035 Vision, eliminating the Low-Density Residential FLU and reclassifying the property with Neighborhood Future Land Use which provides for a maximum of 5 single family dwelling units per acre or 12 multi-family dwelling units per acre. The surrounding area was also impacted by these amendments. Specifically, their future land uses were reclassified:

- Properties to the north, across NW 21st Street, were reclassified from Low Density Residential to Neighborhood FLU.
- Properties west of NW 27th Avenue, including a professional service hairstyling shop, were reclassified from Neighborhood Business to Medium Intensity/Special District FLU to align with their historical use.
- South along NW 27th Street, properties were reclassified from Low Density Residential to Neighborhood FLU.
- The northwest corner of NW 21st Street and NW 27th Avenue was historically designated

Future Land Use Change Staff Report

Case No. LUC25-0003

with Light Industrial FLU and was redesignated as Medium Intensity/Special District FLU.

The subject property's historic land use designations are listed as:

Previous Future Land Use Designation – Low Density Residential: a maximum density of 8 dwelling units per acre.

Current Future Land Use Designation - Medium Intensity/Specialty District: a maximum of 5 single family or 12 multi-family dwelling units per.

It is noted that Friends Recycling, LLC is a materials recovery facility and construction and demolition landfill located to the north and west of the subject properties. Staff is currently processing a requested future land use amendment to address inconsistency with the existing use and zoning designation for this property (request to change from Medium Intensity/Specialty District to Employment Center).

Existing and Proposed Land Use Standards

	Future Land Use Category	Permitted Land Uses	Allowable Density	Allowable FAR
Existing	Neighborhood	Primary Use: Residential Secondary Uses: Recreation, institutional, limited neighborhood-scale office and commercial, educational facilities	Up to 5 units/acre SFR; Multifamily up to 12 units/acre	Up to 0.25 FAR
Proposed	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

Staff Analysis

The applicant is requesting to change the FLU classification from Neighborhood to Medium Intensity/Special District increasing the site density from a maximum of 12 multi-family units per acre, to 30 units per acre for multi-family development..

The history of land use designations for the subject property have consistently provided for much lower development densities than would be permitted under the requested Medium Intensity/Special District future land use.

City records indicate the maximum densities provided include a **maximum density of 8 dwelling units** per acre under the previous Low Density Residential category and the current the Neighborhood land use category provides for a **maximum of 5 single family or 12 multi-family dwelling units** per acre. Comparatively, the proposed Medium Intensity/Special District future land use provides for minimum of 5 dwelling units per acre and a maximum of **30 dwelling units** per acre.

Pursuant to Comprehensive Plan Policy 6.5, the Medium Intensity/Special District FLU designation is intended to identify neighborhood and community-serving activity centers. Medium Intensity/Special District FLU designation is more appropriate for mixed-use commercial nodes to promote a walkable

urban form. The existing surrounding density is similar to single-family densities found in the Neighborhood FLU, up to 5 single-family dwelling units per acre. Staff conducted an analysis of properties within a ½ mile radius the subject property and found that the 375 nearby residentially developed properties have an average density of 4.03 units per acre, consistent with the current Neighborhood Future Land Use category (maximum of 5 single family or 12 multi-family dwelling units). The difference between current developed residential density (see **EXHIBIT A – Density Half-Mile Data Analysis**).

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 to consolidate the land use categories down to six total categories. In doing so, new land uses were designated in this area considering both existing and future development. Additionally, the 2035 Vision, led to the creation of focus area plans. The West Ocala Vision & Community Plan, adopted in 2015 was created to establish revitalization in the West Ocala area by focusing on preservation, infill development, and density management. It emphasized safeguarding and enhancing the existing neighborhoods by ensuring compatible infill that connects homes to employment while balancing density with community goals.

Consistency with the Comprehensive Plan

1. The requested future land use change is **inconsistent** with the following Objectives and Policies of the City of Ocala Comprehensive Plan:

- a. Future Land Use Element Objective 8, Policies 8.1 – 8.11: The City recognizes the unique function, geography, and built form of each Medium Intensity/Special District, and has adopted planning policies to guide the character, growth, and future development of these areas. These districts are intended to facilitate development with two (2) or more uses.

Policies 8.1-8.11 identify the specific areas intended for the Medium Intensity/Special District designation. These areas are located at key intersections and points in the City of Ocala. They are generally located on the border of existing neighborhoods. These areas include:

- *The intersection of W. Silver Springs Boulevard (SR 40) and Martin Luther King Jr. Avenue (NW 16th Avenue)*
- *The intersection of SW 10th Street and SW 27th Avenue*
- *The intersection of SW 27th Avenue and SR 200*
- *The intersection of NW 35th Avenue and NW 21st Street (between I-75 and NW 27th Avenue)*
- *The intersection of Martin Luther King Jr. Avenue and NW 21st Street, and the proposed NE 20th Street extension*
- *The intersection of SE 25th Avenue and SR 40*
- *The intersection of SE 36th Avenue and Maricamp Road*
- *On SR-200, proximate to the College of Central Florida*
- *In the northwestern corner of the City, west of Interstate 75*
- *On the north side of SR 200, southwest of the Interstate 75 interchange*
- *West of Interstate 75 and along SW 38th Street*

Staff Comment: The requested location for expansion of the Medium Intensity/Special District is not included in the identified locations specified in Policies 8.1 – 8.11. of the Comprehensive Plan.

- b. Future Land Use Element, Objective 8, Policy 8.12: Additional Medium Intensity/Special Districts may be added to the Future Land Use Map upon completion of the Community Planning process.

Staff Comment: A community planning process has not been conducted to allow for the expansion or designation of additional properties with the Medium Intensity/Specialty District.

Level of Service (LOS)

Transportation: 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.

Potable Water: The properties are currently serviced by City of Ocala Utilities. However, City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along NW 21st Street and 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).

Sanitary Sewer: The properties are currently being serviced by City of Ocala Utilities. However, 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).

Solid Waste: The subject property is not 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:* 3.54 pounds per capita per day for residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

Parks and Recreation Facilities:

Future Land Use Change Staff Report

Case No. LUC25-0003

- *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 69,283 population 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.

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. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is 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 1.42 miles from the subject property. This distance does fall within the desired industry standard of 1.5 miles for fire service.

Schools: The subject property is serviced by College Park Elementary (operating at 110.08% capacity), Howard Middle (93.34%) and Vanguard (117.22%). The proposed rezoning of the property may generate between 22- 145 additional Elementary School-aged students, 11-66 additional Middle School-aged students, and 11-98 additional High School-aged students.

Project Dwelling Units (SFR)			
School Level	SFR Student Generation Rate	12 SFR (min. 5 d.u./acre permitted by Neighborhood FLU)	76 SFR (max. 30 d.u./acre permitted by Medium Intensity/ Special District FLU)
E	0.13	2	10
M	0.064	1	5
H	0.094	1	7
Project Dwelling Units (MFR)			
School Level	MFR Student Generation Rate	30 MFR (min. 12 d.u./acre permitted by FLU)	76 MFR (max. 30 d.u./acre permitted by FLU)
E	0.139	5	10
M	0.056	2	4
H	0.067	2	5

Staff Findings and Recommendation

- The proposed land use amendment is inconsistent maximum historic future land use densities for the subject property and those surrounding properties to the south of NW 21st Street and east of NW 27th avenue.

1. City records indicate the maximum densities provided include a maximum density of 8 dwelling units per acre under the previous Low Density Residential category and the current the Neighborhood land use category provides for a maximum of 5 single family or 12 multi-family dwelling units per acre. Comparatively, the proposed Medium Intensity/Special District future land use provides for minimum of 5 dwelling units per acre and a maximum of 30 dwelling units per acre.
- **The proposed future land use amendment is incompatible with the existing surrounding development.**
 1. The proposed amendment would increase the maximum density of the subject property from 12 multi-family dwelling units per acre to 30 dwelling units per acre, an increase in 46 additional units for the property, significantly impacting the character of the existing neighborhood.
 2. Staff conducted an analysis of properties within a ½ mile radius the subject property and found that the 375 nearby residentially developed properties have an average density of 4.03 units per acre, consistent with the current Neighborhood Future Land Use category (maximum of 5 single family or 12 multi-family dwelling units). The difference between current developed residential density (4.03 units per acre) and (potential 30 dwelling units per acre) is significant.
 3. The requested Medium Intensity/Special District future land use change is not compatible with the existing development pattern of the surrounding area, Ocala 2035 Vision, City of Ocala Comprehensive Plan, or the West Ocala Vision & Community Plan.
- **The proposed amendment is inconsistent with the Comprehensive Plan, Objective 8, Policies 8.1-8.11.**
 1. This Objective and subsequent Policies 8.1 – 8.11 identify specific areas appropriate for the Medium Intensity/Specialty District. The intersection of NW 21st Street and NW 27th Avenue is not identified in this list.
- **The proposed amendment is inconsistent with the Comprehensive Plan, Objective 8, Policy 8.12.**
 1. A community planning process has not been conducted to allow for the expansion or designation of additional properties with the Medium Intensity/Specialty District.

Staff Recommendation: <i>Denial</i>
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Parcel number	Owner Name	Acres	Zoning	Land Use	Buildings	Year Built	Type	Dwellings	Density
21385-001-01	AURORA OCALA LLC	22.3	PD	MI/SE	14	2023	2	272	12.2
2171-005-002	THI NGUYEN REV LVG TRUST	0.2	MH	NHOOD	1	1969	2F	2	10
2246-000-009	DAY PRISCILLA	0.12	R2	NHOOD	1	1970	1F	1	8.33
22444-045-02	BROWN KIM T	0.14	R2	NHOOD	1	1975	1F	1	7.14
22444-043-01	FAVORS SELENA A	0.15	R2	NHOOD	1	1973	1F	1	6.67
2170-003-012	JOHNSON RODNEY	0.15	MH	NHOOD	1	1978	MH	1	6.67
22444-044-01	WILLIAMS DONALD E	0.16	R2	NHOOD	1	1973	1F	1	6.25
2171-005-024	PREECS MICHAEL T	0.17	MH	NHOOD	1	1974	MH	1	5.88
2170-001-011	SCOTT LINDA	0.17	MH	NHOOD	1	1987	MH	1	5.88
2170-001-010	MCKEE VIRGIL	0.17	MH	NHOOD	1	1970	MH	1	5.88
2170-003-001	BAZARTE MANUEL S EST	0.17	MH	NHOOD	1	1967	MH	1	5.88
2170-003-008	CHEROKEE'S RENTALS	0.17	MH	NHOOD	1	1986	MH	1	5.88
2246-012-008	GAITOR VERA MAE	0.17	R1	NHOOD	1	1972	1F	1	5.88
2171-001-002	MILLER BELINDA A	0.17	MH	NHOOD	1	1980	MH	1	5.88
2171-001-006	MORALES ORLANDO	0.17	MH	NHOOD	1	1966	MH	1	5.88
2171-001-010	ROBINSON LINDA MARLENE	0.17	MH	NHOOD	1	1977	MH	1	5.88
2171-002-001	MYERS CLARA B	0.17	MH	NHOOD	1	1968	MH	1	5.88
2171-002-016	PETERSON SHARON A EST	0.17	MH	NHOOD	1	1976	MH	1	5.88
2171-002-022	WIGGINS BRENDA LEE	0.17	MH	NHOOD	1	1974	MH	1	5.88
2171-003-011	PARDEE EMILY L TRUST	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-003-009	MILLER BELINDA	0.17	MH	NHOOD	1	1976	MH	1	5.88
2171-003-013	GENTRY HERMAN	0.17	MH	NHOOD	1	1980	MH	1	5.88
2171-002-024	JOHNSON ASTON A	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-004-012	MUISE JESSICA L	0.17	MH	NHOOD	1	1999	MH	1	5.88
2171-004-026	SWANGER TIMOTHY A	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-005-015	KELL MORGAN	0.17	MH	NHOOD	1	1998	MH	1	5.88
2171-005-016	DURAN BLANCA	0.17	MH	NHOOD	1	1971	MH	1	5.88
2170-001-012	SCHUEPBACH LINDA M	0.17	MH	NHOOD	1	1967	MH	1	5.88
2170-001-009	BAILEY LORI	0.17	MH	NHOOD	1	1969	MH	1	5.88
2170-003-003	BURLESON AMBER DENISE	0.17	MH	NHOOD	1	1973	MH	1	5.88
2170-003-004	HENDRIX WILLIAM EST	0.17	MH	NHOOD	1	1967	MH	1	5.88
2170-003-013	NATRILLO VERONICA	0.17	MH	NHOOD	1	1969	MH	1	5.88
2170-003-002	BILLUPS BRITTANY	0.17	MH	NHOOD	1	1968	MH	1	5.88
2170-003-005	BARNES RUTH	0.17	MH	NHOOD	1	1971	MH	1	5.88
2170-003-006	SYKES GERTRUDE	0.17	MH	NHOOD	1	1983	MH	1	5.88
2170-003-009	BERNDSEN JEROME F	0.17	MH	NHOOD	1	1986	MH	1	5.88
2170-003-010	CRAWFORD JAMES E JR	0.17	MH	NHOOD	1	1968	MH	1	5.88
2170-003-014	STRONG PAUL	0.17	MH	NHOOD	1	1979	MH	1	5.88
2170-003-007	MILLER BELINDA A	0.17	MH	NHOOD	1	1972	MH	1	5.88
2170-003-018	REMMY CARRIE D EST	0.17	MH	NHOOD	1	1972	MH	1	5.88
2170-003-020	3 ALGERINE STREET REALTY TRUST	0.17	MH	NHOOD	1	1968	MH	1	5.88
2171-001-001	SWANGER TIMOTHY A	0.17	MH	NHOOD	1	1969	MH	1	5.88
2170-003-015	DE SANTIAGO LUIS H	0.17	MH	NHOOD	1	1969	MH	1	5.88
2170-003-019	BACHERT MARLIN	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-001-004	SMITH MARC A	0.17	MH	NHOOD	1	1971	MH	1	5.88
2170-003-017	RUTLEDGE REGAN	0.17	MH	NHOOD	1	1979	MH	1	5.88
2171-001-003	CIESLA BONNIE JUNE	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-001-008	LAFLEUR AMIEE L	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-001-011	RIZER KENNETH ERIC	0.17	MH	NHOOD	1	1968	MH	1	5.88
2171-001-007	RAMESRA RUDOLPH	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-001-009	MONSALVO ZAMIRA	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-001-012	VIGGIANI MARY L	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-002-003	FIATO LARRY C	0.17	MH	NHOOD	1	2020	MH	1	5.88
2171-002-004	MISKELL KATHLEEN	0.17	MH	NHOOD	1	1984	MH	1	5.88
2171-002-009	ESPINOSA ISAAC Q	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-002-005	VANDERHOFF CALVIN	0.17	MH	NHOOD	1	1998	MH	1	5.88
2171-002-008	MONETTE ALAN	0.17	MH	NHOOD	1	1969	MH	1	5.88
2171-002-011	MILLER ROBERT	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-002-002	TRENKLE JOAN B	0.17	MH	NHOOD	1	1969	MH	1	5.88
2171-002-006	MONSALVO ZAMIRA	0.17	MH	NHOOD	1	1973	MH	1	5.88
2171-002-012	SCHROCK MARY J EST	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-002-013	HEG HOLDINGS LLC	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-002-014	DINES SARA ROSAURA	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-002-017	PARDEE EMILY L TRUST	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-002-019	MILLER BELINDA A	0.17	MH	NHOOD	1	1974	MH	1	5.88
2171-002-015	FERNANDEZ NEGRON JUAN JOSE	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-002-021	ROTHENBERGER JOSEPH C	0.17	MH	NHOOD	1	2020	MH	1	5.88
2171-002-025	GONGORA GARCIA GEGUEL YANIL	0.17	MH	NHOOD	1	1978	MH	1	5.88
2171-003-002	HANSEN WILLIAM EST	0.17	MH	NHOOD	1	1968	MH	1	5.88
2171-003-003	GENTRY JOHN WAYNE	0.17	MH	NHOOD	1	1970	MH	1	5.88

2171-003-004	REYES RIGOBERTO EDWARD	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-003-007	ADAMS THOMAS W	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-002-026	LYNCHS LANDING RV PARK LLC	0.17	MH	NHOOD	1	1971	1F	1	5.88
2171-002-018	ALLEN DONNA M	0.17	MH	NHOOD	1	1974	MH	1	5.88
2171-002-020	HELZER GRACE M	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-003-015	JOHNSON RALEIGH	0.17	MH	NHOOD	1	1985	MH	1	5.88
2171-003-018	HAMILTON RANDOLPH JR REV TRUST	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-003-017	VAN ESSEN MICHAEL REV TRUST	0.17	MH	NHOOD	1	1985	MH	1	5.88
2171-003-014	ROBLIN AURORA	0.17	MH	NHOOD	1	1969	MH	1	5.88
2171-003-010	SMITH DANIEL SCOTT	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-003-012	GENTRY HERMAN	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-003-016	GRAY KATHLEEN	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-003-023	MILLER BELINDA	0.17	MH	NHOOD	1	1974	MH	1	5.88
2171-003-024	KUHBANDER LINDA	0.17	MH	NHOOD	1	1973	MH	1	5.88
2171-004-010	BARNES HORACE	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-004-008	STOLTZ RICHARD	0.17	MH	NHOOD	1	1974	MH	1	5.88
2171-003-008	MORALES FAREDONK ROSA C	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-004-013	MUNOZ JOSE DEJESUS	0.17	MH	NHOOD	1	1974	MH	1	5.88
2171-003-026	TETRAULT ALFRED J	0.17	MH	NHOOD	1	1969	MH	1	5.88
2171-004-001	ORTIZ DANIEL FELIPE	0.17	MH	NHOOD	1	1974	MH	1	5.88
2171-004-018	MONSALVO ZAMIRA	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-003-025	SOTO WILFREDO SANTIAGO	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-004-003	EPP STEPHANIE LEA	0.17	MH	NHOOD	1	1977	MH	1	5.88
2171-004-009	VINCENT EDWARD JOHN	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-004-011	RODRIGUEZ MELISSA	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-004-015	HUERO DAISY	0.17	MH	NHOOD	1	1973	MH	1	5.88
2171-004-017	SCHWALL HENRY E III	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-004-021	ROBBINS YVONNE C	0.17	MH	NHOOD	1	1981	MH	1	5.88
2171-004-014	KUMP ALBERT EST	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-004-019	COLESCO PARTNERS LLC	0.17	MH	NHOOD	1	1973	MH	1	5.88
2171-004-023	PLACENCIA JAIME	0.17	MH	NHOOD	1	1973	MH	1	5.88
2171-004-024	CROSBY PATRICIA	0.17	MH	NHOOD	1	1971	MH	1	5.88
2171-004-020	AGUDELO OSCAR F	0.17	MH	NHOOD	1	1984	MH	1	5.88
2171-004-022	RIZER CASSANDRA C	0.17	MH	NHOOD	1	1974	MH	1	5.88
2171-005-017	RIVERO NELSON CARLOS	0.17	MH	NHOOD	1	1979	MH	1	5.88
2171-005-019	KOUNS TODD	0.17	MH	NHOOD	1	1973	MH	1	5.88
2171-005-020	RODRIGUEZ LUZ EMELY	0.17	MH	NHOOD	1	1979	MH	1	5.88
2171-005-021	KNABE JUSTIN M	0.17	MH	NHOOD	1	1974	MH	1	5.88
2171-005-025	PADUA ERNESTO JR	0.17	MH	NHOOD	1	1978	MH	1	5.88
2171-005-018	MILLER BELINDA A	0.17	MH	NHOOD	1	1974	MH	1	5.88
2172-015-000	ARCE RAMIRO	0.17	MH	NHOOD	1	1974	MH	1	5.88
2170-003-016	SMITH KYLA	0.17	MH	NHOOD	1	1973	MH	1	5.88
2171-002-007	CONKLIN MICHAEL EST	0.17	MH	NHOOD	1	1972	MH	1	5.88
2171-002-010	MIX EXPRESS LLC	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-002-023	EQUITY TRUST CO CUSTODIAN FBO	0.17	MH	NHOOD	1	1967	MH	1	5.88
2171-003-001	TURK BOBBY WAYNE JR	0.17	MH	NHOOD	1	1970	MH	1	5.88
2171-005-022	RIZER WILLIAM	0.17	MH	NHOOD	1	1971	MH	1	5.88
2172-016-000	CLARK DONALD	0.18	MH	NHOOD	1	1973	MH	1	5.56
22444-057-00	DYKSTRA JERALYN K REV LVG TRUST	0.18	R2	NHOOD	1	1978	1F	1	5.56
2172-017-000	GONZALEZ NELSON GARCIA	0.18	MH	NHOOD	1	1972	MH	1	5.56
2173-001-000	GARCIA NESTOR	0.18	MH	NHOOD	1	1991	MH	1	5.56
2170-002-002	MEDINA JOHN SOTO	0.18	MH	NHOOD	1	1968	MH	1	5.56
2172-012-000	BAILEY PHYLLIS M EST	0.18	MH	NHOOD	1	1982	MH	1	5.56
2172-013-000	SPIVEY STEVEN DAVID	0.18	MH	NHOOD	1	1973	MH	1	5.56
2172-018-000	CARMAN CHRISTIAN RENE	0.18	MH	NHOOD	1	1980	MH	1	5.56
2172-014-000	THOMAS DONALD JR	0.18	MH	NHOOD	1	1978	MH	1	5.56
2173-002-000	FIGUEROA ALBERT	0.18	MH	NHOOD	1	1985	MH	1	5.56
21699-000-32	AMERICAN DREAM RESIDENTIAL LLC	0.19	MH	NHOOD	1	1993	MH	1	5.26
22444-052-00	WOODBURY CHARLES E EST	0.19	R2	NHOOD	1	1975	1F	1	5.26
2246-012-010	VEREEN JIMMYE V	0.19	R1	NHOOD	1	1972	1F	1	5.26
2171-001-018	ZEMAN SAMANTHA A	0.19	MH	NHOOD	1	1995	MH	1	5.26
2171-003-019	SIMMS GARY PHILLIP	0.19	MH	NHOOD	1	1979	MH	1	5.26
2171-004-004	OWENS THEODORE SCOTT	0.19	MH	NHOOD	1	2011	MH	1	5.26
2171-005-006	NEWLAND JAMES H	0.19	MH	NHOOD	1	1970	MH	1	5.26
2171-005-027	MACY MARK T	0.19	MH	NHOOD	1	1992	MH	1	5.26
2172-008-000	WILKERSON REGINA	0.19	MH	NHOOD	1	1973	MH	1	5.26
2171-001-019	BRADLEY CLOPTON E	0.19	MH	NHOOD	1	1971	MH	1	5.26
2171-001-016	USHER BETTY LEE	0.19	MH	NHOOD	1	1970	MH	1	5.26
2171-001-017	LUCAS BARBARA G	0.19	MH	NHOOD	1	1972	MH	1	5.26
2171-001-020	VALENTIN JOSE L	0.19	MH	NHOOD	1	1971	MH	1	5.26
2171-005-010	SWANGER TIMOTHY A	0.19	MH	NHOOD	1	1969	MH	1	5.26

2171-005-007	RIZER ALAN	0.19	MH	NHOOD	1	1971	MH	1	5.26
2171-005-008	RIZER DAISY	0.19	MH	NHOOD	1	1973	MH	1	5.26
2171-005-028	RAMOS SATURDAY	0.19	MH	NHOOD	1	1970	MH	1	5.26
2172-003-000	SNIDER KEVIN EST	0.19	MH	NHOOD	1	1972	MH	1	5.26
2172-004-000	ALVARADO TALEM	0.19	MH	NHOOD	1	1973	MH	1	5.26
2172-006-000	DA COSTA LUIS E	0.19	MH	NHOOD	1	1972	MH	1	5.26
2172-007-000	JOCALBRO INC PROFIT SHARING PLAN TRUST	0.19	MH	NHOOD	1	1977	MH	1	5.26
2172-005-000	MULLIKIN KATHERINE	0.19	MH	NHOOD	1	1973	MH	1	5.26
2172-010-000	JOHNSON RHONDA	0.19	MH	NHOOD	1	2005	MH	1	5.26
2246-012-004	WHITE ORINE EST	0.2	R2	NHOOD	1	1970	1F	1	5
22436-000-00	MANUEL BARBARA J	0.2	R1	NHOOD	1	1995	1F	1	5
22444-022-00	ROUNTREE OMAR L	0.2	R2	NHOOD	1	1967	1F	1	5
2172-009-000	POLITANO JAMES III	0.2	MH	NHOOD	1	1980	MH	1	5
2170-001-013	TORRES SONIA	0.2	MH	NHOOD	1	1986	MH	1	5
2170-003-011	MILLER BELINDA	0.2	MH	NHOOD	1	1980	MH	1	5
2171-005-005	KOLLANDA DONALD A	0.2	MH	NHOOD	1	1994	MH	1	5
2171-005-004	BRANDT CHARLES J	0.2	MH	NHOOD	1	1974	MH	1	5
2171-005-003	BROWN TONY K	0.2	MH	NHOOD	1	1972	MH	1	5
22444-007-17	PORRAS MERCEDES OBONAGA	0.21	R2	NHOOD	1	2021	1F	1	4.76
22444-038-00	WHITE ORINE EST	0.21	R2	NHOOD	1	1970	1F	1	4.76
22444-039-00	WARREN DORIS DEAN ET AL	0.21	R2	NHOOD	1	1970	1F	1	4.76
22444-048-00	RICHARD ALFONSO	0.21	R2	NHOOD	1	1973	1F	1	4.76
22444-054-00	DANZA MICHAEL WILLIAM	0.21	R2	NHOOD	1	1978	1F	1	4.76
22444-055-00	SLOCUM DIONE PRESTON	0.21	R2	NHOOD	1	1978	1F	1	4.76
22444-047-00	BLAIR HUBERT	0.21	R2	NHOOD	1	1973	1F	1	4.76
22444-050-00	AD REMODELLING HOME INC	0.21	R2	NHOOD	1	1975	1F	1	4.76
22444-049-00	THOMPSON DORETHA P	0.21	R2	NHOOD	1	1973	1F	1	4.76
22458-000-00	HAGINS BARBARA	0.21	R2	NHOOD	1	1965	1F	1	4.76
22444-037-00	POWELL CLARENCE JR	0.21	R2	NHOOD	1	1970	1F	1	4.76
2246-011-005	BRADDON ALONZO JR	0.21	R1	NHOOD	1	1972	1F	1	4.76
2246-011-007	BUIE MARY F	0.21	R1	NHOOD	1	1973	1F	1	4.76
2246-000-010	ROSARIO IVAN	0.21	R2	NHOOD	1	1972	1F	1	4.76
2246-011-006	MILTON LILY WEST	0.21	R1	NHOOD	1	1972	1F	1	4.76
2246-011-012	PRESTON STEFANIE L	0.21	R2	NHOOD	1	1972	1F	1	4.76
2246-011-013	C K & K SERVICES INC	0.21	R2	NHOOD	1	1972	1F	1	4.76
2246-011-010	FRANKLIN CYNTHIA J	0.21	R1	NHOOD	1	1972	1F	1	4.76
2246-012-005	GALLEGOS MARIO JR	0.21	R2	NHOOD	1	1971	1F	1	4.76
22444-033-00	BRACEY VIKITA L	0.22	R2	NHOOD	1	1969	1F	1	4.55
22444-032-00	WRIGHT SHIRLEY	0.22	R2	NHOOD	1	1970	1F	1	4.55
22444-035-00	MONTGOMERY LILLIE MAE	0.22	R2	NHOOD	1	1969	1F	1	4.55
22444-043-00	MP 102 HOLDINGS LLC	0.22	R2	NHOOD	1	1971	1F	1	4.55
22444-031-00	NW 24TH LLC	0.22	R2	NHOOD	1	1969	1F	1	4.55
22444-003-00	KINSLER HINTON EST	0.23	R2	NHOOD	1	1967	1F	1	4.35
2197-002-000	OCALA HOUSING AUTHORITY	0.23	R2	NHOOD	1	1980	2F	1	4.35
2197-003-000	OCALA HOUSING AUTHORITY	0.23	R2	NHOOD	1	1980	2F	1	4.35
22444-023-00	WILLIAMS LINDA D	0.23	R2	NHOOD	1	1967	1F	1	4.35
22444-040-00	DRAYTON MARGARET H	0.23	R2	NHOOD	1	1970	1F	1	4.35
2171-005-012	APPLEBEE ANNA MARIA	0.23	MH	NHOOD	1	2009	MH	1	4.35
22444-015-00	MORAND MARY LEE	0.24	R2	NHOOD	1	1967	1F	1	4.17
22444-016-00	EASTER MERLEAN	0.24	R1	NHOOD	1	1978	1F	1	4.17
22444-041-00	GROTJAHN DONNA M	0.24	R2	NHOOD	1	1971	1F	1	4.17
22444-011-01	HAGINS BARBARA	0.24	R1	NHOOD	1	1967	1F	1	4.17
22444-011-02	LUCKEY CHERYL A	0.24	R2	NHOOD	1	1967	1F	1	4.17
22444-009-03	NAJERA SALAS LUIS ALBERTO	0.24	R2	NHOOD	1	2021	1F	1	4.17
22444-009-06	DEL LLANO GODINEZ OMAR L	0.24	R2	NHOOD	1	2021	1F	1	4.17
22444-020-00	CANESSA LEONARDO	0.24	R1	NHOOD	1	1967	1F	1	4.17
22444-021-00	GRIMSLEY GEORGE JR	0.24	R2	NHOOD	1	1967	1F	1	4.17
22444-018-00	BELVIN GANTRY	0.24	R2	NHOOD	1	1967	1F	1	4.17
22444-019-00	WILLIAMS REUBEN L	0.24	R1	NHOOD	1	1967	1F	1	4.17
22444-024-00	DOUGLAS THERESIA	0.24	R2	NHOOD	1	1969	1F	1	4.17
22444-025-00	TAYLOR SANDRA J	0.24	R2	NHOOD	1	1969	1F	1	4.17
22444-027-00	MELLS LATONIA	0.24	R1	NHOOD	1	1970	1F	1	4.17
22444-056-00	COPE CANDICE	0.24	R2	NHOOD	1	1978	1F	1	4.17
22457-000-00	LEWIS JESSIE LEE	0.24	R2	NHOOD	1	1965	1F	1	4.17
22444-109-05	JEAN PIERRE NATASHA	0.24	R2	NHOOD	1	2021	1F	1	4.17
22456-000-00	YOUNG GENEVA	0.24	R2	NHOOD	1	1967	1F	1	4.17
22444-030-00	FAISON REGINALD	0.24	R2	NHOOD	1	1969	1F	1	4.17
22444-034-00	WILLIAMS ANDREW EST	0.24	R2	NHOOD	1	1969	1F	1	4.17
2246-011-003	WEATHERS RAYMOND	0.24	R2	NHOOD	1	1972	1F	1	4.17
2246-011-004	BROWN JACALYN A	0.24	R1	NHOOD	1	1972	1F	1	4.17
2246-011-011	JOHNSON LEROY A	0.24	R2	NHOOD	1	1972	1F	1	4.17

22460-000-00	RACKARD ARDARIUS	0.24	R2	NHOOD	1	1966	1F	1	4.17
22461-000-00	JBRJ HOLDINGS LLC	0.24	R2	NHOOD	1	1965	1F	1	4.17
2172-011-000	WEDDINGTON SUZETTE	0.24	MH	NHOOD	1	1993	MH	1	4.17
22459-000-00	SHULER THOMAS GREGORY	0.24	R2	NHOOD	1	1966	1F	1	4.17
21699-000-06	ROCHE PATRICIA A	0.24	MH	NHOOD	1	1972	MH	1	4.17
2246-012-006	JENKINS WHITFIELD	0.25	R2	NHOOD	1	1970	1F	1	4
2197-001-000	OCALA HOUSING AUTHORITY	0.25	R2	NHOOD	1	1980	2F	1	4
22444-051-00	GARZON EDISON	0.25	R2	NHOOD	1	1975	1F	1	4
22444-058-00	COE BRIAN T	0.25	R2	NHOOD	1	2004	1F	1	4
22444-053-00	HOPE LORENZO III	0.25	R2	NHOOD	1	1978	1F	1	4
22444-045-03	HOWARD MARY V	0.25	R2	NHOOD	1	1978	1F	1	4
22464-000-00	BROWN JEROME	0.25	R2	NHOOD	1	1965	1F	1	4
2171-001-021	POPOCA ELIZABETH SANCHEZ	0.25	MH	NHOOD	1	1974	MH	1	4
22130-002-00	JACOBS JEFFERY	0.25	R1	NHOOD	1	1983	MH	1	4
2171-005-029	BAUTISTA ROFULIO RUIZ	0.25	MH	NHOOD	1	1972	MH	1	4
2170-001-004	JIMENEZ ROBERTO	0.25	MH	NHOOD	1	1990	MH	1	4
2171-005-026	BECHTOLD HOLDINGS INC	0.25	MH	NHOOD	1	1980	MH	1	4
22444-004-00	STRICKLAND BURDELL E EST	0.26	R2	NHOOD	1	1967	1F	1	3.85
22480-000-00	GRIFFIN JAMES W	0.26	R2	NHOOD	1	1966	1F	1	3.85
22444-006-00	CAMPBELL ROBERTA EST	0.26	R2	NHOOD	1	1967	1F	1	3.85
22444-007-00	WALLACE RAY JR	0.26	R2	NHOOD	1	1967	1F	1	3.85
22444-005-00	TORRES THOMAS	0.26	R2	NHOOD	1	1967	1F	1	3.85
22444-011-03	BACK TO BASIC PROPERTIES LLC	0.26	R2	NHOOD	1	1967	1F	1	3.85
22444-017-00	EVERETT GWENDOLYN H	0.26	R2	NHOOD	1	1967	1F	1	3.85
22487-000-00	BIVINS ROSA MAE	0.26	R2	NHOOD	1	1967	1F	1	3.85
2170-001-001	MARTINEZ SANCHEZ FRANCISCO	0.26	MH	NHOOD	1	1979	MH	1	3.85
2170-001-006	JIMENEZ ROBERTO	0.26	MH	NHOOD	1	1968	MH	1	3.85
2246-012-002	LENON LIZZIE G	0.26	R2	NHOOD	1	1972	1F	1	3.85
22465-000-00	DANIELS RALPH	0.26	R2	NHOOD	1	1966	1F	1	3.85
22467-000-00	SEARS JOSEPH	0.26	R2	NHOOD	1	1965	1F	1	3.85
22470-000-00	CROCKETT ROSA L G	0.26	R2	NHOOD	1	1966	1F	1	3.85
22469-000-00	GARCIA PORFIRIO	0.26	R2	NHOOD	1	1966	1F	1	3.85
22475-000-00	WILLIAMS DAVID	0.26	R2	NHOOD	1	1967	1F	1	3.85
22476-000-00	ANDREWS MICHAEL	0.26	R2	NHOOD	1	1967	1F	1	3.85
22477-000-00	BRYANT SANDRA DIANN	0.26	R2	NHOOD	1	1966	1F	1	3.85
22482-000-00	GONZALEZ ARIAN GABRIEL	0.26	R2	NHOOD	1	1966	1F	1	3.85
22483-000-00	MCHELLON WHITE SHIRLEY H	0.26	R2	NHOOD	1	1966	1F	1	3.85
22474-000-00	SMITH EMILY ALIDA	0.26	R2	NHOOD	1	1966	1F	1	3.85
2171-005-011	ANDERSON CHRIS	0.26	MH	NHOOD	1	1985	MH	1	3.85
22466-000-00	DOUGLAS DORETHA EST	0.26	R2	NHOOD	1	1965	1F	1	3.85
22468-000-00	CLARK FAMILY TRUST	0.26	R2	NHOOD	1	1965	1F	1	3.85
22481-000-00	GUTIERREZ MARIANA LUISA	0.26	R2	NHOOD	1	1967	1F	1	3.85
22473-000-00	PAC 3 PROPERTIES LLC	0.26	R2	NHOOD	1	1967	1F	1	3.85
22444-007-03	PENNY SHADRICK LOMAR JR	0.27	R2	NHOOD	1	2021	1F	1	3.7
21393-000-00	HAYES MONTGOMERY PAMELA LINDELL	0.27	R1	NHOOD	1	1958	1F	1	3.7
22444-009-00	BROWN JACALYN A	0.28	R2	NHOOD	1	1967	1F	1	3.57
22444-002-00	JONES HENRY S EST	0.28	R2	NHOOD	1	1967	1F	1	3.57
22450-000-00	ALEXANDER HENRY	0.28	R2	NHOOD	1	1965	1F	1	3.57
22452-000-00	SIMPSON TANDRA	0.28	R2	NHOOD	1	1966	1F	1	3.57
22448-000-00	TERRY SMITH WILHELMINA RENEE	0.28	R2	NHOOD	1	1963	1F	1	3.57
22449-000-00	STAFFORD MAY EVELYN	0.28	R2	NHOOD	1	1965	1F	1	3.57
22453-000-00	SMITH ALVIS	0.28	R2	NHOOD	1	1967	1F	1	3.57
22454-000-00	HUBBARD KATHERINE C	0.28	R2	NHOOD	1	1967	1F	1	3.57
22451-000-00	HAMILTON ALICE FAYE	0.28	R2	NHOOD	1	1966	1F	1	3.57
2246-012-001	VASQUEZ GARCIA SOLEDAD	0.28	R2	NHOOD	1	1976	1F	1	3.57
2246-012-003	GREENE LININA	0.28	R2	NHOOD	1	1970	1F	1	3.57
21771-007-00	WARD EDITH M	0.28	R1	NHOOD	1	1975	1F	1	3.57
21771-011-00	KING VICTORIA R	0.28	R1	NHOOD	1	1975	1F	1	3.57
22447-000-00	COCHRAN CHARLIE M EST	0.28	R2	NHOOD	1	1967	1F	1	3.57
2171-001-015	VALLE JESUS SANTOS	0.28	MH	NHOOD	1	1986	MH	1	3.57
21771-009-00	JONES HERMAN	0.28	R1	NHOOD	1	1975	1F	1	3.57
2171-005-001	THI NGUYEN REV LVG TRUST	0.28	MH	NHOOD	1	1990	MH	1	3.57
22444-014-00	SMITH SARAH J	0.29	R2	NHOOD	1	1967	1F	1	3.45
22444-013-00	TAYLOR WILLIAM J EST	0.29	R2	NHOOD	1	1967	1F	1	3.45
22455-000-00	DAVIS MARSHA	0.29	R2	NHOOD	1	1967	1F	1	3.45
22462-000-00	MAMONVIL NADIA	0.29	R2	NHOOD	1	1966	1F	1	3.45
21771-008-00	COGDELL ROGER	0.29	R1	NHOOD	1	1975	1F	1	3.45
21771-010-00	S C ANGUS LLC	0.29	R1	NHOOD	1	1975	1F	1	3.45
21771-006-00	VELASQUEZ ROLANDO	0.29	R1	NHOOD	1	1975	1F	1	3.45
22444-007-02	WILBURN GUILLERMO	0.3	R2	NHOOD	1	2022	1F	1	3.33
22444-010-00	BRIGHAM SENTHIA	0.3	R2	NHOOD	1	1967	1F	1	3.33

22444-046-00	BROWN DEBORAH	0.3	R2	NHOOD	1	1972	1F	1	3.33
22118-001-01	WEBRE HENRY DAVID	0.3	R2	NHOOD	1	2022	1F	1	3.33
2170-002-003	BRAGG TRAVIS	0.3	MH	NHOOD	1	1967	MH	1	3.33
22444-012-00	RICH MARY S	0.31	R2	NHOOD	1	1967	1F	1	3.23
22472-000-00	ADAMS EDITH	0.31	R2	NHOOD	1	1967	1F	1	3.23
22486-000-00	DAVIS ROCHELLE	0.31	R2	NHOOD	1	1966	1F	1	3.23
22478-000-00	MENDEZ CARLOS	0.31	R2	NHOOD	1	1966	1F	1	3.23
22471-000-00	GORDON AMOS JR	0.31	R2	NHOOD	1	1965	1F	1	3.23
22444-028-00	HUNT ROOSEVELT JR	0.32	R2	NHOOD	1	1969	1F	1	3.13
2246-011-001	WILLIAMS ADON W JR	0.32	R2	NHOOD	1	1972	1F	1	3.13
22444-044-00	JONES RONALD ET AL	0.32	R2	NHOOD	1	1973	1F	1	3.13
2246-012-009	BRYANT BENJAMIN J	0.32	R1	NHOOD	1	1972	1F	1	3.13
21771-001-00	THOMAS LEONARD F	0.32	R1	NHOOD	1	1975	1F	1	3.13
22444-026-00	NEASMAN BEVERLY	0.33	R2	NHOOD	1	1969	1F	1	3.03
2171-005-023	FALCONER CRYSTAL	0.33	MH	NHOOD	1	1979	MH	1	3.03
22485-000-00	HERNANDEZ ELIZABETH	0.34	R2	NHOOD	1	1967	1F	1	2.94
2171-004-002	1821 OCALA LLC	0.34	MH	NHOOD	1	1974	MH	1	2.94
21495-000-00	GILBERT JAMES D JR	0.35	R1	MI/SE	1	1955	1F	1	2.86
22438-000-00	GAINES BRIAN R	0.35	R1	NHOOD	1	1959	1F	1	2.86
2170-001-005	DUVALL LESLIE A	0.36	MH	NHOOD	1	1968	MH	1	2.78
21771-004-00	BUSBY MILTON	0.37	R1	NHOOD	1	1975	1F	1	2.7
21771-005-00	WILSON COURTNEY DEALVORY	0.37	R1	NHOOD	1	1975	1F	1	2.7
21771-003-00	WILLIAMS PAMELA E	0.37	R1	NHOOD	1	1975	1F	1	2.7
21771-002-00	GRIMSLEY TRACI L	0.37	R1	NHOOD	1	1975	1F	1	2.7
2170-001-002	KIRKPATRICK LUCAS A	0.38	MH	NHOOD	1	2019	MH	1	2.63
22444-007-01	REICHLE GRAE	0.38	R2	NHOOD	1	2022	1F	1	2.63
22444-042-00	THOMPSON AMOS REV LVG TRUST	0.38	R2	NHOOD	1	1972	1F	1	2.63
21889-001-00	MEDINA PETER	0.39	R1	NHOOD	1	1943	1F	1	2.56
2246-011-009	NUNN WILLIE R	0.39	R1	NHOOD	1	1972	1F	1	2.56
21731-000-00	TURNER PAMELA E	0.4	B1	MI/SE	1	1973	1F	1	2.5
21395-000-00	GRIMSLEY GEORGE JR	0.41	R1	NHOOD	1	1978	1F	1	2.44
2172-001-000	DRAKE LINDA J	0.41	MH	NHOOD	1	1972	MH	1	2.44
22444-001-00	PRESTON CAROLYN MAXEY	0.42	R2	NHOOD	1	1967	1F	1	2.38
21450-000-00	MILLER ANTON	0.43	R2	MI/SE	1	1970	1F	1	2.33
2171-001-013	CACHAYA SANDRA	0.45	MH	NHOOD	1	1976	MH	1	2.22
22140-000-00	CLARKSON KEITH	0.46	R1	NHOOD	1	1955	1F	1	2.17
21394-000-00	THOMAS LORENZO JAMES EST	0.47	R1	NHOOD	1	1960	1F	1	2.13
22444-029-00	FAISON REGINALD J	0.47	R2	NHOOD	1	1969	1F	1	2.13
22444-008-00	NADLER REV TRUST	0.48	R2	NHOOD	1	1967	1F	1	2.08
22444-009-05	ANDERSON TRINA	0.48	R2	NHOOD	1	1995	1F	1	2.08
22126-003-00	BAILEY FREDERICK O	0.49	R2	NHOOD	1	1994	MH	1	2.04
21505-002-00	FRIENDS REAL ESTATE HOLDINGS LLC	0.49	R2	MI/SE	1	1992	MH	1	2.04
22430-000-00	ANDERSON MAUREEN WILLIAMS	0.5	R1	NHOOD	1	1973	1F	1	2
22133-001-00	SHULER THOMAS G SR	0.5	R2	NHOOD	1	2008	1F	1	2
22126-001-00	THOMAS CYNTHIA RAINES	0.5	R1	NHOOD	1	1972	1F	1	2
22435-001-01	GREENE CARLOS J	0.5	R1	NHOOD	1	1975	1F	1	2
21400-000-00	BRITTON MARY L	0.53	R1	NHOOD	1	1991	1F	1	1.89
21401-000-00	DESANTIAGO LUIS H	0.53	R1	NHOOD	1	2012	1F	1	1.89
21699-000-36	THOMASON JOHN L	1.12	R2	NHOOD	2	1968	MH	2	1.79
21499-001-00	MARSHALL KELLY NEIL	0.57	R2	MI/SE	1	1981	MH	1	1.75
21499-000-00	MUNOZ JOSE DEJESUS	0.57	R2	MI/SE	1	1973	MH	1	1.75
22131-000-00	RILLEY VERNA D	0.58	R2	NHOOD	1	2002	MH	1	1.72
22130-003-00	KINSLER BRODERICK M	0.58	R1	NHOOD	1	1989	MH	1	1.72
21732-000-00	HELMUTH RUDY	0.59	B1	MI/SE	1	1965	1F	1	1.69
22119-000-00	SULLIVAN CAROL C	0.73	R1	NHOOD	1	1982	1F	1	1.37
21699-000-26	THOMASON JOHN LARRY	0.73	B4	MI/SE	1	1958	1F	1	1.37
21734-000-00	GRIMSLEY GEORGE JR	0.81	R1	NHOOD	1	1959	1F	1	1.23
21408-000-00	POOLE MARY	0.82	R1	NHOOD	1	1960	1F	1	1.22
22438-001-00	FINLEY HARIETTA	0.83	R1	NHOOD	1	1975	1F	1	1.2
22439-000-00	GREENE CARLOS J	0.86	R1	NHOOD	1	1995	1F	1	1.16
21474-001-01	BARBOUR ANNIE F	0.86	R1	MI/SE	1	1978	1F	1	1.16
22129-000-00	DOWDY MCCOY	0.91	R1	NHOOD	1	1962	1F	1	1.1
21495-001-00	KING VICTORIA R	0.95	R1	MI/SE	1	1980	MH	1	1.05
21737-000-00	GOSIER CLAUDE	0.99	R1	NHOOD	1	1975	MH	1	1.01
22434-000-00	COE JAMES W	1	R1	NHOOD	1	1992	1F	1	1
22124-000-00	WELCOME LACY F	1	R1	NHOOD	1	1979	1F	1	1
21398-000-00	KINSLER ROMEO	1	R2	NHOOD	1	1975	1F	1	1
22424-000-00	HYMAN ALESIA	1	R1	NHOOD	1	1948	1F	1	1
22434-001-00	TORRES JOSUE R	1	R1	NHOOD	1	2023	1F	1	1
22435-000-00	GREEN MARY	1	R1	NHOOD	1	1958	1F	1	1
22116-000-00	SANCHEZ RUBEN	1	R1	NHOOD	1	1969	1F	1	1

21699-000-23	AARONS SERVICE SOLUTIONS LLC	1	R3	NHOOD	1	1994	1F	1	1
22134-000-00	JOHNSON CARRIE EST	1	R1	NHOOD	0	0		1	1
22432-000-00	ANCHOR CHURCH OF GOD WORSHIP CENTER	1.05	R2	NHOOD	2	1953	1F	1	0.95
22117-001-00	BROOKS TOMMY L	1.11	R1	NHOOD	1	1979	1F	1	0.9
21735-000-00	GOSIER CLAUDE	1.16	R1	NHOOD	1	1963	1F	1	0.86
21399-000-00	HAYNES ALBERT R	1.2	R1	NHOOD	1	1958	1F	1	0.83
21402-001-00	SMITH JAMES J	1.21	R1	NHOOD	1	1986	1F	1	0.83
22428-000-00	MORAND MARY L	1.25	R1	NHOOD	1	1967	1F	1	0.8
21736-000-00	DAUSS SAMUEL J	1.3	R1	NHOOD	1	2002	1F	1	0.77
22122-000-00	ARDILLA JONATHON	1.5	R1	NHOOD	1	1962	1F	1	0.67
21736-000-01	PAPROSKI ANDREW J	1.5	R1	NHOOD	1	2018	1F	1	0.67
21391-001-00	HAYES MONTGOMERY PAMELA LINDELL	1.55	R1	NHOOD	1	1964	1F	1	0.65
22125-000-00	RAMOS YURISAN LEYVA	2	R1	NHOOD	1	1995	1F	1	0.5
21504-000-00	COLEMAN BRADLEY W	2	R2	MI/SE	1	1960	1F	1	0.5
21754-000-00	HAYES MIKEE THOMAS	2.51	R3	NHOOD	1	1998	1F	1	0.4
21507-002-00	PARRISH WILLIAM M	2.48	R1	MI/SE	1	1963	1F	1	0.4
22115-000-00	JEWELRY COM LLC	3	R1	NHOOD	1	1973	1F	1	0.33
21390-001-00	BETHEA IRE J	3.01	R1	NHOOD	1	1994	1F	1	0.33
22142-000-00	MAJOR SHURENE	3.3	R1	NHOOD	1	1967	1F	1	0.3
21402-000-00	RICE ALICIA N	3.69	R1	NHOOD	1	1961	1F	1	0.27
22144-000-00	HOLT WILLIE J	5	R1	NHOOD	1	2009	1F	1	0.2
21385-02-004	JENKINS ROSE DELILAH	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-010	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.15	PD	MI/SE	1	2025	1F	0	0
21385-02-011	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.18	PD	MI/SE	1	2025	1F	0	0
21385-02-002	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-006	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-042	WJHFL LLC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-063	WEISER RENTAL LLC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-067	GUANIPA MORALES SANTIAGO ANDRES	0.23	PD	MI/SE	1	2025	1F	0	0
21385-02-073	510 SFR FL OPERATIONS I LLC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-081	510 SFR FL OPERATIONS I LLC	0.15	PD	MI/SE	1	2025	1F	0	0
21385-02-072	510 SFR FL OPERATIONS I LLC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-083	510 SFR FL OPERATIONS I LLC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-086	WJHFL LLC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-087	GONZALEZ ZENaida	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-094	ELOI EDUARDA SILVA	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-095	BERNAL LIRANZO JENNIFER SHARLENE	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-098	CASTRO ORTIZ JUAN CARLOS	0.15	PD	MI/SE	1	2024	1F	0	0
22239-000-00	RC SNELL 1360 LLC	10	M1	EMPCenter	7	1965	1F	0	0
21385-02-008	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-009	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.16	PD	MI/SE	1	2025	1F	0	0
21385-02-003	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-005	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-007	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-065	COSME DESIREE	0.2	PD	MI/SE	1	2025	1F	0	0
21385-02-062	WJHFL LLC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-064	ALMESTICA NARVAEZ ROSA BEATRIZ	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-082	SOTO CHOURIO JACKELINE BEATRIZ	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-074	COLLADO CONY	0.13	PD	MI/SE	1	2024	1F	0	0
21385-02-075	HURTADO MARMOL JESUS DANIEL	0.13	PD	MI/SE	1	2024	1F	0	0
21385-02-085	WJHFL LLC	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-088	GOSSIN MATTHEW	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-084	TORRES MARRERO KEVIN YADRIEL	0.13	PD	MI/SE	1	2025	1F	0	0
21385-02-097	MERCADO SANCHEZ JUAN ANTONIO	0.13	PD	MI/SE	1	2024	1F	0	0
21385-02-100	WJHFL LLC	0.13	PD	MI/SE	1	2024	1F	0	0
21699-000-39	OPALESKI ANDREW J	1.15	B4	MI/SE	2	1952	1F	0	0
21418-000-00	WEST OAK DEVELOPERS LLC	18.99	PD	MI/SE	0	0		0	0
22236-000-00	RC SNELL ACROSS AHG LLC	8.05	M1	EMPCenter	0	0		0	0
21839-000-00	TRIPLE V PROPERTIES LLC	3.16	B5	EMPCenter	1	2000	1	0	0
21839-001-00	TRIPLE V PROPERTIES LLC	0.53	B5	EMPCenter	0	0		0	0
21877-000-00	WELCH SANDRA	0.11	B2	EMPCenter	0	0		0	0
21863-000-00	RURAL KING REALTY LLC	17.51	B5	EMPCenter	1	2017	1	0	0
confidential		0.17	B2	EMPCenter	0	0		0	0
21875-000-00	WELCH SANDRA COHEN	1.76	B2	EMPCenter	0	0		0	0
21885-000-00	CITY OF OCALA	1.29	R2	NHOOD	0	0		0	0
21451-001-00	CITY OF OCALA	0.27	R2	MI/SE	0	0		0	0
21448-000-01	CITY OF OCALA CCN #001 REAL ESTATE OFFICER	4.79	GU	MI/SE	0	0		0	0
21450-001-00	MILLER ANTON	0.39	R2	MI/SE	0	0		0	0
21451-000-00	CITY OF OCALA	0.27	R2	MI/SE	0	0		0	0
21888-000-00	SEPIDEH BALDWIN LVG TRUST	0.54	R2	NHOOD	0	0		0	0
21889-008-00	WILLIAMS DAVID E	0.53	R1	NHOOD	0	0		0	0

21448-000-00	CITY OF OCALA CCN #197 REAL ESTATE OFFICER	63.16	GU	Public	2	2020	4	0	0
21453-000-00	PARKER CARRIE J	1.01	R2	MI/SE	0	0		0	0
21886-000-00	SEPIDEH BALDWIN LVG TRUST	0.57	R1	NHOOD	0	0		0	0
21889-006-00	WILLIAMS DAVID E	0.5	R1	NHOOD	0	0		0	0
21454-000-00	FRIENDS RECYCLING LLC	10.36	R1	MI/SE	0	0		0	0
21474-001-00	FRIENDS REAL ESTATE HOLDINGS LLC	3.28	M1	MI/SE	0	0		0	0
21477-000-00	FRIENDS RECYCLING LLC	11.22	M2	MI/SE	0	0		0	0
21474-000-00	FRIENDS REAL ESTATE HOLDINGS LLC	3.47	M1	MI/SE	0	0		0	0
21478-000-00	FRIENDS RECYCLING LLC	10.23	M2	MI/SE	0	0		0	0
21480-000-00	FRIENDS RECYCLING LLC	10.84	M1	MI/SE	0	0		0	0
21474-002-00	FRIENDS RECYCLING LLC	3.76	M1	MI/SE	1	2003	2	0	0
21492-001-00	COUNTS CONSTRUCTION CO INC	8.82	M1	MI/SE	0	0		0	0
21492-002-00	J & W PARKER PROPERTIES LLC	3.44	M1	MI/SE	1	2009	1	0	0
21494-000-00	FRIENDS RECYCLING LLC	20.56	M1	MI/SE	0	0		0	0
21476-000-00	FRIENDS RECYCLING LLC	11.21	M1	MI/SE	0	0		0	0
21490-000-00	SFG OCALA I LLC	35.14	M1	EMPCenter	1	2023	7	0	0
21492-000-00	FRIENDS RECYCLING LLC	10.75	M2	MI/SE	1	2020	1	0	0
21492-000-01	CITY OF OCALA	3.81	M1	MI/SE	0	0		0	0
21493-000-00	COUNTS CONSTRUCTION COMPANY INC	9.18	M2	MI/SE	4	1969	4	0	0
21505-001-00	SHUMAN CAROLYN E	0.4	R2	MI/SE	0	0		0	0
21500-000-00	DIAMOND LAND CORP	4.38	R1	MI/SE	0	0		0	0
21507-000-00	CROWE THOMAS E	5.52	R2	MI/SE	0	0		0	0
21501-000-00	KING VICTORIA R	0.71	R1	MI/SE	0	0		0	0
22433-000-00	KLEERVIEW INVESTMENT GROUP LLC	0.51	R1	MI/SE	0	0		0	0
21943-000-01	CITY OF OCALA	3	INST	MI/SE	0	0		0	0
22435-001-00	GREENE RANDY L	0.55	R1	NHOOD	0	0		0	0
22438-003-00	GAINES BRIAN	0.48	R1	NHOOD	0	0		0	0
21944-000-00	CITY OF OCALA	24.28	GU	MI/SE	1	2022	4	0	0
22444-007-25	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-007-24	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22437-000-00	SERENITY HOLISTIC RESIDENTIAL CARE LLC	2.55	R1	NHOOD	0	0		0	0
22444-006-06	HOWARD HEIGHTS INC	0.12	R2	NHOOD	0	0		0	0
22444-007-22	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-007-21	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-006-09	CITY OF OCALA	0.13	R2	NHOOD	0	0		0	0
22444-007-23	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-004-06	HOWARD HEIGHTS INC	0.14	R2	NHOOD	0	0		0	0
22444-007-26	WJHFL LLC	0.4	R2	NHOOD	0	0		0	0
22444-000-00	CITY OF OCALA	0.72	R2	NHOOD	0	0		0	0
22444-000-01	OSTROW ALLEN	1.35	R2	NHOOD	0	0		0	0
21945-001-00	CITY OF OCALA CCN #002 REAL ESTATE OFFICER	4.15	R1	NHOOD	0	0		0	0
22444-008-02	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-008-08	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-008-01	WJHFL LLC	0.6	R2	NHOOD	0	0		0	0
22444-008-04	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-008-06	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-007-27	WJHFL LLC	0.37	R2	NHOOD	0	0		0	0
22444-007-28	WJHFL LLC	0.34	R2	NHOOD	0	0		0	0
22444-007-29	WJHFL LLC	0.34	R2	NHOOD	0	0		0	0
22444-008-03	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-008-05	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
22444-008-07	WJHFL LLC	0.3	R2	NHOOD	0	0		0	0
22444-008-09	WJHFL LLC	0.32	R2	NHOOD	0	0		0	0
2170+001-009	WRA	0.51	MH	NHOOD	0	0		0	0
21699-000-04	FUQUA SAWMILL FL LLC	2.02	B2	EMPCenter	0	0		0	0
21699-000-21	GREEN FAMILY TRUST	1.05	B4	MI/SE	2	1974	6	0	0
21699-000-25	WEATHERS ADJUSTMENT CO INC	0.53	B2	EMPCenter	1	1991	4	0	0
21699-000-28	BLITCHTON OCALA LP	6.3	B4	EMPCenter	7	2006	1	0	0
21699-000-35	MARION COUNTY	0.11	MH	NHOOD	0	0		0	0
21699-000-22	AARONS SERVICE SOLUTIONS LLC	1.41	B4	MI/SE	1	1987	6	0	0
21699-002-15	FUQUA SAWMILL FL LLC	19.84	R1	NHOOD	0	0		0	0
22446-000-000	HOWARD HEIGHTS INC	0.24	R2	NHOOD	0	0		0	0
22446-000-00	CITY OF OCALA	1.15	R1	NHOOD	0	0		0	0
21699-000-15	FUQUA LAWRENCE EDWARD	22.49	R1	NHOOD	3	1952	2	0	0
21699-000-18	SCHATT FAMILY TRUST	1.17	B4	MI/SE	1	1985	4	0	0
21699-000-24	COUNTS TOBY GLENN	1.85	B4	NHOOD-MI	0	0		0	0
21699-000-29	HERNANDEZ TYLER D	0.34	B1	MI/SE	0	0		0	0
22444-036-00	CITY OF OCALA CCN #228 REAL ESTATE OFFICER	0.42	R2	NHOOD	0	0		0	0
2246-011-002	CITY OF OCALA	0.28	R2	NHOOD	0	0		0	0
2246-011-008	BUIE JOE SEPHIS JR	0.21	R1	NHOOD	0	0		0	0
2246-000-011	DAY PRISCILLA	0.12	R2	NHOOD	0	0		0	0

2170-001-008	MONSALVE JOSE	0.17	MH	NHOOD	0	0		0	0
2170-002-001	BORNEMAN CLAYTON G	0.3	MH	NHOOD	0	0		0	0
2246-011-014	CITY OF OCALA	0.56	R2	NHOOD	0	0		0	0
2171-000-010	MARION COUNTY	0.12	MH	NHOOD	0	0		0	0
2171+003-020	WRA	1.38	MH	NHOOD	0	0		0	0
2171-001-005	MONSALVO ZAMIRA	0.17	MH	NHOOD	0	0		0	0
21385+000004	WEST OAK MASTER PROPERTY ASSOCIATION INC	3.87	PD	MI/SE	0	0		0	0
21385-000008	WEST OAK DEVELOPERS LLC	22.87	PD	MI/SE	0	0		0	0
21385-000006	WEST OAK MASTER PROPERTY ASSOCIATION INC	2.83	PD	MI/SE	0	0		0	0
21385-000011	WEST OAK DEVELOPERS LLC	0.07	PD	MI/SE	0	0		0	0
2171-003-005	PARDEE EMILY	0.17	MH	NHOOD	0	0		0	0
21385-02-001	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	0	0		0	0
21385-02-013	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	0	0		0	0
21385-02-015	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	0	0		0	0
21385-02-017	ADAMS HOME OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	0	0		0	0
21385-02-020	ADAMS HOME OF NORTHWEST FLORIDA INC	0.18	PD	MI/SE	0	0		0	0
21385-02-021	ADAMS HOME OF NORTHWEST FLORIDA INC	0.16	PD	MI/SE	0	0		0	0
21385-02-022	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.11	PD	MI/SE	0	0		0	0
21385-02-014	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	0	0		0	0
2171-003-006	PARDEE EMILY	0.17	MH	NHOOD	0	0		0	0
21385-02-016	ADAMS HOME OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	0	0		0	0
21385-02-018	ADAMS HOME OF NORTHWEST FLORIDA INC	0.15	PD	MI/SE	0	0		0	0
21385-02-019	ADAMS HOME OF NORTHWEST FLORIDA INC	0.2	PD	MI/SE	0	0		0	0
21385-02-023	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.11	PD	MI/SE	0	0		0	0
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22121-000-00	SNOW REGINALD	0.35	R1	NHOOD	0	0		0	0
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21385-02-034	WEST OAK DEVELOPERS LLC	0.13	PD	MI/SE	0	0		0	0
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22117-000-00	POWELL ANTONIO	1.07	R1	NHOOD	0	0		0	0
22118-001-02	WIHFL LLC	0.53	R2	NHOOD	0	0		0	0
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22125-001-00	GINLOCK CHRISTINE	1.82	R1	NHOOD	0	0		0	0
22126-002-00	BAILEY FLETCHER	2	R1	NHOOD	0	0		0	0
22127-000-00	OATS LA TONYA TRENIECE	1	R1	NHOOD	0	0		0	0
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21385-02-031	WEST OAK DEVELOPERS LLC	0.11	PD	MI/SE	0	0		0	0
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21385-02-033	WEST OAK DEVELOPERS LLC	0.13	PD	MI/SE	0	0		0	0
22123-000-00	OWENS-BATES TRISHA L	1	R1	NHOOD	0	0		0	0
22126-000-00	BAILEY FREDERICK O	0.58	R2	NHOOD	0	0		0	0
21385-02-035	WEST OAK DEVELOPERS LLC	0.13	PD	MI/SE	0	0		0	0
21385-02-047	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	0	0		0	0
22128-000-00	BLUE SKY QZB LLC	9	R3	NHOOD	0	0		0	0
22133-000-00	JAMES ROBERT W	0.5	R2	NHOOD	0	0		0	0
2171-005-013	DINES SANTOS	0.17	MH	NHOOD	0	0		0	0
21385-02-050	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.15	PD	MI/SE	0	0		0	0
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21385-02-053	WIHFL LLC	0.13	PD	MI/SE	0	0		0	0
21385-02-055	WIHFL LLC	0.13	PD	MI/SE	0	0		0	0
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22138-000-00	INTERIAN PROPERTIES LLC	0.96	M1	EMPCenter	0	0		0	0
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21385-02-012	ADAMS HOMES OF NORTHWEST FLORIDA INC	0.13	PD	MI/SE	0	0		0	0
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22130-001-00	JACOBS JEFFERY D	0.25	R2	NHOOD	0	0		0	0
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21385-02-069	WJHFL LLC	0.13	PD	MI/SE	0	0		0	0
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22147-000-00	INTERIAN PROPERTIES LLC	8.3	B5	EMPCenter	1	1983	2	0	0
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22141-001-00	WALKER TANYA D	4.44	R1	NHOOD	0	0		0	0
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21733-000-00	ELUSME ELICIEN	0.45	B1	NHOOD	0	0		0	0
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21746-000-00	D&L REAL ESTATE INVESTMENT LLC	0.59	B2	EMPCenter	0	0		0	0
21752-000-00	SOUTHERN IMPRESSION HOMES LLC	13.46	PD10	NHOOD	0	0		0	0
2172-019-000	MARION COUNTY	0.11	MH	NHOOD	0	0		0	0
21730-000-00	GRIMSLEY KIMBERLY D	0.34	B1	MI/SE	1	1966	4	0	0
21736-001-00	KLEERVIEW INVESTMENT GROUP LLC	1.42	R1	NHOOD	0	0		0	0
21385-020002	WEST OAK MASTER PROPERTY ASSOCIATION INC	0.21	PD	MI/SE	0	0		0	0
21391-000-00	SAMUEL IRVIN JR	0.21	R1	NHOOD	0	0		0	0
21734-001-00	RIZER WILLIAM	0.15	R1	NHOOD	0	0		0	0
21392-000-00	MORAND MITCHELL L TR	2	R1	NHOOD	0	0		0	0
21771+001-00	MARION COUNTY	0.09	R1	NHOOD	0	0		0	0
21387-000-00	WEST OAK DEVELOPERS LLC	11.11	PD	MI/SE	0	0		0	0
21389-001-00	FRIENDS REAL ESTATE HOLDINGS LLC	1.05	R1	NHOOD	0	0		0	0
21385-02-096	WJHFL LLC	0.13	PD	MI/SE	0	0		0	0
21385-02-099	WJHFL LLC	0.13	PD	MI/SE	0	0		0	0
21385-020003	WEST OAK MASTER PROPERTY ASSOCIATION INC	2.28	PD	MI/SE	0	0		0	0
21741-001-00	WEATHERS ADJUSTMENT COMPANY INC	0.88	B2	EMPCenter	0	0		0	0
21748-000-00	D & L REAL ESTATE INVESTMENTS LLC	21.51	B2	NHOOD-EN	0	0		0	0
21388-000-00	TIITF/STATE OF FL MURPHY ACT LAND	1	R1	NHOOD	0	0		0	0
21389-000-00	FULTON FAMILY REV TRUST	0.95	R1	NHOOD	0	0		0	0
21404-000-00	THE TRUSTEES OF NEW ST JOHN MISSIONARY BAPTIST CHURCH	16	R3	NHOOD	0	0		0	0
21410-000-00	NEW ST JOHN MISSIONARY BAPTIST CHURCH OF OCALA INC	1.01	R1	NHOOD	0	0		0	0
21402-002-00	RICE ALICIA N	0.5	R1	NHOOD	0	0		0	0
21406-000-00	PINE OAK HODGES LAND TRUST	27	R3	NHOOD	0	0		0	0
21771-000-00	MUDD CONSTRUCTION MANAGEMENT LLC	0.47	R1	NHOOD	0	0		0	0
21409-000-00	LEWIS MARY	0.14	R1	NHOOD	0	0		0	0
21411-000-00	GREATER NEW BETHEL MISS BAPTIST CH OF OCALA FL INC	5	R3	NHOOD	0	0		0	0
21413-000-00	BROWN JOE C TR	2	R1	NHOOD	0	0		0	0
Total:		160.86						648	4.03

CASE MAP

Case Number: LUC25-0003

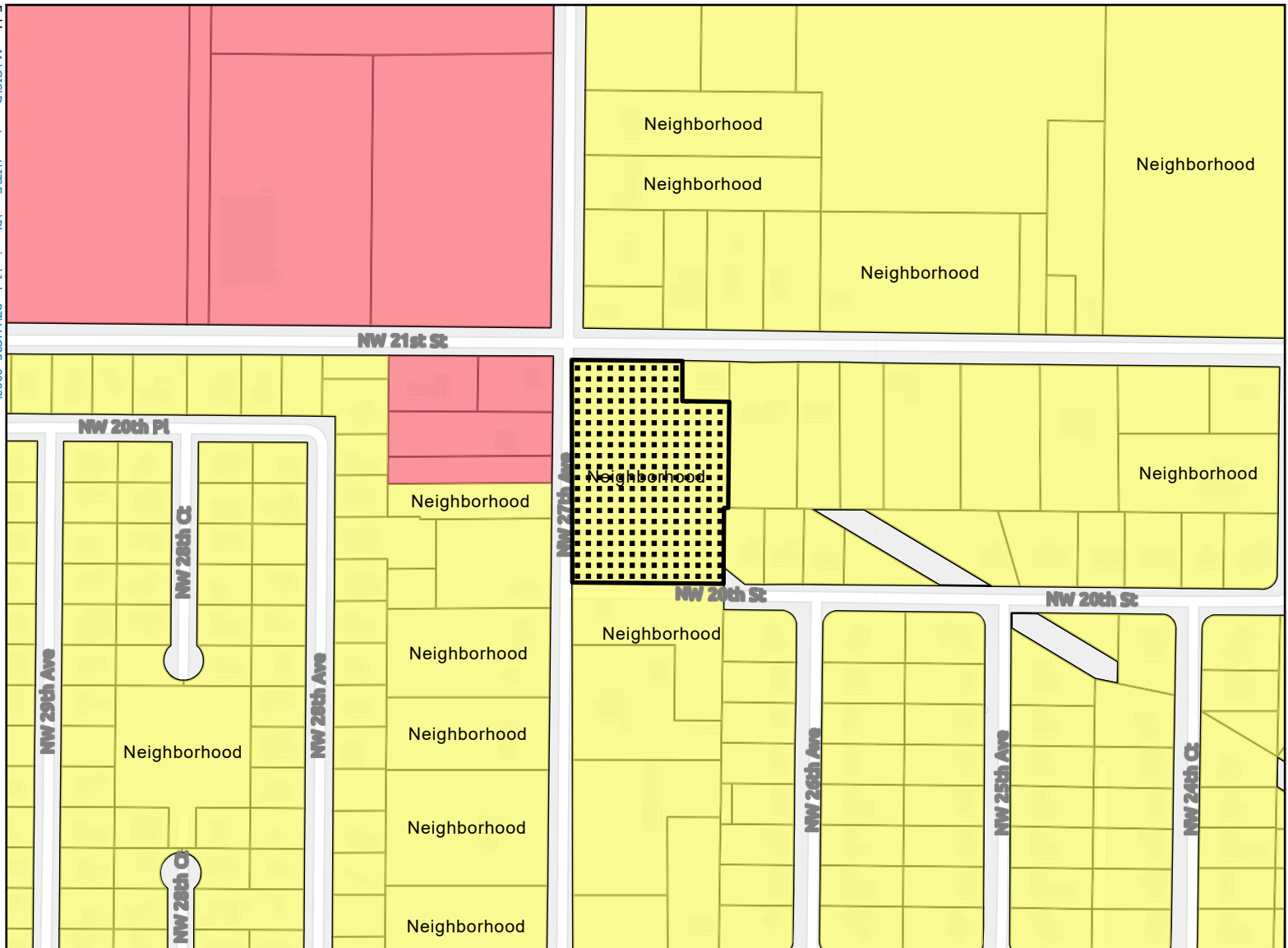
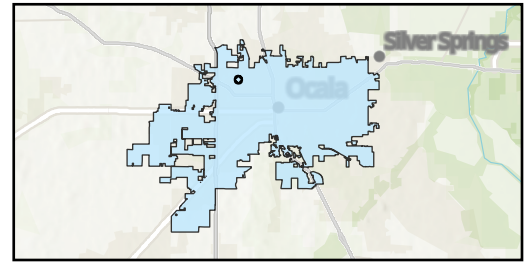
Parcel: 22437-000-00

Property Size: Approximately 2.55 Acres

Land Use Designation: Neighborhood

Zoning: R-1, Single-Family Residential

Proposal: Request to change land use to MI-SD, Medium Intensity/Special District



- Medium Intensity/
Special District
- Neighborhood
- Parcels
- Subject Property

0 325 650 1,300 Feet



AERIAL MAP

Case Number: LUC25-0003

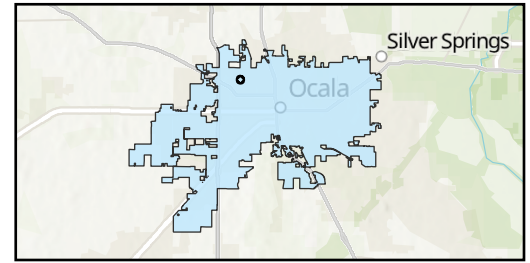
Parcel: 22437-000-00


Property Size: Approximately 2.55 Acres

Land Use Designation: Neighborhood

Zoning: R-1, Single-Family Residential

Proposal: Request to change land use to MI-SD,
Medium Intensity/Special District



 Subject Property

 Parcels

0 325 650 1,300 Feet





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1716

Agenda Item #: a.

Submitted By: Breah Miller

Presentation By: Breah Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing for a reduction in parking requirements in excess of ten percent (PH25-0001) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence, Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner: Cardinal LG Company
- Property Owner: Cardinal LG Company
- Agent: Brent K. Leslie, Sitts & Hill Engineers, Inc.

The subject property is a manufacturing complex that is developed with a 422,129 square foot IG Plant and a 23,921 square foot Technical Center. The subject facility is a shift-based plant that operates with a greater degree of automation than a traditional manufacturing facility. Of their 193 employees, the largest shift has 136 employees. The two buildings share driveways and 205 total parking spaces. In May 2025, the applicant received approval (SITE25-0082) to add 21 parking spaces to the campus, which are now pending construction.

The applicant is proposing a 54,452 square foot expansion. The expansion will expand over 18 parking spaces, leaving 187 parking spaces until the construction of the previously approved 21 parking spaces.

FINDINGS AND CONCLUSIONS:

The submitted parking study indicated that the expansion will add four employees, two per shift for a total employee count of 203. It was also found that the facility operates with a high degree of automation causing three shifts with no more than 136 employees on site at any one time. After the expansion, there will be 187 parking spaces to accommodate each shift, and an additional 21 parking spaces are underway per the approval

of SITE25-0082.

Staff Recommends Approval with the conditions:

- 1. The 21 additional parking spaces approved under SITE25-0082 be constructed within 6 months of this approval.**
- 2. Any increase in employment greater than indicated in the parking study will require an update to this parking reduction request.**



Staff Report

PH25-0001

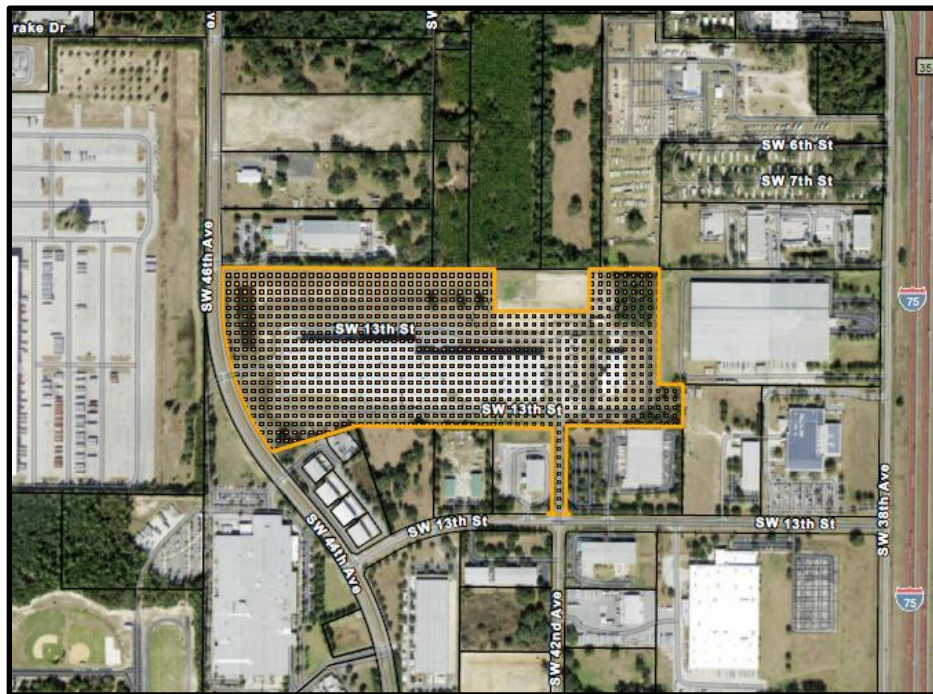
Planning & Zoning Commission: August 11, 2025

Petitioner: Cardinal LG Company
Property Owner: Cardinal LG Company
Agent: Brent K. Leslie, Sitts & Hill Engineers, Inc.
Project Planner: Breah Miller, Planner II
Applicant Request: A request for a Public Hearing for reduction in parking requirements in excess of ten percent

Parcel Information

Acres: ±51.11 acres
Parcel(s) #: 23325-001-01
Location: 4185 SW 13th Street
Future Land Use: Employment Center
Zoning District: M-2, Medium Industrial
Existing Use: Warehouse

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Employment Center	M-2, Medium Industrial A-1, Agricultural (County)	Warehouse: Rev Technical Center Vacant (County)
East	Employment Center	M-1, Light Industrial	Warehouse: National Parts Depot & Mars Company
South	Employment Center	M-2, Medium Industrial	E-One, Gator Gypsum, Viper Communications & Common Elements
West	Employment Center	M-1, Light Industrial	Nestle Waters

Applicant Request

The petitioner is requesting a reduction in parking requirements in excess of ten percent. The applicant is requesting to reduce the required parking from 272 required spaces to 210 spaces for an expansion of the Cardinal Insulating Glass (IG) Plant.

Background:

The application includes an existing manufacturing complex, Cardinal LG Company, comprising approximately 51.11 acres. The property is developed with a 422,129 square foot IG Plant and a 23,921 square-foot Technical Center which utilizes shared parking and access driveways.

In 2017, the site plan approval was received for the IG Plant, which was fully developed by 2019. In 2020, a site plan for a supporting Technical Center was approved and its construction concluded in 2023. During the initial site plan approval for the Technical Center, the applicant was approved to designate an area for "allocated parking". This allowed the applicant to reserve these required spaces for future expansion. However, the allocated spaces remain undeveloped. Recently, a building permit was issued for office build-out within the Technical Center building, requiring the addition of 20 new parking spaces. The applicant subsequently obtained SITE permit approval to add 21 parking spaces to the parcel to accommodate this increased parking requirement. Even though the additional 21 spaces were approved, the site was still under parked by 45 parking spaces. The 21 parking spaces have not been constructed and are pending construction by the end of the year.

In 2025, the petitioner requested a preapplication meeting with staff for an expansion to the IG Plant. Due to the number of parking spaces being removed for this development and the site being under parked prior to the proposed expansion, it was determined that a parking study and subsequent public hearing for reduction in parking requirements in excess of ten percent would be

required prior to site plan approval. The property is currently developed with 205 parking spaces for all of the existing buildings and uses.

Staff Analysis

Pursuant to Section 122-1016 of the Code of Ordinances, the applicant may submit a parking study should they feel as though the parking requirements of Article VI of the Code of Ordinances are inappropriate as applied to a specific property or project. Per City of Ocala's Code of Ordinances, the manufacturing portion of the building is required to have provide parking as follows:

- a. One space for each 750 square feet of gross floor area for the first 20,000 square feet devoted to manufacturing and related uses,
- b. One space for each 2,000 square feet for the second 20,000 square feet,
- c. One space for each 4,000 square feet for floor area in excess of 40,000 square feet

The warehouse portion of the building requires:

- a. One space for each 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing,
- b. One space for each 2,000 square feet for the second 20,000 square feet,
- c. One space for each 4,000 square feet for floor area in excess of 40,000 square feet

Professional office requires one parking space for each 300 square feet of floor area.

All existing uses on the site currently require 258 parking spaces but only 205 spaces have been constructed to-date, the site has a 53-parking space deficit when compared the City's Land Development regulations. The proposed campus improvements require 272 parking spaces and only 187 of the originally constructed 205 are proposed to remain on site. These improvements will leave the site with an 85-parking space deficit with the understanding that 21 additional parking spaces have been approved for construction through SITE25-0082. Once the 21 parking spaces have been constructed, the site will then have a 64-parking space deficit per the Land Development Regulations.

The applicant provided a parking analysis prepared by Sitts & Hill using the Institute of Transportation Engineers (ITE) Parking Generation Manual. The peak parking demand for the site and proposed expansion indicates a total of 315 parking spaces are needed. Reducing the parking from the 315 that the ITE Parking Generation Manual provides to the proposed 187 leaves the site at a 128-parking space deficit. Once the approved 21 parking spaces are constructed, the site will be in a deficit of 107 parking spaces per the ITE Parking Generation Manual. However, the ITE cautions users to use professional judgment when applying this standard.

Therefore, the subject facility is a shift-based plant that operates with a greater degree of automation than a traditional manufacturing facility. The shift with the largest employee volume is the Day Shift, Monday through Friday (7 am-3pm), with a total of 136 employees. The second shift, Monday through Friday (3 pm-11 pm), has 57 employees and the night shift, Monday through Friday (11pm-7am), has 10 employees. The anticipated addition will add approximately 4 employees totaling 203 employees. Due to the shift work nature of the company, these employees are never on-site at the same time.

Sec. 122-1016. - Parking studies.

- (a) In the event that an applicant feels that the parking requirements of this article are inappropriate as applied to the applicant's property, the applicant may submit a parking study that addresses parking needs and demands, prepared by a professional engineer, architect or American Institute of Certified Planners-certified planner, that proposes alternate parking requirements based upon the unique characteristics of the applicant's property.

Staff Response: Due to the unique nature of the proposed use, a parking study was prepared by Sitts & Hill Engineers, Inc. and submitted by the applicant.

- (b) The parking study shall consider and discuss all relevant factors including, without limitation: type of use, surrounding available public/private off-street parking, shared parking opportunities between users, hours of operation of proposed and neighboring uses, surrounding on-street parking, loading needs and demands and parking trends for similar development size and use. Additionally, estimates of parking needs and demands shall be based on recommendations in studies such as those from the Urban Land Institute (ULI), the Institute of Traffic Engineers (ITE), or the Traffic Institute, or industry standards based on data collected from geographic areas and uses or combinations of uses which are the same or comparable to the proposed area and use.

Staff Response: The study provided the uses within the manufacturing facility, laboratory, warehouse, and office. Per the ITE parking Generation, the uses within the Cardinal campus require an approximate 315 spaces.

Staff Recommendation: Approval with conditions:

- 1. The 21 additional parking spaces approved under SITE25-0082 be constructed within 6 months of this approval.**
- 2. Any increase in employment greater than indicated in the parking study will require an update to this parking reduction request.**

Parking Study

Cardinal IG & TC Campus IG Plant Expansion

Prepared for:

**Cardinal IG
4185 SW 13th Street
Ocala, Florida 34474**

**Contact: Tom Harkema
Phone: (352) 291-6850**

**Prepared by:
Sitts & Hill Engineers, Inc.
4815 Center Street
Tacoma, Washington 98409**

**Contact: Brent Leslie, P.E.
Phone: (253) 474-9449**

**June 2025
Revised July 2025
Job Number 20,833**



Parking Study

Cardinal IG & TC Campus IG Plant Expansion

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**June 2025
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Job Number 20,833

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Appendix A Campus Parking Exhibit6

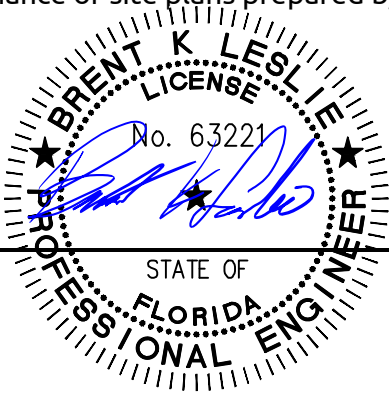
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ENGINEER’S CERTIFICATION

I hereby state that this Parking Study has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community for professional engineers. I understand that the City of Ocala does not and will not assume liability for the sufficiency, suitability, or performance of site plans prepared by me.



07-23-2025

Brent Leslie, P.E.
License No. 63221

Executive Summary

This report presents a parking study for the Cardinal IG campus, located at 4185 SW 13th Street, Ocala, Florida. The study supports a request for a reduction in the number of off-street parking stalls prescribed by Ocala Municipal Code Section 122-1016. This study and associated parking reduction request are triggered by a proposed expansion to the existing IG Plant that increases the floor area by 54,452 square feet but does not significantly increase staffing or parking demand. The expanded building footprint will primarily provide more space for new manufacturing equipment. No parking, beyond what has already been built or permitted, is needed by Cardinal and no new parking areas are proposed by the IG Plant Expansion project. Since the project is requesting a reduction to the required parking of more than 10%, this Parking Study has been prepared to satisfy Ocala Municipal Code 122-1016.

Upon completion of this project, 187 parking stalls (of the 205 existing stalls) will remain in place. This tally accounts for the 18 striped stalls that will be removed. Twenty one (21) additional stalls will be constructed under permit SITE25-0082, but these stalls have not been constructed at the time of this Study. When the proposed expansion is completed and the 21 additional stalls are constructed, there will be 208 stalls on the site.

Under Ocala Municipal Code, the proposed building addition would increase the code-required number of stalls on the campus to 272 stalls. This report demonstrates why the number of parking stalls in the proposed condition (187 stalls and 21 future stalls) will be sufficient, though less than the code's standard.

1 Existing Conditions & Site Permitting Summary

The Cardinal Campus consists of two buildings on a shared parcel: the Insulating Glass (IG) Plant and the Tech Center. The IG Plant was originally permitted in 2017 (SPL17-0030), and the Tech Center followed in 2020 (SPL20-0016). Since that time, two additional site permits—SPLM23-45292 and SITE25-0082—have been issued for minor site and circulation improvements. Other permitted tenant improvements have also occurred within both the IG Plant and the Tech Center. The total number of existing striped parking stalls provided on the site is **205 stalls**. The existing parking stalls consist of a paved and striped (painted) area, sized in accordance with OMC 122-1003 (each about 9.5' x 20'). Please see Appendix A for an overall site plan showing existing parking stall counts.

During past permitting applications, each project proposed parking areas sufficient to meet Cardinal's operational needs. The combination of existing parking, proposed parking, and areas identified for future parking were accepted as sufficient during previous permitting exercises by the City to meet parking compliance standards.

2 Proposed Conditions

Cardinal is proposing an expansion to their existing IG plant. The pre-planned plant expansion is proposed in an area currently comprised of asphalt paving and grass. Of the 205 existing striped stalls, 18 stalls will be removed in the expansion footprint, resulting in a total of 187 stalls (existing/to remain). Upon completion of the 21 stalls, permitted under SITE25-0082, there will be 208 stalls on the site.

3 Ocala Municipal Code and ITE Parking Standards

To align with the Ocala Municipal Code (OMC), this study provides an evaluation of code-required parking, which is based on use and floor area square footage. The following are requirements from the OMC that pertain to the Cardinal Campus. Please note that there are no showroom or retail uses – where the code alludes to these areas, they are not applicable to the Cardinal Campus.

Per OMC 122-1010 (17), Professional **Offices** shall provide one parking space for each 300 square feet of floor area.

Per OMC 122-1010 (22), **Manufacturing** facilities shall provide:

- a) One space for each 750 square feet of gross floor area for the first 20,000 square feet devoted to manufacturing and related uses,
- b) One space for each 2,000 square feet for the second 20,000 square feet,
- c) One space for each 4,000 square feet for floor area in excess of 40,000 square feet

Per OMC 122-1010 (31), **Warehouse** facilities shall provide:

- a) One space for each 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing,
- b) One space for each 2,000 square feet for the second 20,000 square feet,
- c) One space for each 4,000 square feet for floor area in excess of 40,000 square feet

Both existing and proposed conditions have been assessed, and a detailed calculation of the Ocala Municipal Code’s required parking is included in Appendix B. A summary of the analysis is provided below.

Total code-required stalls for Existing Campus Conditions:	258 stalls
Total code-required stalls for Proposed IG Plant Expansion Project:	14 stalls
Total code-required stalls for Proposed Campus Conditions:	272 stalls
Total Number of Constructed/Existing Stalls to Remain:	187 stalls
Total Number of Stalls proposed by SITE25-0082:	21 stalls
Code Required Stalls minus Proposed Stalls:	64 stall deficiency

As a part of this study (and per OMC 122-1016), we have also reviewed parking recommendations by the Institute of Transportation Engineers (ITE). A detailed analysis using the ITE Parking Generation Manual (6th/Current Edition – lower limit of the 95% confidence interval) is included in Appendix C. Below is a summary of the ITE recommended parking:

Total ITE recommended stalls for Existing Campus Conditions:	286 stalls
Total ITE recommended stalls for Proposed IG Plant Expansion Project:	29 stalls
Total ITE recommended stalls for Proposed Campus Conditions:	315 stalls
Total Number of Constructed/Existing Stalls to Remain:	187 stalls
Total Number of Stalls proposed by SITE25-0082:	21 stalls
ITE Recommended Stalls Minus Proposed Stalls:	107 stall deficiency

Based on Ocala Municipal Code and ITE standards, the site falls below the recommended amount of parking. Many City codes are derived from or benchmarked against ITE data. Both the Ocala Municipal code and the ITE call for parking based on building square footages and do not account for the highly automated processes and multiple shifts that dictate actual parking demands at the Cardinal site.

The ITE Parking Generation Manual emphasizes that its data are based on observed conditions from a broad set of facilities and are intended to inform, not dictate, site-specific requirements. **The Manual goes on to state that, users are cautioned to use professional judgment in applying all data.** In accordance with this recommendation, we have reviewed the actual needs of the Cardinal Campus, please see the next section of this Study.

4 Cardinal Campus Parking Requirements

We propose to base parking needs on actual site user data that outlines the total number of employees anticipated at the conclusion of this project and how they are spread across a 24-hour period in three shifts. The new addition will result in 4 new employees (2 for day shift and 2 for second shift). A detailed analysis of the Cardinal shift data together with peak parking demand based on the provided data is included in Appendix D and summarized below. This data includes projected employee numbers upon completion of the proposed addition:

Total Number of Campus Employees:	203
Peak number of Parking Stalls needed:	193 stalls
Total Number of Constructed/Existing Stalls to Remain:	187 stalls
Total Number of Stalls proposed by SITE25-0082:	21 stalls

The 187 constructed parking stalls, coupled with the 21 additional/permitted stalls (208 stalls total) will adequately serve the Cardinal Campus under the proposed conditions during the peak demand period. There are no past, current, or anticipated parking deficiencies, spillover, or public complaints that have been documented.

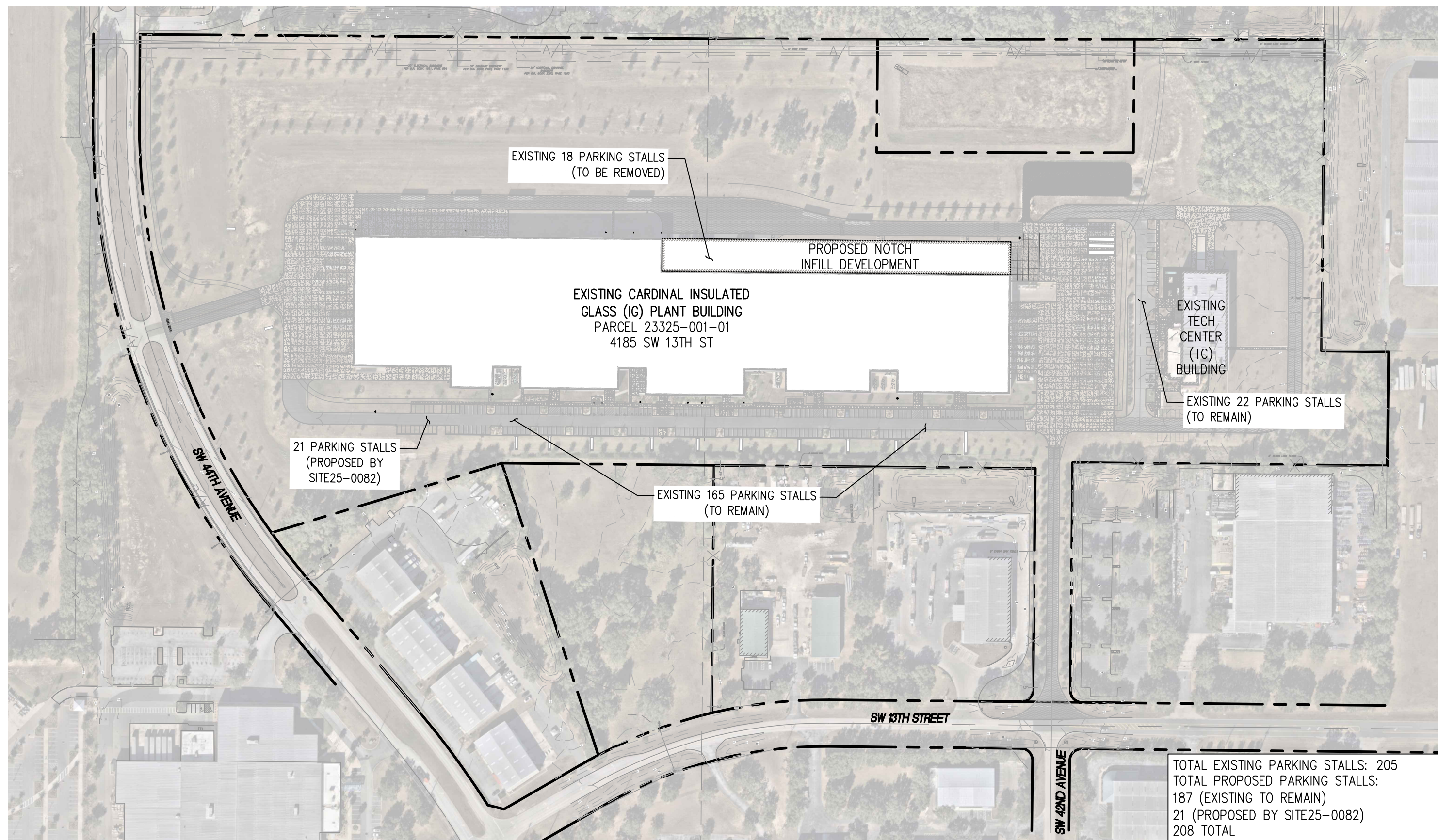
5 Summary and Conclusion

The variability in parking demand across land use types that is outlined in the Ocala Municipal Code and the ITE — especially in manufacturing — supports using professional judgment to adjust estimates based on unique site operations. Based on a review of the owner-provided employee counts and shift data, the constructed parking that will remain onsite in the proposed condition (187 stalls) plus the permitted parking to be constructed (21 stalls) will be sufficient (208 total stalls). No new parking is being proposed with the permit for the plant expansion. Pursuant to OMC 122-1016, we hereby formally request approval of a parking reduction from 272 to 208 (reduction of 64 stalls).

Below is a summary of the conditions that support the parking reduction:

1. **Highly Automated Plant Processes:** The Cardinal IG Plant operates with a high degree of automation, relying on advanced equipment and machinery to manage the majority of its manufacturing processes. As a result, the facility requires fewer on-site employees per square foot than a traditional manufacturing/industrial operation. Much of the IG Plant's floor area is occupied by fixed automated manufacturing equipment or stored materials. This results in a much lower employee density than would be assumed by standard parking ratios based solely on gross floor area. Consequently, code-based or ITE-based estimates that rely solely on square footage overstate actual parking demand for this facility.
2. **Multiple Work Shifts:** The IG Plant operates continuously, with multiple shifts scheduled over a 24-hour cycle. This means that employee arrival and departure times are spread throughout the day, significantly reducing the likelihood of a parking shortage. Neither the City of Ocala's parking code nor the ITE Parking Generation Manual explicitly addresses this type of shift work or offers reduction factors for distributed staffing models. However, it is widely accepted in transportation planning that multiple shifts reduce peak demand on site infrastructure, including parking.
3. **Observed Parking Conditions:** Since the facility's initial development, on-site parking has consistently met operational needs without overflow, adjacent lot use, or complaints from staff or the public. The stalls constructed, plus those already permitted, will support both the IG Plant and Tech Center without any indication of shortage, even during high-activity periods. There is no record of spillover parking into surrounding areas, and no known complaints submitted to the City or to site management. These observed conditions confirm that the proposed parking supply is functionally sufficient, even as building square footage has increased, and further supports the rationale for the requested parking reduction.
4. **Future Parking Surplus:** Recently, a tenant improvement for the Tech Center, permitted by the City, required the proposal of 21 new parking stalls. At the time of this writing (07/22/25), the stalls (permitted under SITE25-0082) have not been constructed. We anticipate that the 21 additional stalls will be constructed in the coming weeks; their completion is a condition of the Certificate of Occupancy for the Tech Center TI. These 21 stalls, will provide a parking surplus of 15 stalls on the site.

Appendix A Campus Parking Exhibit



PARKING EXHIBIT

SCALE: 1"=200'



FIGURE NO.
EX-01

PREPARED FOR		
CARDINAL IG		
PROJECT		
PLANT EXPANSION		
PROJECT NO. 20833	BY DF	DATE 06/20/2025
SITTS & HILL ENGINEERS, INC.		

Appendix B City of Ocala Parking Analysis

Cardinal IG/TC Campus - Ocala, FL

Required Parking per
Ocala Municipal Code
Section 122-1010(22)

IG Plant Existing Conditions					
Existing Conditions Manufacturing		422,129 sf			
Manufacturing and Production	1 stall per	750 sf	for the first	20,000 =	27 Stalls
	1 stall per	2,000 sf	for the second	20,000 =	10 Stalls
	1 stall per	4,000 sf	for areas in excess of	40,000 =	96 Stalls
Total Manufacturing Parking (Existing Conditions)					133 Stalls
Existing Warehouse/Storage		8,933 sf			
	1 stall per	1000 sf	for the first	20,000 =	9 Stalls
	1 stall per	2,000 sf	for the second	20,000 =	0 Stalls
	1 stall per	4,000 sf	for areas in excess of	40,000 =	0 Stalls
Total Warehouse/Storage Parking (Existing Conditions)					9 Stalls
Existing Office		15,840 sf			
	1 stall per	300 sf			53 Stalls
Total Office Parking (Existing Conditions)					53 Stalls
TOTAL IG PLANT STALLS REQUIRED (Existing Conditions)					195 Stalls
258 TOTAL STALLS REQUIRED FOR EXISTING CONDITIONS					

Tech Center Existing Conditions					
Existing Manufacturing Laboratory		23,921 sf			
Manufacturing and Production	1 stall per	750 sf	for the first	20,000 =	27 Stalls
	1 stall per	2,000 sf	for the sec	20,000 =	2 Stalls
	1 stall per	4,000 sf	for areas in	40,000 =	0 Stalls
Total Manufacturing Parking (Existing Conditions)					29 Stalls
Existing Lab		0 sf			
	1 stall per	1000 sf	for the first	20,000 =	0 Stalls
	1 stall per	2,000 sf	for the sec	20,000 =	0 Stalls
	1 stall per	4,000 sf	for areas in	40,000 =	0 Stalls
Total Warehouse/Storage Parking (Existing Conditions)					0 Stalls
Existing Office		10,096 sf			
	1 stall per	300 sf			34 Stalls
Total Office Parking (Existing Conditions)					34 Stalls
TOTAL TECH CENTER STALLS REQUIRED (Existing Conditions)					63 Stalls

IG Plant Proposed Conditions					
Proposed Conditions Manufacturing		476,581 sf			
Manufacturing and Production	1 stall per	750 sf	for the first	20,000 =	27 Stalls
	1 stall per	2,000 sf	for the second	20,000 =	10 Stalls
	1 stall per	4,000 sf	for areas in excess of	40,000 =	110 Stalls
Total Manufacturing Parking (Proposed Conditions)					147 Stalls
Proposed Warehouse/Storage		8,933 sf			
	1 stall per	1000 sf	for the first	20,000 =	9 Stalls
	1 stall per	2,000 sf	for the second	20,000 =	0 Stalls
	1 stall per	4,000 sf	for areas in excess of	40,000 =	0 Stalls
Total Warehouse/Storage Parking (Proposed Conditions)					9 Stalls
Proposed Office		15,840 sf			
	1 stall per	300 sf			53 Stalls
Total Office Parking (Proposed Conditions)					53 Stalls
TOTAL IG PLANT STALLS REQUIRED (Proposed Conditions)					209 Stalls
272 TOTAL STALLS REQUIRED FOR PROPOSED CONDITIONS					

Tech Center Proposed Conditions					
Proposed Manufacturing Laboratory		23,921 sf			
Manufacturing and Production	1 stall per	750 sf	for the first	20,000 =	27 Stalls
	1 stall per	2,000 sf	for the sec	20,000 =	2 Stalls
	1 stall per	4,000 sf	for areas in	40,000 =	0 Stalls
Total Manufacturing Parking (Proposed Conditions)					29 Stalls
Proposed Lab		0 sf			
	1 stall per	1000 sf	for the first	20,000 =	0 Stalls
	1 stall per	2,000 sf	for the sec	20,000 =	0 Stalls
	1 stall per	4,000 sf	for areas in	40,000 =	0 Stalls
Total Warehouse/Storage Parking (Proposed Conditions)					0 Stalls
Proposed Office		10,096 sf			
	1 stall per	300 sf			34 Stalls
Total Office Parking (Proposed Conditions)					34 Stalls
TOTAL TECH CENTER STALLS REQUIRED (Proposed Conditions)					63 Stalls

14 Additional Stalls are Required per OMC

Sec. 122-1010. Required number of spaces.

- (a) *Requirements for specific uses.* Off-street parking required by this article shall be provided and maintained on the basis of the following minimum requirements:
- (1) Single-family dwellings: One parking space.
 - (2) Two-family and multiple-family dwellings: 1½ parking spaces for each dwelling unit.
 - (3) Rooming/boarding house: One parking space for each three beds plus one parking space for each two employees. Community residential home: One parking space per four unrelated residents, plus one space per owner or resident operator.
 - (4) Dormitories or fraternities: Two parking spaces for each three beds, plus one parking space for the manager or operator, plus one parking space for each two employees.
 - (5) Hotels, including clubs: Two parking spaces for each three sleeping rooms, or two parking spaces for each three bedrooms, whichever may be the greater, plus one parking space for each three employees. If, in addition to sleeping rooms, there are other uses operated in conjunction with and/or as part of the hotel, additional off-street parking spaces shall be provided for such other uses as would be required by this section if such uses were separate from the hotel.
 - (6) Motels or recreational vehicle parks: One parking space for each guestroom, cabin rental unit, or each recreational vehicle site plus one parking space for the owner or manager. If, in addition to sleeping rooms or recreational vehicles sites, there are other uses operated in conjunction with and/or as part of the motel or recreational vehicle park, additional off-street parking spaces shall be provided for such other uses as would be required by this section if such uses were separate from the motel or recreational vehicle park.
 - (7) Trailer courts, camps or mobile home parks: One parking space for each trailer or mobile home lot, plus one (1) parking space for each two lots, plus one parking space for the owner or manager.
 - (8) Hospitals: One parking space for each two beds for patients, plus one parking space for each two paid employees.
 - (9) Assisted living facilities and transitional recovery facilities: One parking space for each three beds, in addition to one parking space for each two employees (see special exception requirements in subsection 122-1198(a) for an assisted living facility in the R-2 district).
 - (10) Theaters and other places of assembly having fixed seats: One parking space for each three seats.
 - (11) Places of public assembly, including assembly halls (except those included under subsection (a)(10) of this section, theaters and other places of public assembly having fixed seats), exhibition halls, convention halls, dancehalls, skating rinks, sports arenas, community centers, libraries and museums: One parking space for each three seats, or one parking space for each 200 square feet of gross floor area occupied by guests, customers, members or other occupants, whichever may be greater.
 - (12) Churches/places of worship: One parking space for each five seats in auditorium or chapel area, not including classrooms.
 - (13) Stadiums, racetracks, fairgrounds, circus grounds: One parking space for each three seats.
 - (14) Bowling centers: Four parking spaces for each lane.
 - (15) Funeral homes and crematoriums: One parking space for each four seats in public rooms.
 - (16) Medical and dental offices: One parking space for each 300 square feet of gross floor area and one parking space for each employee.

-
- (17) Business, professional and governmental offices: one parking space for each 300 square feet of floor area.
- (18) Restaurants (excluding fast-food), bars, clubs and nightclubs: One parking space for each three seats in the rooms for customer service, plus one space for each two employees.
- (19) Elementary schools and middle schools: One parking space for each classroom, one space for each administrative employee, plus one-half of the additional parking spaces for rooms used for public assembly as otherwise required by this section.
- (20) High schools: One parking space for each classroom, plus six spaces for every ten students. Parking for places of public assembly (i.e., auditoriums, stadiums, etc.) shall meet the requirements of subsection (a)(11) of this section.
- (21) Stores, shops and shopping centers:
- a. Retail stores, personal service shops, household repair or equipment shops, and interior decoration shops: One parking space for each 300 square feet of floor area.
 - b. Shopping centers: retail stores, personal service shops, household repair or equipment shops, interior decoration shops, and other retail uses in a shopping center: One parking space for each 250 square feet of floor area.
 - c. Single retail store developments: One parking space for each 250 square feet of floor area.
- (22) Manufacturing facilities, research and testing laboratories, printing and distribution facilities, and industrial dry cleaning plants:
- a. One space for each 750 square feet of gross floor area for the first 20,000 square feet devoted to manufacturing and related uses,
 - b. One space for each 2,000 square feet for the second 20,000 square feet,
 - c. One space for each 4,000 square feet for floor area in excess of 40,000 square feet, and
 - d. Showroom sales and other retail uses that are part of any of these uses shall meet the requirements of retail uses outlined in subsection (a)(21), of this section.
- (23) Terminal facilities, including airports, railroad passenger and freight stations, bus depots and truck terminals, also commercial swimming pools and the like: One parking space for each two employees, plus off-street parking space in an amount to be determined by the planning and zoning commission to be adequate to serve employees and the public as customers, patrons and visitors.
- (24) Fast food restaurants and drive-in or drive-through restaurants: One parking space for every two employees, plus one parking space for each two seats. The number of seats will include both indoor and outdoor seating.
- (25) Airport hangars: Two parking spaces for each hangar, and one parking space for each two employees.
- (26) Airport "T" hangars: One parking space for each "T" hangar.
- (27) Miniature golf courses or driving ranges: One parking space for each hole or tee, and one space for every two employees.
- (28) Day care facilities: One parking space per five children, plus one space for each employee.
- (29) Arcades and billiard parlors: One parking space for each two video games, two spaces for every billiard table, and one space for every three seats, plus one space for each two employees.

(30) Colleges, universities, and vocational and professional schools: One parking space per classroom, plus six spaces for every ten students. Parking for places of public assembly shall meet the requirements of subsection (a)(11) of this section.

(31) Warehouses and storage buildings:

- a. One space for each 1,000 square feet of gross floor area for the first 20,000 square feet devoted to warehousing,
- b. One space for each 2,000 square feet for the second 20,000 square feet,
- c. One space for each 4,000 square feet for floor area in excess of 40,000 square feet, and
- d. Showroom sales and other retail uses that are part of any of these uses shall meet the requirements of retail uses outlined in subsection (a)(21), of this section.

(32) Hotel with convention center: One parking space for every 200 square feet of floor area of the convention center, in addition to the spaces required in subsection (a)(5) of this section for the hotel.

(33) Swimming pool sales, outdoor sales: One parking space for each 300 square feet of floor area in the sales or office building, plus one parking space for each 1,000 square feet of outdoor display area or outdoor display and sales area.

- (b) *Uses not listed.* The requirements for off-street parking for any uses not specifically mentioned in this section shall be the same as provided in this section for the use most similar to the one sought, it being the intent to require all uses to provide off-street parking.
- (c) *Fractional units.* When units or measurements determining the number of required off-street parking spaces result in a requirement of a fractional space, any such fraction equal to or greater than one-half shall require a full off-street parking space.
- (d) *Mixed uses.* In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use.
- (e) *Computation of floor area and seating.* For the purposes of this article, floor area shall mean the gross floor area inside of the exterior walls. In hospitals, bassinets shall not count as beds. In stadiums, sport arenas, churches and other places of assembly in which occupants utilize benches, pews or other similar seating facilities, each 22 lineal inches of such seating facilities shall be counted as one seat for the purpose of computing off-street parking requirements.
- (f) *Minimum requirement for each business.* Irrespective of any other requirement of this article, each and every separate and individual store, office or other business shall be provided with at least one off-street parking space.

(Code 1961, § 22-12(3); Code 1985, § 7-944; Ord. No. 2275, §§ 49, 50, 5-5-92; Ord. No. 2401, § 5, 9-7-93; Ord. No. 2608, § 4, 6-11-96; Ord. No. 2730, §§ 10, 11, 6-3-97; Ord. No. 2751, § 41, 8-19-97; Ord. No. 5043, § 15, 4-9-02; Ord. No. 5406, § 43, 7-12-05; Ord. No. 5759, § 1, 12-18-07; Ord. No. 2021-50, § 8, 5-18-21)

Appendix C ITE Parking Analysis

Parking Recommendations per
ITE Parking Generation Manual
6th Edition (Latest Version)

IG Plant Existing Conditions				
Existing Conditions Manufacturing		422,129 sf		
Manufacturing and Production	0.53 stall per	1000 sf	of floor area	224 Stalls
(LUC 140 - Manufacturing)				
Total Manufacturing Parking				224 Stalls
Existing Warehouse/Storage		8,933 sf		
	0.29 stall per	1000 sf	of floor area	3 Stalls
(LUC 150 - Warehousing)				
Total Warehouse/Storage Parking (Existing Conditions)				3 Stalls
Existing Office		15,840 sf		
(LUC 710 General Office)	1.79 stall per	1000 sf		28 Stalls
Total Office Parking (Existing Conditions)				28 Stalls
TOTAL IG PLANT STALLS REQUIRED (Existing Conditions)				255 Stalls

Tech Center Existing Conditions				
Existing Manufacturing Laboratory		23,921 sf		
Manufacturing and Production	0.53 stall per	1000 sf	of floor area	13 Stalls
(LUC 140 - Manufacturing)				
Total Manufacturing Parking				13 Stalls
Existing Lab		0 sf		
	0.29 stall per	1000 sf	of floor area	0 Stalls
(LUC 150 - Warehousing)				
Total Warehouse/Storage Parking (Existing Conditions)				0 Stalls
Existing Office		10,096 sf		
(LUC 710 General Office)	1.79 stall per	1000 sf		18 Stalls
Total Office Parking (Existing Conditions)				18 Stalls
TOTAL TECH CENTER STALLS REQUIRED (Existing Conditions)				31 Stalls

286 TOTAL STALLS REQUIRED FOR EXISTING CONDITIONS

IG Plant Proposed Conditions				
Proposed Conditions Manufacturing		476,581 sf		
Manufacturing and Production	0.53 stall per	1000 sf	of floor area	253 Stalls
(LUC 140 - Manufacturing)				
Total Manufacturing Parking (Proposed Conditions)				253 Stalls
Proposed Warehouse/Storage		8,933 sf		
	0.29 stall per	1000 sf	of floor area	3 Stalls
(LUC 150 - Warehousing)				
Total Warehouse/Storage Parking (Proposed Conditions)				3 Stalls
Proposed Office		15,840 sf		
(LUC 710 General Office)	1.79 stall per	1000 sf		28 Stalls
Total Office Parking (Proposed Conditions)				28 Stalls
TOTAL IG PLANT STALLS REQUIRED (Proposed Conditions)				284 Stalls

Tech Center Proposed Conditions				
Proposed Manufacturing Laboratory		23,921 sf		
Manufacturing and Production	0.53 stall per	1000 sf	of floor area	13 Stalls
(LUC 140 - Manufacturing)				
Total Manufacturing Parking (Proposed Conditions)				13 Stalls
Proposed Lab		0 sf		
	0.29 stall per	1000 sf	of floor area	0 Stalls
(LUC 150 - Warehousing)				
Total Warehouse/Storage Parking (Proposed Conditions)				0 Stalls
Proposed Office		10,096 sf		
(LUC 710 General Office)	1.79 stall per	1000 sf		18 Stalls
Total Office Parking (Proposed Conditions)				18 Stalls
TOTAL TECH CENTER STALLS REQUIRED (Proposed Conditions)				31 Stalls

315 TOTAL STALLS REQUIRED FOR EXISTING CONDITIONS

29 Additional Stalls are Required per ITE

Manufacturing (140)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

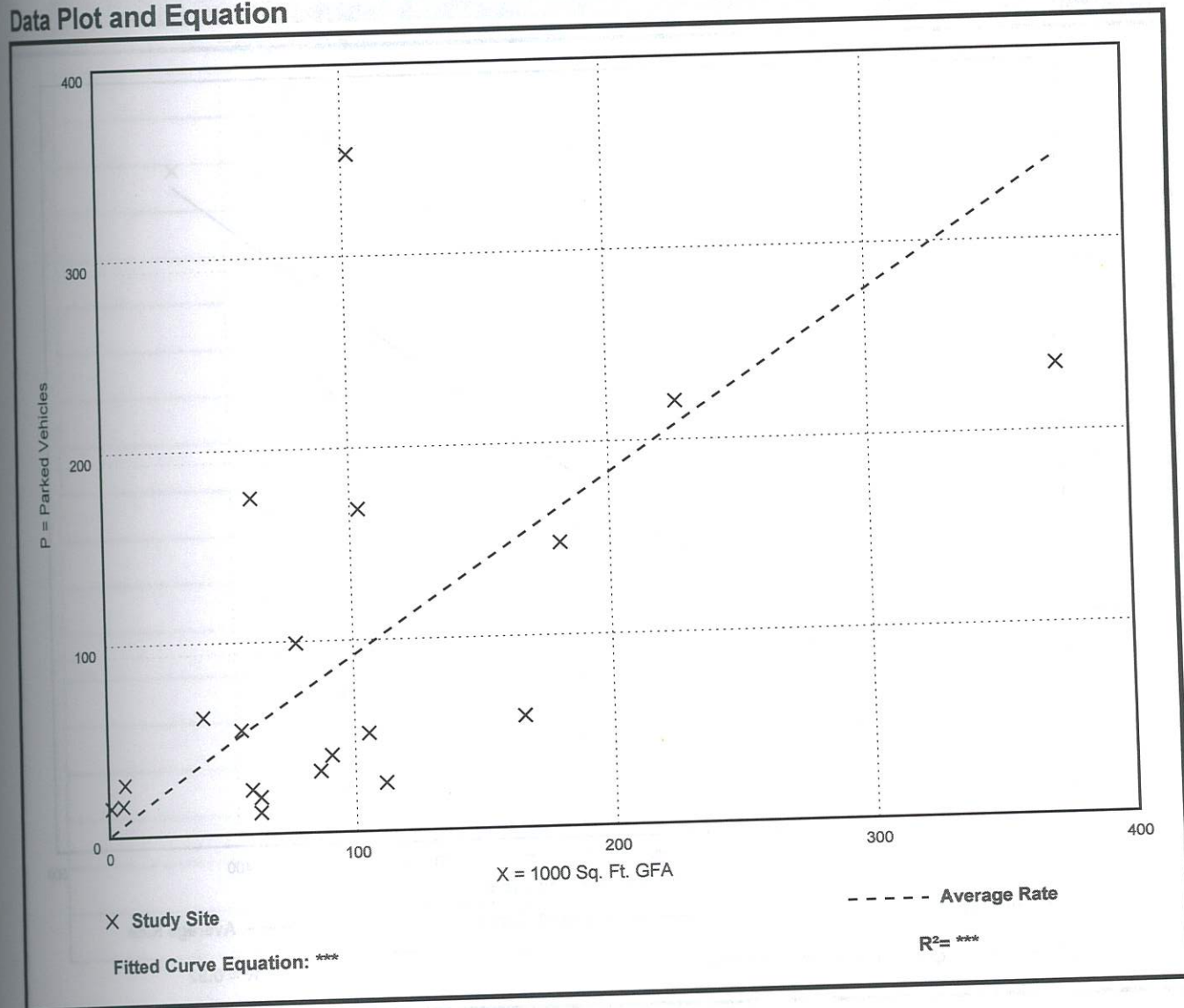
Number of Studies: 20

Avg. 1000 Sq. Ft. GFA: 99

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.92	0.17 - 13.75	0.44 / 3.36	0.53 - 1.31	0.89 (97%)

Data Plot and Equation



Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

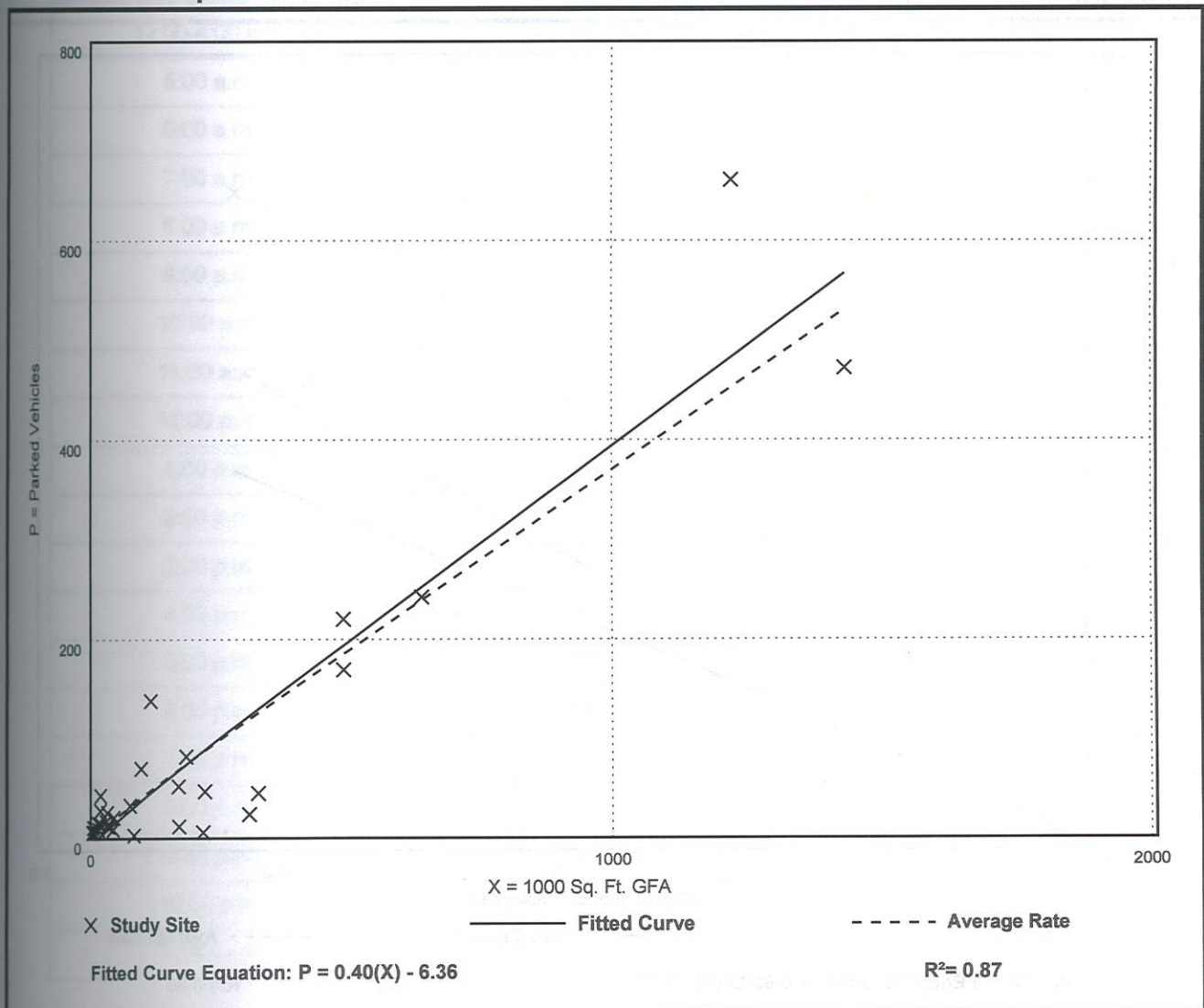
Number of Studies: 31

Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

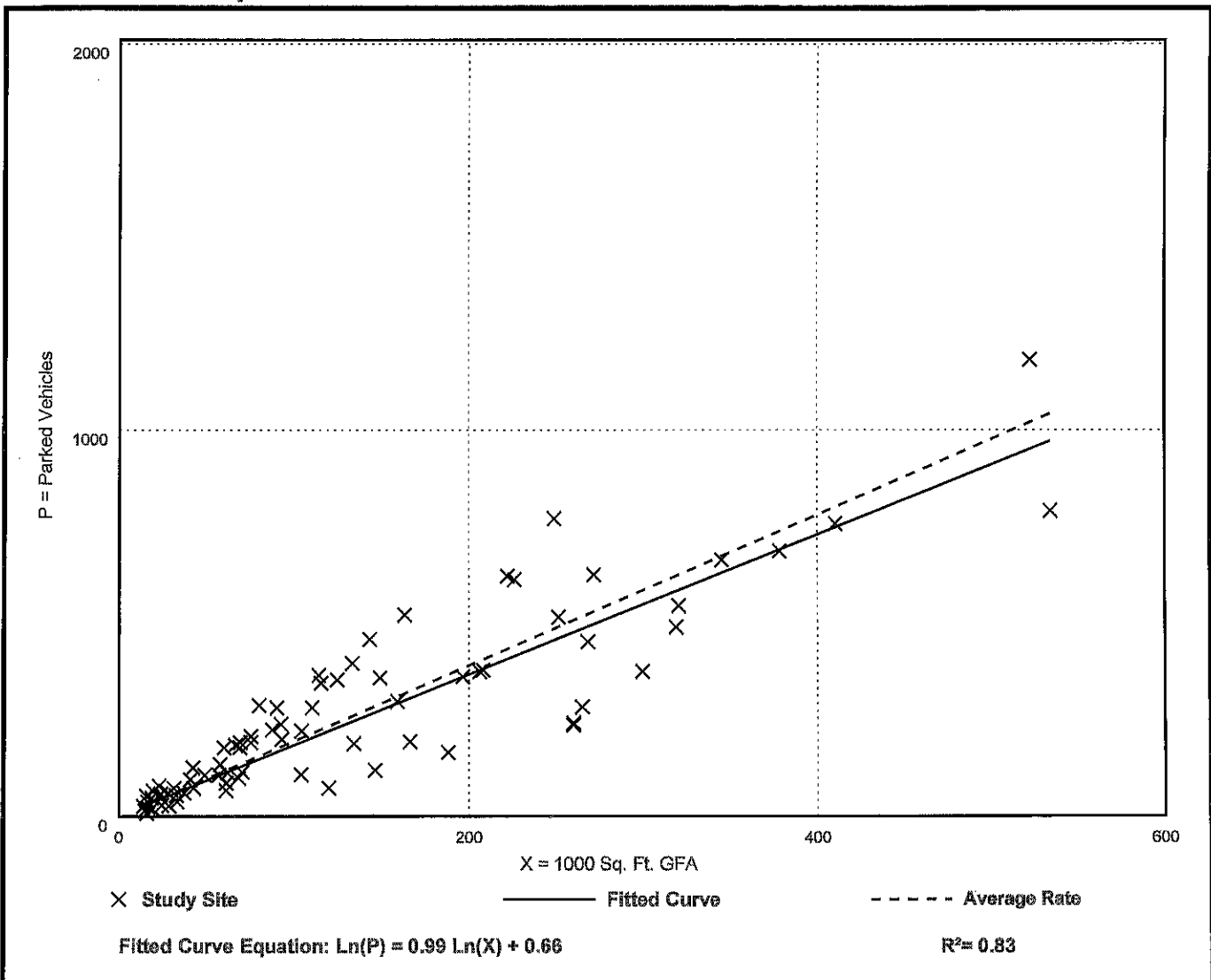
Number of Studies: 77

Avg. 1000 Sq. Ft. GFA: 131

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	0.50 - 3.60	1.68 / 2.98	1.79 - 2.11	0.70 (36%)

Data Plot and Equation



Appendix D Cardinal Employee & Shift Data

Cardinal IG/TC Campus - Ocala, FL

Employee and Shift Data from Cardinal Plant Management

Shift	Building/Site Use	No. of Employees**	Shift Total
Day Shift M-F (7a-3p)	IG (Office)**	20	136
	IG Plant (Manufacturing/Warehouse)**	102	
	Tech Center (Office/Manufacturing Lab)*	14	
Second Shift M-F (3p-11p)	IG (Office)**	5	57
	IG Plant (Manufacturing/Warehouse)**	52	
	Tech Center (Office/Manufacturing Lab)	0	
Night Shift M-F (11p-7a)	IG (Office)**	0	10
	IG Plant (Manufacturing/Warehouse)**	10	
	Tech Center (Office/Manufacturing Lab)	0	
Total Campus Employees		203	
Peak Parking Demand is during Day Shift & Second Shift Overlap			
Total Peak Onsite Employees/Peak No. of needed Stalls			193

*Tech Center Employees may stay onsite until about 7p, but there are not multiple shifts at the Tech Center.
This does not affect the peak parking demand

**Anticipated after completion of the proposed expansion (2 employees added to day shift, 2 to Second Shift)

CASE MAP

Case Number: PH25-0001

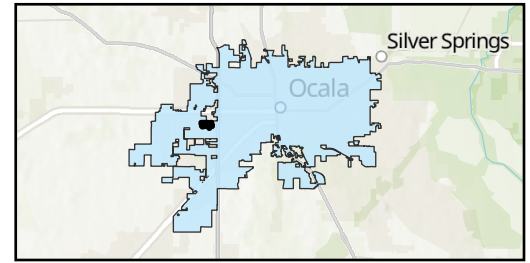
Parcel: 23325-001-01

Property Size: Approximately 51.11 Acres

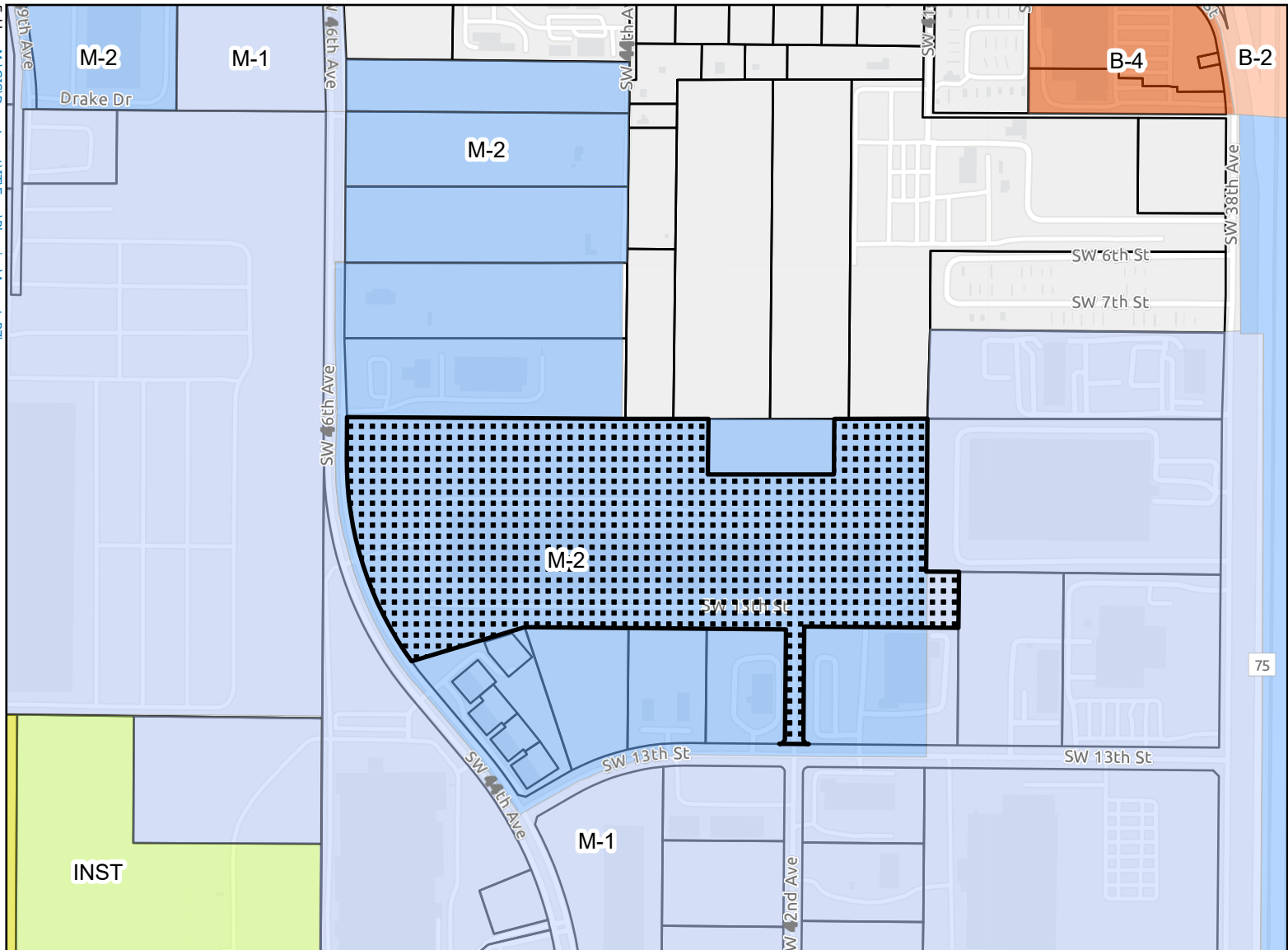
Land Use Designation: Employment Center

Zoning: M-2, Medium Industrial

Proposal: A request for parking reduction



Folder: M:\GIS\Department\IT\Plan\Planning\August_PZ\



- B-2:Community Business
- B-4:General Business
- INST:Institutional
- M-1:Light Industrial
- M-2:Medium Industrial
- R-3:Multi-Family Residential
- Parcels
- Subject Property

0 500 1,000 2,000 Feet



AERIAL MAP

Case Number: PH25-0001

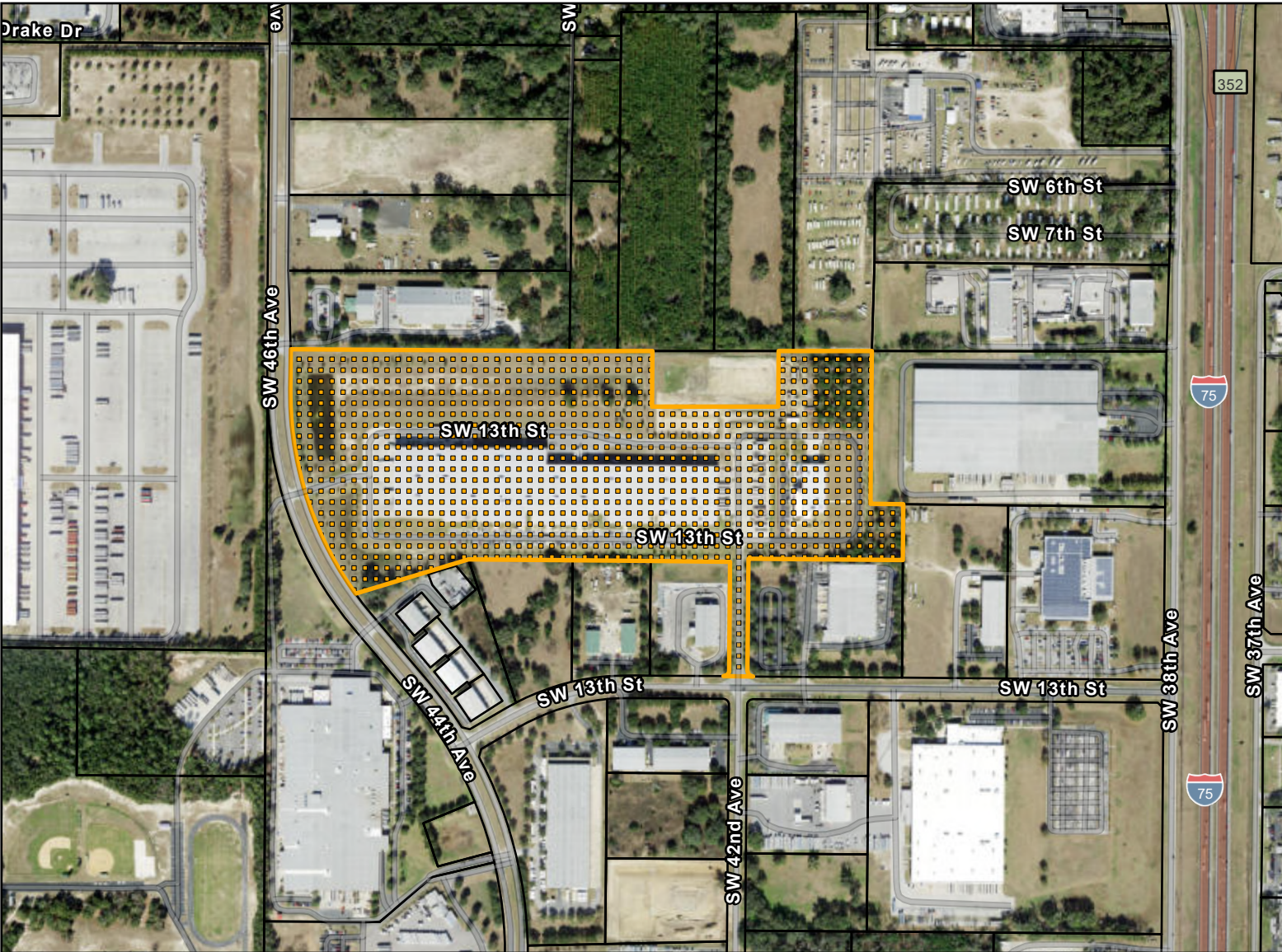
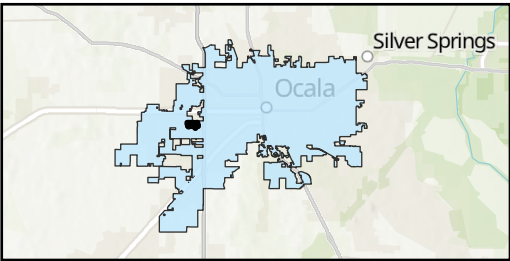
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Property Size: Approximately 51.11 Acres

Land Use Designation: Employment Center

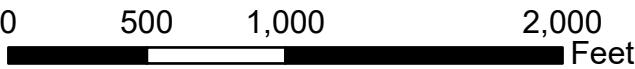
Zoning: M-2, Medium Industrial

Proposal: A request for parking reduction



Subject Property

Parcels





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-1704

Agenda Item #: a.

Submitted By: Payal Pandya

Presentation By: Sean Lanier

Department: Engineering

STAFF RECOMMENDATION (Motion Ready):

Public Hearing for Ordinance 2025-XX, amending Sec. 90-20, Code of Ordinances, City of Ocala, Florida, providing for limitations on enclosures under elevated buildings located in flood hazard areas

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place

PROOF OF PUBLICATION:

N/A

BACKGROUND:

Section 90-20 of the Code of Ordinances currently regulates buildings and structures to ensure that, within designated flood-prone areas, development occurs in a manner that mitigates risk.

Section 90-20 does not currently limit enclosures below elevated buildings in flood hazard areas, which would further mitigate flood risks during significant flood events. Regulations to limit enclosures below the base flood elevation have two objectives. First, they protect the structural integrity of the building from wave action or hydrostatic pressure. Second, they discourage property owners from finishing the area below the base flood elevation and storing valuable or hazardous items in that area.

While Ocala has no known structures in this situation (they are found mostly on the coast and along rivers), adding the paragraph in the attached redline version to our ordinance increases our points towards the goal of achieving a Community Rating System (CRS) Class 2 level for flood insurance purposes. We are currently at CRS Class 3. Advancing to a CRS Class 2 level would potentially decrease flood insurance premiums for our residents and businesses.

FINDINGS AND CONCLUSIONS:

This amendment to Section 90-20, Code of Ordinances, will further the protection of health, safety, and welfare of the citizens of Ocala, and potentially decrease flood insurance premiums for our residents and businesses. Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance has been reviewed by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

ORDINANCE 2025-XX

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA AMENDING SECTION 90-20, CODE OF ORDINANCES, CITY OF OCALA, FLORIDA; PROVIDING FOR LIMITATIONS ON ENCLOSURES WITHIN FLOOD HAZARD AREAS UNDER ELEVATED BUILDINGS; PROVIDING DIRECTION TO STAFF; PROVIDING DIRECTION TO THE CODIFIER; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 90-20 of the *Code of Ordinances, City of Ocala, Florida*, currently provides for the regulation of buildings and structures so as to ensure that, within areas designated as flood prone, development occurs in a manner in which risk is mitigated; and

WHEREAS, Section 90-20, *Code of Ordinances, City of Ocala, Florida*, does not currently limit the development of enclosures below elevated buildings so as to further mitigate flood risks during significant flood events; and

WHEREAS, the United States of America, Federal Emergency Management Agency (FEMA) recommends limitations on the size of enclosures below elevated buildings in flood-prone areas for several reasons, primarily aimed at minimizing damage and protecting lives and property during flood events; and

WHEREAS, the limitations on enclosures below elevated buildings in flood-prone areas are a key component of FEMA's overall strategy to mitigate flood risks and ensure the safety and resilience of communities in flood-prone regions; and

WHEREAS, enhancing the regulations in Section 90-20, *Code of Ordinances, City of Ocala, Florida*, so as to limit enclosures below elevated buildings located in flood hazard areas will reduce flood forces and prevent the redirection of flood waters to other structures and will further add to the City of Ocala's efforts to mitigate flood damage; and

WHEREAS, given the above and foregoing, the City of Ocala, Florida now desires to implement a change to said Section 90-20, *Code of Ordinances, City of Ocala, Florida*, to add language prohibiting the development of enclosures below elevated buildings located within flood hazard areas; and

WHEREAS, the City Council of the City of Ocala, Florida finds and determines that this ordinance and the amendment to Section 90-20, *Code of Ordinances, City of Ocala, Florida*, contained herein are further the protection of the health, safety and welfare of the citizens of Ocala, Florida; and

WHEREAS, the City Council of the City of Ocala, Florida finds and determines that this ordinance and the amendments to Section 90-20, *Code of Ordinances, City of Ocala, Florida*, contained herein are in the best interest of the City of Ocala, Florida and its citizens; and

NOW THEREFORE, be it ordained, by the City Council of the City of Ocala, Florida, in regular session, as follows:

Section 1. Ratification, Adoption and Incorporation of Recitals.

The City Council of the City of Ocala, Florida ratifies the above-outlined recitals as true and correct; adopts and incorporates them herein as part and parcel of this ordinance.

Section 2. Purpose and Authority for Ordinance.

This ordinance is adopted for the purpose of amending and revising Section 90-20, of the *Code of Ordinances, City of Ocala, Florida* so as to prohibit the development of buildings which contain enclosures below grade within areas designated as flood hazard areas, and is adopted pursuant to the authority granted by Chapter 166, *Florida Statutes*, and other relevant provisions of Florida and federal law.

Section 3. Amendment of Section 90-20, *Code of Ordinances, City of Ocala, Florida*.

Section 90-20 of the *Code of Ordinances, City of Ocala, Florida* is hereby amended by replacement in its entirety with the following:

Section 90-20. Buildings and Structures.

(a) Design and construction of buildings, structures and facilities exempt from the Florida Building Code.

Pursuant to subsection 90-14(c), buildings, structures and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood-resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of section 90-26.

(b) Critical facilities.

New critical facilities shall, to the extent feasible, be located outside of the special flood hazard area and outside of the 0.2 percent annual chance flood hazard area (500-year floodplain). If documentation is provided that feasible sites outside of the special flood hazard that satisfy the objectives of a proposed critical facility are not available, then the critical facility shall:

- (1) Have the lowest floor elevated or protected to at least the base flood elevation plus 3.0 feet or the elevation required by ASCE 24, whichever is higher;
- (2) Have floodproofing and sealing measures taken to ensure that toxic substances will not be displaced by or released into floodwaters; and
- (3) Have access routes elevated to or above the base flood elevation shall to the maximum extent possible.

(c) Accessory Structures.

Accessory structures are permitted below the base flood elevation provided the accessory structures are used only for parking or storage, and:

- (1) Are one-story and not larger than 600 square feet;
- (2) Have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential;
- (3) Are anchored to resist flotation, collapse or lateral movement resulting from flood loads;
- (4) Have flood damage-resistant materials used below the base flood elevation plus one (1) foot; and
- (5) Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one (1) foot.

(d) Limitations on enclosures under elevated buildings in a flood hazard area.

Enclosures below elevated buildings (those on posts and/or piers) more than four (4) feet above grade are prohibited, including but not necessarily limited to enclosures with walls designed to breakaway under flood loads.

Section 4. Direction to Staff.

The City Council of the City of Ocala, Florida directs staff as follows:

A. Staff is directed to transmit copies of this ordinance to the State of Florida, Department of Law Enforcement for their review, consideration and approval.

B. Staff is further directed to take any and all other 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 5. Direction to the Codifier.

It is the intention of the City Council of the City of Ocala, Florida that (1) this ordinance shall become and be made a part of the *Code of Ordinances, City of Ocala, Florida*, (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 the City Council.

Section 6. 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 7. 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 8. 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 9. Effective Date of Ordinance.

This ordinance shall become effective immediately upon approval by the Mayor or becoming law without such approval.

The remainder of this page intentionally left blank.

PASSED AND ADOPTED, in a regular session with a quorum present and voting, by the City Council of the City of Ocala, Florida this ____ day of August 2025.

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.