



# Rezoning Staff Report

Case No. ZON26-0001

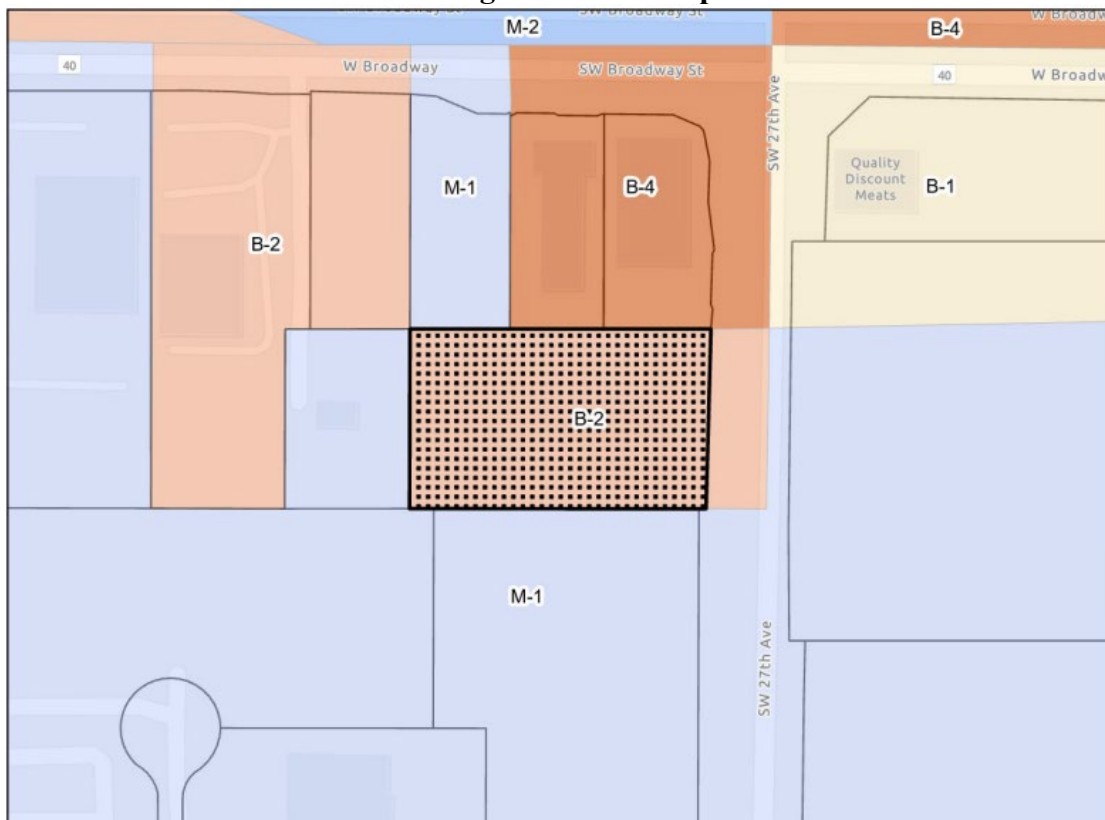
Planning & Zoning Commission: April 13, 2026

City Council (1<sup>st</sup> Reading): May 19, 2026

City Council (Adoption): June 2, 2026

**Applicant:** John Alvarez  
**Property Owner:** Alvarez Family Investment Lots LLC  
**Project Planner:** Breah Miller, Planner II  
**Amendment Request:** Rezone from B-2, Community Business, to M-1, Light Industrial  
**Parcel Information**  
**Acres:** ±1.25 acres  
**Parcel(s)#:** 22780-002-00  
**Location:** the 200 block of SW 27th Avenue  
**Existing use:** Undeveloped  
**Future Land Use Designation:** Employment Center  
**Zoning Designation:** B-2, Community Business  
**Special District(s)/Plan(s):** West Ocala CRA  
**Approved Agreement(s):** N/A

**Figure 1. Case Map**



## Section 1 - Applicant Request

The applicant is requesting to rezone a 1.25-acre property from B-2, Community Business, to M-1, Light Industrial.

The agent, Rodney Rogers, Rogers Engineering & Land Surveying, LLC, is representing the applicant in this request.

## Section 2 - Background Information

The subject property encompasses a total of approximately 1.25 acres. The current designations of the property are:

**Zoning:**                    **B-2, Community Business**, district is intended primarily for community businesses, including retail sales, personal and business services, and all office uses. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.

**Future Land Use:**    **Employment Center**, a maximum of 24 dwelling units per acre, a maximum of 2.0 floor area ratio (FAR).

The subject property is undeveloped and is accessed from SW 27th Avenue.

**Table 1: Adjacent Property Information:**

Direction	Future Land Use	Zoning District	Current Use
North	Employment Center	B-4, General Business & M-1, Light Industrial	Retail (Lumber & Hardware), Retail (Vacant) Undeveloped
East	Public	M-1, Light Industrial	City of Ocala Drainage Retention Area (across SW 27 <sup>th</sup> Ave)
South	Employment Center	M-1, Light Industrial	Private Drainage Retention Area
West	Employment Center	M-1, Light Industrial	Undeveloped, Telecommunications Facility.

The subject property is accessed from SW 27th Avenue, a minor arterial roadway and is near to the intersection of SR 40, a principal arterial roadway. The subject property is surrounded on three sides (east, west, and south) by parcels with M-1 zoning. Three parcels border the subject property to the north, two are zoned B-4, General Business, and one is zoned M-1 as shown on Figure 1 – Case Map. The surrounding area west of the intersection of SW 27<sup>th</sup> Avenue and SR 40 consist of a mix of light industrial and commercial business uses. Further west towards I75, properties have a mix of light industrial and commercial uses, with predominately light industrial along the southern side of SR 40. The properties east of the intersection of SW 27<sup>th</sup> Avenue and SR 40 transition from commercial business within one-quarter mile of the intersection to residential uses along the north and south side of SR 40.

## Section 3 – Staff Analysis

This report reviews the proposed rezoning for alignment with the city's adopted vision plans, comprehensive plan, and relevant land development regulations.

## **Consistency with Ocala 2035 Vision:**

The Ocala 2035 Vision established the basis for what would ultimately guide development and growth in the City of Ocala. The 2035 Vision context map identified varied levels of intensity: high intensity at the central core, medium and medium-low intensity along primary corridors, and low intensity in the remaining areas of the city. Following the completion of the 2035 Vision, the comprehensive plan was amended creating six total Future Land Use (FLU) categories. In doing so, new land uses were designated in this area considering both existing and future development along with consistency of the 2035 Vision context map.

Additionally, the 2035 Vision led to the West Ocala Vision & Community Plan (West Ocala Vision) which was adopted in 2015, and established goals for revitalization in the West Ocala area by focusing on preservation, infill development, and density/intensity management. The subject property and surrounding area are identified as Employment Center in the West Ocala Vision & Community Plan.

The requested rezoning is consistent with the 2035 Vision context map for the location of medium-low intensity development.

## **Consistency with Comprehensive Plan:**

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

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

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

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

### **Staff Comment:**

Rezoning to M-1 aligns with the Employment Center Future Land Use designation:

- The proposed M-1 zoning district is consistent with the existing Employment Center Future Land Use category which allows light industrial uses.
- The subject property is accessed from a minor arterial roadway, SW 27<sup>th</sup> Avenue. Minor arterial roads are intended to carry high volumes of traffic and connect major areas of the city to neighborhoods, commercial uses, and highways. They are also intended to support higher-intensity uses along corridors, with lower-intensity uses transitioning to the rear, consistent with the proposed rezoning.

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

**Staff Comment:**

The requested rezoning aligns with current zoning of the surrounding properties (M-1 and B-4) and is consistent with the underlying Employment Center FLU.

**Consistency with the West Ocala Vision & Community Plan**

The requested rezoning is consistent with the following land use category in the West Ocala Vision & Community Plan:

1. *Employment Center: The intent of the Employment Center land use is to promote a regionally-important and vibrant hub for business, enterprise, research and development and employment activities. Access is primarily from major collectors, arterials or limited-access highways.*

**Staff Comment:**

The subject property is accessed from a minor arterial roadway, SW 27<sup>th</sup> Avenue. Minor arterial roads are intended to carry high volumes of traffic and connect major areas of the city to neighborhoods, commercial uses, and highways. They are also intended to support higher-intensity uses along corridors, with lower-intensity uses transitioning to the rear, which is consistent with the proposed rezoning.

**Consistency with Land Development Regulations:**

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

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

<b>Employment Center</b>	O-1*****, OP*****, B-1*****, B-1A*****, B-2*****, B-2A*****, B-4*****, B-5*****, SC, <b>M-1</b> , M-2, M-3, G-U, INST, A-1***, PD, FBC
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\*\*\*\*\* Residential units are only allowed as part of a Planned Development (PD) zoning district

*Staff Comment: The requested M-1 zoning district is consistent with the existing Employment Center Future Land Use designation.*

**Table 2: Existing and Proposed Zoning District Standards**

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
<b>Existing</b>	B-2, Community Business	Intended for community businesses, including retail sales, personal and business services, and all office uses. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.	10,000	50-feet

<b>Proposed</b>	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 122-763. Specific uses shall be controlled by the standards for industrial performance in article VIII of this Chapter 122.	10,000	60-feet
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*Staff Comment:*

*The subject property, comprising 1.25-acres meeting the minimum lot area (10,000 square feet) and the approximate 180 feet of frontage on SW 27<sup>th</sup> Avenue meets the minimum 100 feet lot width required for the M-1 zoning district.*

**Section 4 - Level of Service (LOS) Analysis**

The benefit of LOS analysis for a zoning amendment is limited due to the lack of specific proposed development. While worst case buildout scenarios can be reviewed, they are typically unrealistic and provide significantly overstated impacts to public facilities. Further, public schools are not impacted by the potential for residential development as they are restricted in the M-1 zoning district. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

**Section 5 - Staff Findings and Recommendation**

- The subject property is currently vacant and undeveloped, therefore rezoning the property will not result in the creation of a non-conforming use or structure.
- The proposed rezoning is consistent with the Employment Center Future Land Use, the comprehensive plan and land development regulations (pursuant to Section 122-244 of the Code of Ordinances).
- The M-1, Light Industrial, zoning district is consistent with the surrounding M-1, and B-4 zoning designations.

City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

**Staff Recommendation: Approval of ZON26-0001**

**Exhibit A. Permitted Uses Table**

\*Permitted by Special Exception

#Within the Employment Center FLU area residential units are only allowed as part of a Planned Development (PD) zoning district.

Permitted Use Type	B-2, Community Business	M-1, Light Industrial
<i>Residential Operation</i>	<ul style="list-style-type: none"> <li>• Bed and breakfast</li> <li>• Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.</li> <li>• Fraternity or sorority house</li> <li>• Residence- gallery</li> <li>• Residence- office</li> <li>• Rooming/boarding house</li> </ul>	
<i>Residential Type</i>	<ul style="list-style-type: none"> <li>• Multifamily dwellings*#</li> <li>• Single-family dwelling#</li> <li>• Single-family (attached) dwelling unit#</li> <li>• Two-family dwelling#</li> </ul>	
<i>General Retail</i>	<ul style="list-style-type: none"> <li>• Auto Supply Store</li> <li>• Bakery Store</li> <li>• Department store</li> <li>• Drugstore</li> <li>• Electronics store</li> <li>• Furniture store</li> <li>• Garden and nursery sales</li> <li>• Grocery store</li> <li>• Hardware store</li> <li>• Home decorating store</li> <li>• Pharmacy</li> <li>• Roadside fruit and vegetable sales</li> <li>• Specialty retail stores</li> <li>• Swimming pool sales (enclosed)</li> <li>• Used merchandise store</li> <li>• Videotape store</li> </ul>	<ul style="list-style-type: none"> <li>• Furniture store</li> <li>• Home garden/hobby farm equipment sales</li> <li>• Used merchandise store</li> </ul>
<i>Vehicular Sales</i>		<ul style="list-style-type: none"> <li>• Construction/farm equipment sales*</li> </ul>
<i>Agricultural Use</i>		<ul style="list-style-type: none"> <li>• Indoor greenhouse</li> <li>• Indoor Hemp facility</li> </ul>
<i>Business Service</i>	<ul style="list-style-type: none"> <li>• Equipment rental and leasing</li> <li>• General business service</li> <li>• Parking garage (or structure)</li> <li>• Parking lot</li> <li>• Radio/TV broadcasting facility</li> <li>• Security systems service</li> </ul>	<ul style="list-style-type: none"> <li>• Advertising service (on-site/off-site signs)</li> <li>• Construction service establishment</li> <li>• Day labor service establishment*</li> <li>• Equipment rental and leasing</li> <li>• General business service</li> <li>• Maintenance and cleaning service</li> <li>• Parking garage (or structure)</li> <li>• Parking lot</li> <li>• Pest control service</li> <li>• Radio/TV broadcasting facility</li> </ul>

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		<ul style="list-style-type: none"> <li>• Security systems service</li> </ul>
<b><i>Eating or Drinking Establishment</i></b>	<ul style="list-style-type: none"> <li>• Alcoholic beverage establishment (off-premises consumption)</li> <li>• Alcoholic beverage establishment (on-premises consumption)</li> <li>• Drive-in or drive-through restaurant*</li> <li>• Fast-food restaurant</li> <li>• Restaurant (enclosed)</li> </ul>	<ul style="list-style-type: none"> <li>• Alcoholic beverage establishment (off-premises consumption)</li> <li>• Restaurant (enclosed)</li> </ul>
<b><i>Hospitality and Tourism</i></b>	<ul style="list-style-type: none"> <li>• Antique gallery/art gallery/museum</li> <li>• Conference center</li> <li>• Hotel/convention center</li> <li>• Motel</li> </ul>	
<b><i>Office Use</i></b>	<ul style="list-style-type: none"> <li>• Commercial photography (art and graphic design service)</li> <li>• Computer maintenance and repair</li> <li>• Financial institution</li> <li>• Photocopying and duplicating services</li> <li>• Photofinishing laboratory</li> <li>• Prepackaged software services</li> <li>• Print shop</li> <li>• Professional and business office</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial photography (art and graphic design service)</li> <li>• Computer maintenance and repair</li> <li>• Photofinishing laboratory</li> <li>• Prepackaged software services</li> <li>• Print shop</li> <li>• Professional and business office</li> </ul>
<b><i>Personal Service</i></b>	<ul style="list-style-type: none"> <li>• Check cashing establishment</li> <li>• Coin-operated laundry and dry cleaning</li> <li>• Emergency shelter</li> <li>• Funeral home and/or crematory</li> <li>• Hairstyling shop</li> <li>• Laundry and dry cleaning pickup establishment</li> <li>• Laundry and dry cleaning service</li> <li>• Major household repair establishment</li> <li>• Mini-warehouse (self-service storage facility)</li> <li>• Minor household repair establishment</li> <li>• Recreational vehicle park</li> <li>• Recycling collection point</li> <li>• Tattoo or body piercing establishment</li> </ul>	<ul style="list-style-type: none"> <li>• Bail bonds agency</li> <li>• Kennel</li> <li>• Laundry and dry cleaning service</li> <li>• Major household repair establishment</li> <li>• Mini-warehouse (self-service storage facility)</li> <li>• Minor household repair establishment</li> <li>• Recycling collection point</li> </ul>
<b><i>Vehicular Service</i></b>	<ul style="list-style-type: none"> <li>• Auto repair, minor</li> <li>• Automobile cleaning/detailing services</li> <li>• Drive-through facility (non-restaurant)</li> <li>• Full-service station</li> <li>• Self-service station/convenience store</li> </ul>	<ul style="list-style-type: none"> <li>• Auto repair, minor</li> <li>• Repair garage</li> <li>• Self-service station/convenience store</li> </ul>
<b><i>Community Service</i></b>	<ul style="list-style-type: none"> <li>• Church/place of worship</li> <li>• Day care facility</li> <li>• Library</li> <li>• Private club</li> </ul>	<ul style="list-style-type: none"> <li>• Day care facility*</li> </ul>

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<b><i>Educational Use</i></b>	<ul style="list-style-type: none"> <li>• Colleges/universities</li> <li>• Community education center</li> <li>• School, private elementary and secondary</li> <li>• Speech and language center/school</li> <li>• Vocational professional school</li> </ul>	<ul style="list-style-type: none"> <li>• Community education center</li> </ul>
<b><i>Recreational Use</i></b>	<ul style="list-style-type: none"> <li>• Bowling center</li> <li>• Commercial outdoor baseball batting facility*</li> <li>• Commercial recreation, indoor</li> <li>• Commercial recreation, outdoor*</li> <li>• Dance/art/music studio</li> <li>• Driving range*</li> <li>• Miniature golf*</li> <li>• Motion picture theaters (except drive-in)</li> <li>• Physical fitness center</li> <li>• Recreation facility, indoor</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation facility, indoor*</li> <li>• Shooting range, indoor</li> </ul>
<b><i>Public Use</i></b>	<ul style="list-style-type: none"> <li>• Park/open space area*</li> <li>• Post office (federal)</li> <li>• Public transportation terminal*</li> </ul>	
<b><i>Health Care Use</i></b>	<ul style="list-style-type: none"> <li>• Assisted living facility</li> <li>• Medical and dental laboratory</li> <li>• Medical and dental office on major and minor arterials</li> <li>• Medical and dental office on local and collector streets</li> <li>• Transitional/recovery facility</li> <li>• Transitional treatment facility</li> <li>• Veterinarian office</li> </ul>	<ul style="list-style-type: none"> <li>• Medical and dental laboratory</li> <li>• Veterinarian office</li> </ul>
<b><i>Low-Impact Industrial Use</i></b>	<ul style="list-style-type: none"> <li>• Microbrewery/microdistillery</li> </ul>	<ul style="list-style-type: none"> <li>• Assembly of electronic components</li> <li>• Carpet and upholstery cleaning</li> <li>• Manufacturing, light</li> <li>• Microbrewery/microdistillery</li> <li>• Newspaper printing facility</li> <li>• Packing and crating</li> <li>• Recycling center</li> <li>• Research and testing laboratory</li> <li>• Truck/freight terminal</li> <li>• Warehouse</li> <li>• Wholesale and distribution</li> </ul>