



Rezoning Staff Report

Case No. ZON26-0010

Planning & Zoning Commission: July 13, 2026

City Council (1st Reading): August 18, 2026

City Council (Adoption): September 1, 2026

Applicant:	Brad Dinkins
Property Owner:	B & W Land Holdings - CR LLC
Agent:	Brad Dinkins
Project Planner:	Breah Miller, Planner II
Amendment Request:	Rezone from M-1, Light Industrial, to M-2, Medium Industrial
Parcel Information	
Acres:	± 3.05 acres
Parcel(s)#:	2649-004-001
Location:	1700 block of NE 18th Place
Existing use:	Undeveloped
Future Land Use Designation:	Low Intensity
Zoning Designation:	M-1, Light Industrial, & M-2, Medium Industrial
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	N/A

Figure 1. Aerial Location Map

Section 1 - Applicant Request

The applicant is requesting to rezone parcel 2649-004-001 from M-1, Light Industrial, & M-2, Medium Industrial.

At the time the application was submitted, RIZ Real Estate Holdings LLC were the property owners. Ownership changed in May 2026 when B&W Land Holdings – CR, LLC purchased the subject property. Bradford Dinkins, the registered agent for B&W Land Holdings – CR, LLC, is listed as the applicant and agent on the application.

Section 2 - Background Information

The subject property consists of approximately 4.95 acres and is currently undeveloped. The property was annexed into the City of Ocala in 1964 and was subsequently platted in 1982 as a portion of Lot 4 of the “N.E. 19th Avenue Industrial Park Plat,” as recorded in Plat Book V, Page 65, of the Public Records of Marion County, Florida.

In 1996, NE 18th Place was constructed, bisecting Lot 4 into two separate parcels. In 2019, the property owner submitted a Lot Reconfiguration application to adjust property boundary lines and surrounding properties to bring the lots into conformance with the City of Ocala Code of Ordinances.

Currently, the northern 1.90-acre portion of Lot 4 is zoned M-2, while the remaining 3.05 acres is zoned M-1, resulting in a split-zoned parcel. The applicant is requesting to rezone the southern 3.05-acre portion of the property from M-1 to M-2 to establish a single, consistent zoning designation across the entire parcel.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	M-1, Light Industrial	CSX RR Mill Oaks Industrial Complex
East	Low Intensity	M-2, Medium Industrial	City Owned Water Retention Area
South	Low Intensity	M-1, Light Industrial	Undeveloped
West	Low Intensity	M-1, Light Industrial M-2, Medium Industrial	Conmar Warehouse Distribution

The subject property is located within an area characterized by industrial zoning and development patterns. Properties to the north, south, and west are zoned M-1 and M-2. Existing uses in the surrounding area include a CSX railroad corridor, warehouse distribution facilities, industrial retention areas, and undeveloped industrially zoned land. The owner of the subject property also owns the adjoining property to the east of the subject property. The property is zoned M-2 and contains an existing warehouse distribution facility with associated stormwater retention area.

Section 3 – Staff Analysis

The purpose of the staff analysis is to review the request for consistency with the Comprehensive Plan, Land Development Code and the surrounding development pattern. The proposed rezoning extends the existing M-2 zoning district to the remainder of the subject property, replacing the split-zoning for a single zoning district that is comprehensive of the entire parcel. The subject property has a Low Intensity Future Land Use designation and is located within an established industrial subdivision. The surrounding area is characterized by warehouse distribution facilities, undeveloped industrial land, and a railroad corridor.

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 6.6: Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the*

intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for nonresidential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

Increased density and intensity incentives may be approved for inclusion of workforce housing, green building and sustainable design standards, setting aside right-of-way for trails, employment-generating uses, exemplary urban design, or other benefits to the City as specified in the Land Development Code. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

The proposed rezoning is consistent with Future Land Use Element Policy 6.6, Low Intensity. The subject property has a Low Intensity Future Land Use designation, which allows light industrial uses in designated locations as specified in the Land Development Code. The property is located within an established industrial area and is surrounded by industrial zoning and uses, including warehouse distribution facilities, and a railroad corridor.

The request would rezone the portion of the property currently zoned M-1 to M-2 eliminating the split-zoning condition that currently exists on the parcel. The Future Land Use designation will remain Low Intensity which does not increase the density or intensity permitted by the Comprehensive Plan.

The subject property is under common ownership with the property immediately to the east and is intended to serve as an expansion of the existing warehouse distribution facility.

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 the current zoning of the surrounding properties and is consistent with the underlying Low Intensity FLU.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances: Section 122-244 - *District criteria: Zoning districts allowed under each land use classification.*

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Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2 ^a , B-4, B-5****, SC, M-1, M-2 , G-U, INST, A-1***, PD, FBC
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Staff Comment: The requested M-2 zoning district is allowed within the existing Low Intensity 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)
Existing	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, light manufacturing of finished or semi-finished products and other compatible uses. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 12-763.	10,000	60-feet
Proposed	M-2, Medium Industrial	Intended primarily for the wholesale distribution, warehouse storage, outdoor storage and sales, research and development and light manufacturing of finished or semi-finished products in multiple-use facilities or structures. Outdoor manufacturing activities associated with permitted uses may be allowed in the M-2 district as a special exception.	20,000	60-feet

Staff Comment:

The proposed rezoning would extend the existing M-2 zoning designation to the remainder of the parcel, eliminating the split-zoning condition that currently exists on the property. While the M-2 district permits a broader range of industrial uses and expands the amount of outdoor storage permitted than in the M-1 district, both districts are intended to accommodate industrial development, including warehouse storage, wholesale distribution, research and development, and light manufacturing activities. Additionally, the M-2 district requires a larger minimum lot area than the M-1 district, while maintaining the same maximum building height of 60 feet. Development of lots with multiple zoning designations creates challenges for the allocation of improvements and uses on the site to ensure

compliance with differing underlying permitted uses and development standards from each district as indicated in this section. The proposed M-2 zoning district is consistent with the existing industrial character of the area.

Section 4 - Level of Service (LOS) Analysis

The subject property is served by existing public infrastructure and utilities, including transportation, potable water, sanitary sewer, solid waste, and electric service. The proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards for public facilities. Future development of the property will be subject to concurrency requirements and additional review during the site plan review process.

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

Transportation: The subject property has direct access to NE 18th Place, which provides connectivity to NE 19th Avenue, a local road. SR 492 intersects NE 19th Avenue to the south, an arterial roadway, and NE 24th Street to the north, a collector roadway. The subject property is under common ownership with parcel 26403-001-00 to the east, which is a developed manufacturing and warehouse facility. Parcel 26403-001-00 has direct access to NE 25th Avenue. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below, along with updated 2026 Traffic Counts.

• Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2026 AADT	Existing LOS
SR 492	4		Arterial	D	38,430	20,100	C
NE 25th	2		Collector	E	11,232	9,700	E

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 the subject roadways are currently operating within the adopted Level of Service standards. SR 492 operates at LOS C, exceeding the adopted LOS D standard, while NE 25th Avenue is operating at LOS E, which is the adopted LOS for this road segment. NE 19th Avenue is a local roadway and does not appear on the Congestion Management Plan, the current traffic counts indicate 2,800 AADT's and has remained relatively flat over the last five years. Based on 2026 traffic data, SR 492 is functioning well below its available capacity. NE 25th Avenue is indicated on the Congestion Management Plan as a congested road segment with the potential to exceed the LOS standard by 2028. However, the road segment recently saw a decline from the previous year of 10,400 to 9,700 AADT.

Future development of the property will be subject to the City's transportation concurrency requirements. In accordance with the City of Ocala's transportation concurrency management requirements, developments anticipated to generate 100 or more net new PM peak hour trips will be required to submit a traffic study during the subdivision or site plan review process to evaluate potential impacts to the surrounding transportation network. It is unknown at this time what development will occur on the property in question, but due to the overall size of the subject property and the existing development to the east under common ownership, it is unlikely that a significant development will occur that will cause a failure of the nearby road segments. Any proposed development of the site will

require additional analysis for transportation impacts prior to site plan approval.

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 SW 18th 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 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

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 properties are currently served by City of Ocala Utilities, and utility connections will be reviewed during the site plan process. A City gravity sewer main is located on the property line of the subject property off of SW 18th 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:* 3.54 pounds per capita per day for residential development.
- *LOS Impact:* Solid waste is transported to facilities outside of the city.

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 71,017 requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Spring 2026 Activity Guide released by the Recreation and Parks Department.

LOS Impact: N/A residential uses are not permitted in the M-2 zoning district.

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: City Fiber is located nearby and available for connection.

Fire Service: Ocala Fire Rescue Station #5 is located approximately 0.56 miles from the subject property. This distance is within the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment to M-2 zoning does not permit residential uses and will therefore not have any additional impact on school facilities.

Section 6 - Staff Findings and Recommendation

- The proposed rezoning is consistent with the Low Intensity Future Land Use designation and is permitted pursuant to Section 122-244 of the Code of Ordinances.
- The proposed rezoning will eliminate the existing split-zoning condition on the property and establish a consistent zoning designation across the parcel.
- The subject property is located within an established industrial area and the proposed M-2 zoning district is complimentary with the surrounding development pattern.
- The subject property is served by existing public infrastructure and utilities, and no level of service issues have been identified.
- The affected roadway segments are operating within the adopted Level of Service standards, and the proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards. Any proposed development of the site will require additional analysis for transportation impacts prior to site plan approval.
- Future development of the property will be subject to additional review and level of service analysis during the site plan review process

Staff Recommendation: Approval

Exhibit A. Permitted Uses Table

Permitted Use Type	M-1, Light Industrial	M-2, Medium Industrial
<i>General Retail</i>	• Furniture store, with a minimum of 10,000 square feet of warehouse space • Home garden/hobby farm equipment sales • Used merchandise store	• Furniture store, with a minimum of 10,000 square feet of warehouse space • Home garden/hobby farm equipment sales • Used merchandise store
<i>Vehicular sales</i>	• <i>None Permitted</i>	• Truck rental and sales
<i>Agricultural use</i>	• Indoor greenhouse • Indoor hemp facility	• Indoor greenhouse • Indoor hemp facility
<i>Business service</i>	• Advertising services (on-site/off-site signs) • Construction service establishment • Equipment rental and leasing	• Advertising services (on-site/off-site signs) • Construction service establishment • Equipment rental and leasing

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	• 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*	• 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>	• Alcoholic beverage establishment (off-premises consumption) • Restaurant (enclosed)	• Alcoholic beverage establishment (off-premises consumption) • Restaurant (enclosed)
<i>Office Use</i>	• Commercial photography (art and graphic design service) • Computer maintenance and repair • Photofinishing laboratory • Prepackaged software services • Print shop • Professional and business office	• 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>	• Bail bonds agency • Kennel • Laundry and dry-cleaning service • Major household repair establishment • Mini-warehouse • Minor household repair establishment • Recycling collection point	• 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>	• Auto repair, minor • Repair garage • Self-service/convenience store	• Repair garage • Self-service/convenience store
<i>Community Service</i>	• Day care facilities*	• Day care facilities*
<i>Educational Use</i>	• Community education center • Vocational/professional school	• Community education center • Vocational/professional school
<i>Public Uses</i>	• <i>None Permitted</i>	• Airport
<i>Recreational Use</i>	• Recreation facility, indoor*	• Recreation facility, indoor*
<i>Health Care Use</i>	• Medical and dental laboratory • Veterinarian office	• Medical and dental laboratory • Veterinarian office
<i>High-impact Industrial Use</i>	• <i>None permitted</i>	• Construction and demolition landfill • Materials recovery facility • Industrial dry cleaning plant* • Outdoor manufacturing*
<i>Low-impact Industrial Use</i>	• Assembly of electronics components • Carpet and upholstery cleaning • Manufacturing, light • Microbrewery/microdistillery • Newspaper printing facilities • Packing and crating	• Assembly of electronics components • Carpet and upholstery cleaning • Manufacturing, light • Newspaper printing facilities • Packing and crating • Recycling center

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	• Recycling center • Research and testing laboratory • Truck/freight terminal • Warehouse • Wholesale and distribution	• Recreational vehicle and boat outdoor storage
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*Permitted by Special Exception