



Rezoning Staff Report

Case No. ZON25-0018

Planning & Zoning Commission: January 12, 2026

City Council (1st Reading): February 17, 2026

City Council (Adoption): March 3, 2026

Applicant: Steven Mendez, Manager, Chi Ocala Rancho LLC
Property Owner: Chi Ocala Rancho LLC
Project Planner: Emily W. Johnson, AICP, Senior Planner
Amendment Request: Rezone two properties totaling 30.49-acres from PD, Planned Development, to M-1, Light Industrial

Parcel Information

Acres: ±30.49 acres
Parcel(s)#: 23180-000-00 & 23176-003-00
Location: 5019 W Silver Springs Blvd along with the parcel adjacent to the east
Existing use: Single-Family Residential & undeveloped
Future Land Use Designation: Employment Center
Zoning Designation: PD, Planned Development (Resolution 2025-6)
Special District(s)/Plan(s): N/A
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to rezone two properties totaling 30.49-acres from PD, Planned Development, 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 30.49 acres. The current designations of the property are:

Zoning: **PD, Planned Development** adopted via Ordinance 2025-7. The associated PD Plan and Standards Book, adopted via Resolution 2025-6, approved a maximum development program of 468 multi-family residential units, and up to 180,991 square feet of commercial/retail uses (maximum of 0.75 floor area ratio (FAR)).

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

Parcel 23176-003-00 was annexed into the City in 2018 (ANX17-0015). Concurrent with the annexation, the property owner requested a rezoning to B-5, Wholesale Business, along with a future land use designation of Employment Center. The parcel has historically remained vacant and undeveloped.

Parcel 23180-000-00 was annexed into the City in 2022 (ANX22-44952). At the time of annexation, the property owner requested a future land use amendment to Employment Center (LUC22-44952). Subsequently, the owner applied for a rezoning to PD, Planned Development, which was approved by City Council on November 19, 2024, via Ordinance 2025-7. The associated PD Plan and Standards Book were adopted concurrently via Resolution 2025-6 and approved a maximum development program of up to 468 multifamily residential units and up to 180,991 square feet of commercial/retail uses, not to exceed a maximum floor area ratio (FAR) of 0.75.

Historically, the property has been used for agricultural purposes and is developed with three single-family residences which were built as early as 1958.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Employment Center	M-1, Light Industrial	Manufacturing (United Plastic Fabricating Inc) Maintenance Facility with outdoor storage (Florida Express Environmental)
East	Employment Center Employment Center (County)	B-5, Wholesale Business M-1, Light Industrial	Automobile wrecking yard (Weeks Auction) Repair Garage (Miller Bros Giant)

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		A-1, General Agriculture (County) R-1, Single-Family Dwelling (County)	Tire Service) Vacant, undeveloped
South	Employment Center	M-1, Light Industrial	Repair Garage (Williams Diesel Service) Auto supply store (Truck Pro LLC) Alcoholic beverage establishment/warehouse and distribution (Consortium Wine & Spirits Distributor, LLC) Multi-tenant office building
West	Employment Center	M-1, Light Industrial B-2, Community Business	Construction/farm equipment sales (Florida Coast Equipment) Business/professional office (Truesdell Law) Retail (Dollar General)

The subject properties are accessed by W Silver Springs Boulevard (SR 40) and NW 52nd Avenue. The subject property is surrounded by M-1 zoning and industrial uses. The surrounding area, west of I-75, is predominantly heavy commercial and industrial uses with a light mix of community business.

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from PD, Planned Development, to M-1, Light Industrial, for consistency with the City of Ocala’s Comprehensive Plan, the Land Development Code, and the surrounding area.

The property is located north of W Silver Springs Boulevard (State Road 40), a major arterial corridor. The subject segment of W Silver Springs Boulevard is predominately characterized by heavy commercial and industrial uses, with a light mix of community business and office uses. Rezoning to M-1 would allow for the subject property to be developed in a manner consistent with the surrounding area. Any outdoor storage proposed as an accessory use for future development would be subject to the screening and location restrictions specified under Subsection 122-763(3).

It is noted that the existing single-family residences located on Parcel 23180-000-00 are nonconforming under the current PD, Planned Development, zoning district. The single-family residences would similarly remain nonconforming under the proposed M-1 zoning district. The use may be continued subject to the following provisions under Section 122-173:

- (1) No such nonconforming use shall be enlarged or increased, or extended, or occupy a greater area of land than was occupied at the effective date of the ordinance from which this chapter is derived, before the date of adoption of this chapter, or the effective date of an amendment of this chapter. *Staff review of the nonconforming use determined that the existing nonconformity*

is not enlarged or increased, extended, or occupies a greater area of land with the amendment. No additional changes are anticipated through this request. Additional residential units are not allowed under the requested M-1 zoning district.

- (2) No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of the ordinance from which this chapter is derived, before the date of adoption of this chapter, or the effective date of an amendment of this chapter. *The residential use is not proposed to be relocated or moved to any other portion of the lot.*
- (3) If any such nonconforming use of land ceases for any reason for a period of more than one year, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located. *The use may continue so long as the dwellings remain occupied; if occupancy lapses for a period of longer than one year, the single-family residences must be demolished.*

Consistency with Comprehensive Plan:

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

1. Future Land Use Element Policy 6.5: Employment Center. The intent of the Employment Center land use is to provide a regionally-important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts, but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category. Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit. Provisions should be made for walking, bicycles, and transit. There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The M-1 zoning district is consistent with the intention and land uses permitted within the Employment Center Future Land Use category. Rezoning the subject properties to M-1 would allow for uniform development along a major corridor.

- *The proposed M-1 zoning district is consistent with the existing Employment Center Future Land Use category which allows industrial, office and commercial uses.*
 - *The proposed M-1 zoning district is consistent with the prevailing industrial and heavy commercial development pattern surrounding the subject property.*
 - *Residential uses are not permitted in the M-1 zoning district, the Employment Center Future Land Use category only allows for residential uses as part of a mixed-use Planned Development (PD).*
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 is consistent with the Employment Center Future Land Use category and the heavy commercial and industrial development of the surrounding area.*

Consistency with Land Development Regulations:

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

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

Employment Center	O-1*****, OP*****, B-1*****, B-1A*****, B-2*****, B-2A*****, B-4*****, B-5*****, SC, M-1, M-2, M-3, G-U, INST, A-1***, PD, FBC
*** As of June 1, 2014, a rezoning application for A-1 must be associated with an annexation case where a portion of the annexed property is already zoned A-1 in the county.	
***** 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 category.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	PD, Planned Development	Development program approved via Resolution No. 2025-6, for up to 468 multifamily residential units and up to 180,991 square feet of commercial/retail uses, not to exceed a maximum floor area ratio (FAR) of 0.75	10,000	50-feet
Proposed	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in	10,000	50-feet

		Section 122-763.		
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Staff Comment:

The subject 30.49-acre property meets the minimum lot area required for development within the M-1 zoning district.

Section 5 - Level of Service (LOS) Analysis

The maximum allowable density for the subject properties with the existing Employment Center land use is 731 dwelling units, with a maximum FAR of 2,656,288.8 square feet. In staff's review of rezoning petitions, conducting an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

For this staff report, the following LOS analysis provides a review of the potential impact on public facilities based upon a typical light industrial type use that is consistent with the proposed M-1 zoning district. Additional LOS analysis will be required at the time of expansion of the uses, or future redevelopment.

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

Transportation: The subject properties are accessed by W Silver Springs Boulevard (SR 40), an arterial roadway owned and maintained by Florida Department of Transportation (FDOT). The subject properties also have the potential for access via NW 52nd Avenue, an unclassified roadway. 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
W Silver Springs Blvd (SR 40)	4	50 MPH	Arterial	D	38,430	31,500	C

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

LOS Impact: The affected segment of W Silver Springs Boulevard is currently operating above the adopted Level of Service. Specific traffic analysis will be required through a traffic study prior to future development.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along W Silver Springs Boulevard and NW 52nd Avenue.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 24.4 million gallons daily (mgd).

LOS Impact: Additional demand is not contemplated as a result of the proposed rezoning. A capacity analysis will be required at the time of site plan review for any future development.

Sanitary Sewer: Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. A city force main runs along W Silver Springs Boulevard in front of the subject property, and a gravity main is available along NW 52nd Avenue.

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

LOS Impact: Additional demand is not contemplated as a result of the proposed rezoning. Water Resources staff has indicated the approximate daily flows are 6.6 mgd leaving a remaining capacity of approximately 3.9 mgd; additional capacity analysis will be required at the time of site plan review for any expansion of the existing uses or future redevelopment.

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

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

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

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 69,283 requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Spring 2025 Activity Guide released by the Recreation and Parks Department.

LOS Impact: The proposed rezoning is not anticipated to generate additional demand for parks. Residential development is only allowed as part of a mixed-use Planned Development (PD) in the Employment Center Future Land Use category.

B. Other Public Facilities:

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

Stormwater: The subject property is not located within a Flood Zone. Any future development must retain runoff on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event and subsequent 14-day recovery.

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

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #4 is located approximately 2.8 miles from the subject property. This distance exceeds the desired industry standard of 1.5 miles for fire service.

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

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

Section 6 - Staff Findings and Recommendation

- The proposed rezoning is consistent with the industrial and heavy commercial development pattern surrounding the subject property.
- Residential uses are not permitted in the M-1 zoning district. The existing single-family residences located on the subject properties will remain non-conforming.
- The proposed rezoning is consistent with the existing Employment Center Future Land Use classification and pursuant to Section 122-244 of the Code of Ordinances.
- City utilities are available at this location, and no level of service issues has been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: Approval of ZON25-0018

Exhibit A. Permitted Uses Table

Permitted Use Type	PD, Planned Development	M-1, Light Industrial
<i>Residential Operation</i>	<i>See attached Resolution 2025-6, which adopted the PD Plan and Standards Book for the W Highway 40 Mixed Use PD.</i>	<i>None Permitted</i>
<i>Residential Type</i>		<i>None Permitted</i>
<i>General Retail</i>		<ul style="list-style-type: none"> Furniture store, with a minimum of 10,000 square feet of warehouse space Home garden/hobby farm equipment sales Used merchandise store
<i>Agricultural use</i>		<ul style="list-style-type: none"> Indoor greenhouse Indoor hemp facility
<i>Business service</i>		<ul style="list-style-type: none"> Advertising services (on-site/off-site signs) Construction service establishment Equipment rental and leasing General business service Maintenance and cleaning service Parking garage (or structure) Parking lot Pest control service Radio/TV broadcasting facilities Security systems service Day labor service establishment*
<i>Eating or drinking establishment</i>		<ul style="list-style-type: none"> Alcoholic beverage establishment (off-premises consumption) Restaurant (enclosed)
<i>Hospitality and tourism</i>		<i>None permitted</i>
<i>Office Use</i>		<ul style="list-style-type: none"> Commercial photography (art and graphic design service) Computer maintenance and repair Photofinishing laboratory Prepackaged software services Print shop Professional and business office
<i>Personal Service</i>		<ul style="list-style-type: none"> Bail bonds agency Kennel Laundry and dry-cleaning service Major household repair establishment Mini-warehouse Minor household repair establishment Recycling collection point
<i>Vehicular service</i>		<ul style="list-style-type: none"> Auto repair, minor Repair garage Self-service/convenience store
<i>Community Service</i>		<ul style="list-style-type: none"> Church/Place of Worship on major and

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		minor arterials • Day care facilities*
<i>Educational Use</i>		• Community education center • Vocational/professional school
<i>Recreational Use</i>		• Recreation facility, indoor*
<i>Health Care Use</i>		• Medical and dental laboratory • Veterinarian office
<i>Low-impact Industrial Use</i>		• Assembly of electronics components • Carpet and upholstery cleaning • Manufacturing, light • Microbrewery/microdistillery • Newspaper printing facilities • Packing and crating • Recycling center • Research and testing laboratory • Truck/freight terminal • Warehouse • Wholesale and distribution

*Permitted by Special Exception