



Ocala Planning & Zoning Commission Agenda

Monday, March 10, 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
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 February 21, 2025.

- a. [Ocala Gazette](#)
Attachments: [3-10-25 PZ Proof](#)

3. Approval Minutes

- a. [February 10 Meeting Minutes](#)
Attachments: [February 10, 2025 Meeting Minutes.pdf](#)

4. Zoning

- a. [Public Hearing to rezone approximately 1.34 acres of property located at 1533 and 1541 NE 14th Street \(Parcel 26486-000-00 and 26486-001-00\) from RO, Residential Office, to R-3, Multi-Family Residential \(Case ZON25-0003\) \(Quasi-Judicial\)](#)
Attachments: [ZON25-0003 Ocala Opportunity Investment LLC Staff Report](#)
[ZON25-0003 Case Map](#)
[ZON25-0003 Aerial Map](#)

5. Public Comment

6. Staff Comment

7. Board Comment

8. Next meeting: April 14, 2025.

9. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0868

Agenda Item #: a.

Ocala Gazette



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, March 10, 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>.**

NORTHEAST

Petitioner: Ocala Opportunity Investment I, LLC; Case: ZON25-0003; A request to rezone from RO, Residential Office, to R-3, Multi-Family Residential, for properties located at 1533 and 1541 NE 14th Street (Parcel 26486-000-00 and 26486-001-00), approximately 12.42 acres.

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.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0869

Agenda Item #: a.

February 10th Meeting Minutes



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, February 10, 2025

5:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Roll Call for Determination of a Quorum

Present Jamie Boudreau, Tucker Branson, Daniel London, Buck Martin,
and Elgin Carelock

Excused Chairperson Kevin Lopez, Justin MacDonald, and Allison
Campbell

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 January 24, 2025.

a.

Attachments: [Ad Proof P&Z 02102025.pdf](#)

3. Approval of Minutes

a.

Attachments: [1.13.25](#)

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Elgin Carelock

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

4 Land Use / Zoning

a. Public Hearing to change the Future Land Use designation on approximately 12.81 acres for property located at 3001 NE 21st Street (Parcel 24264-001-04) and the parcel directly to the east (Parcel 24264-000-00) from Employment Center to Public (Case LUC25-0002) (Quasi-Judicial).

Attachments: [LUC25-0002 Staff Report](#)
[LUC25-0002 Case Map](#)
[LUC25-0002 Aerial Map](#)

Senior Planner Emily Johnson displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for LUC25-0002 and ZON25-0002.

Motion to approve LUC25-0002 to change the Future Land Use designation on approximately 12.81 acres for property located at 3001 NE 21st Street (Parcel 24264-001-04) and the parcel directly to the east (Parcel 24264-000-00) from Employment Center to Public.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

- b. Public Hearing to rezone approximately 12.81 acres for the property located at 3001 NE 21st Street (Parcel 24262-001-04) and the parcel directly to the east (Parcel 24264-000-00) from M-1, Light Industrial, to G-U, Governmental Use (Case ZON25-0002) (Quasi-Judicial).

Attachments: [ZON25-0002 Staff Report](#)
[ZON25-0002 Case Map](#)
[ZON25-0002 Aerial Map](#)

Motion to approve ZON25-0002 to rezone approximately 12.81 acres for the property located at 3001 NE 21st Street (Parcel 24262-001-04) and teh parcel directly to the east (Parcel 24264-000-00) from M-1, Light Industrial, to G-U, Governmental Use.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Buck Martin

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

- c. Public Hearing to change the Future Land Use designation on approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from Employment to Public (Case LUC25-0001) (Quasi-Judicial).

Attachments: [LUC25-0001 Staff Report](#)
[LUC25-0001 Case Map](#)
[LUC25-0001 Aerial Map](#)

Planner II Brea Miller displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for LUC25-0001 and ZON25-0001.

Mr. Branson said the City has owned the property since 2006 and asked why the city is now asking for the change. Ms. Miller replied so that it can be consistent with other city government properties.

Ms. Boudreau asked what the property is used for. Ms. Breahe replied the property is used for a drop off area for debris purposes.

Motion to approve LUC25-0001 to change the Future Land Use designation on approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from Employment to Public.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Tucker Branson

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

- d. Public Hearing to rezone approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from M-1, Light Industrial (City) to G-U, Governmental Use (City) (Case ZON25-0001) (Quasi-Judicial)

Attachments: [ZON25-0001 Staff Report](#)
[ZON25-0001 Case Map](#)
[ZON25-0001 Aerial Map](#)

Motion to approve ZON25-0001 to rezone approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from M-1, Light Industrial (City) to G-U Government Use (City).

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Jamie Boudreau

AYE: Boudreau, Branson, London, Martin, and Carelock

EXCUSED: Chairperson Lopez, MacDonald, and Campbell

5. Abrogation

- a. Public Hearing to abrogate a portion of a 12-foot-wide alley lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida. (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14), approximately 1.12 acres.. (Case ABR24-0019) (Quasi-Judicial). *Requested postponement until March 10, 2025.*

RESULT: POSTPONED

6. Public Comment

None.

7. Staff Comment

None.

8. Board Comment

None.

9. Next meeting: March 10, 2025

10. Adjournment

The meeting adjourned at 5:43 pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0870

Agenda Item #: a.

Submitted By: Breah J. Miller, Planner II

Presentation By: Breah J. Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Public Hearing to rezone approximately 1.34 acres of property located at 1533 and 1541 NE 14th Street (Parcel 26486-000-00 and 26486-001-00) from RO, Residential Office, to R-3, Multi-Family Residential (Case ZON25-0003) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

Click or tap here to enter text.

BACKGROUND:

- Applicant/Property Owner: Ocala Opportunity Investment, LLC

Key Points:

This is a request to rezone the subject properties for the future development of two additional duplexes (multi-family).

Zoning and Land Use Details:

The properties are currently zoned RO, Residential Office, and are developed with one duplex on each parcel. The applicant is requesting to add one duplex to each lot. The addition of two duplexes will change the use from two-family dwelling to multi-family. Multi-family is not a permitted use by right or special exception in the RO, Residential Office, zoning district.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use designation, pursuant to Code of Ordinances Section 122-244.
- The request is consistent with the East Ocala Vision and Community Plan, the Comprehensive Plan, and

the City's Code of Ordinances.

- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

Staff recommends approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM RO, RESIDENTIAL OFFICE (CITY), TO R-3, MULTI- FAMILY (CITY), FOR CERTAIN PROPERTY LOCATED AT 1533 AND 1541 NE 14th STREET (PARCEL 26486-000-00 AND 26486-001-00), APPROXIMATELY 1.34 ACRES (CASE NO. ZON25-0003); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as R-3, Multi- Family Residential:

PER SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7424, PAGE 1441, OF THE

PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BEGINNING AT A POINT THAT IS EAST 696 FEET AND NORTH 25 FEET FROM THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 300 FEET, THENCE EAST 210, THENCE SOUTH 300 FEET, THENCE WEST 210 TO THE POINT OF BEGINNING.

LESS AND EXCEPT ROAD RIGHT OF WAY NE 14TH ST.

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 zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from RO, Residential Office, to R-3, Multi-Family Residential, 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 later of:

1. Approval by the mayor, or upon becoming law without such approval;
- or
2. The effective date of Ordinance No. 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.



Staff Report: Rezoning

Case No. ZON25-0003

Planning & Zoning Commission: March 10, 2025

City Council (1st Reading): April 1, 2025

City Council (Adoption): April 15, 2025

Applicant/Property Owner: Ocala Opportunity Investment I LLC
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone the subject properties from RO, Residential Office, to R-3, Multi-Family Residential.

Subject Property Information

Acres: ±1.34 acres
Parcel(s)#: 26486-000-00 and 26486-001-00
Location: 1533 and 1541 NE 14th Street
Existing use: Duplex on each parcel
Future Land Use Designation: Low Intensity
Zoning Designation(s): RO, Residential Office
Special District(s)/Plans(s): East Ocala Community Redevelopment Area
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	RO, Residential Office	Single Family Residence
South	Low Intensity	INST, Institutional RO, Residential Office	Professional Business Office Single Family Residence
East	Low Intensity	RO, Residential Office R-3, Multi-Family Residential	Medical Office Quadra-plex
West	Low Intensity	R-1A, Single Family Residential	Single Family Residences

Applicant Request

The applicant has submitted a petition to rezone the subject properties from RO, Residential Office to R-3, Multi-Family Residential.

Background:

In 2021, the applicant purchased Parcel 26486-000-00 at approximately 1.34 acres. Later that year, the applicant applied for a Lot Reconfiguration (LOT21-44515) to subdivide the parcel into two 0.67 acre lots. The lot reconfiguration was approved through an administrative review process, and Parcel 26486-001-00 was created.

In 2022, through the building permit process, both properties were developed with duplexes (BLD21-2085 and BLD21-2181). The properties initially had separate driveways but through FDOT reviews a shared joint ingress/egress was required. The driveway is located at the southwestern corner of Parcel 26486-000-00 and leads to a shared parking area between both properties.

The subject properties are located within the boundaries of the East Ocala Community Redevelopment Area (CRA), which envisions a corridor that offer residents, businesses, visitors and investors inviting places to shop for their everyday needs, conduct commerce, interact with one another, and access opportunities for economic growth. It is designed to improve the appearance, function and market value of the City's key commercial corridors with the aim towards restoring economic vitality.

Staff Analysis

Factual Support

Comparison of Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area	Maximum Building Height
Existing	RO, Residential Office	Intended primarily for professional and business office uses that are not incompatible with adjacent residential zones. This district shall allow one- and two-family dwellings and professional and business offices. Sec 122-371	12,500 square feet	35 feet
Proposed	R-3, Multi-Family Residential	Intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan. This district shall allow single-family, two-family and multi-family dwellings, residence-offices and residence-galleries. Professional and business offices that are of compatible scale and intensity may be allowed as special exceptions by the board of adjustment. Sec 122-351	7,500 square feet (SFR) 10,000 square feet (Other)	35 feet

Also see Exhibit A: Permitted Uses Table below.

Consistency with Comprehensive Plan and Land Development Regulations

1. The requested zoning change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. Future Land Use Element Policy 6.3: 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.

Staff Comment: The Low Intensity Land Use classification identifies residential as a permitted use. The proposed Multi-Family zoning district is compatible with the existing Low Intensity land use classification.

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

- a. Section 122-133(b)(1): The application requests to rezone parcel or parcels that are a minimum of 30,000 square feet of area not separated by a right-of-way for a street, a street, or a drainage retention area.

Staff Comment: The subject property contains approximately 1.34 acres and meets the requirements for consideration of rezoning set forth by the Code of Ordinances.

- b. Section 122-244 – *District criteria*: Zoning districts allowed under the current land use classification.

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-2A, B-4, B-5, SC, M-1, M-2, G-U, INST, A-1, PD, FBC
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Staff Comment: As indicated in Section 122-244 above, the R-3 zoning district is a permitted district within the subject property’s current Low Intensity future land use.

Level of Service (LOS)

Transportation: The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below.

• **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SR492	4	45 MPH	Arterial	D	39,800	20,200	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the site plan review. The affected segment of SR 492 Avenue is currently operating above the adopted Level of Service.

Potable Water: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City water main runs along NE 14th Street in front of the subject property.

- *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: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City gravity main runs along NE 14th Street in front of the subject property.

- *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 located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for nonresidential development.
- *Available Capacity:* 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 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 properties are not located within a FEMA 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 currently serviced by Ocala Electric Utility.

Fiber: Service is not available along NE 14th Street and North of NE 22nd Avenue.

Fire Service: Ocala Fire Rescue Station #5 is located approximately 0.68 miles from the subject property.

Schools: This amendment is not anticipated to affect any school district.

Conclusions

Property History: The rezoning request is for two adjacent properties under common ownership. Ocala Opportunity Investment I LLC has owned the properties for 4 years and have developed each with a 2,072 square foot, two-family residence. The applicant is proposing to build an additional two-family residential building on each lot.

Land Development Code / Comprehensive Plan Consistency: Pursuant to Code of Ordinances Section 122-286 properties in the requested R-3, multi-family zoning district shall be at least 100-foot-wide and contain at least 10,000 square feet. The subject property meets the minimum lot width and

area requirements of the R-3, multi-family zoning district. The requested R-3, multi-family zoning district is consistent with the existing Low Intensity future land use classification pursuant to Code of Ordinances Section 122-244. The underlying Low Intensity Land Use classification has a maximum intensity of 0.75 Floor Area Ratio (FAR). Based on the 1.34-acres of the subject property, there would be a potential a minimum of 4 du/acre. Site plans shall be required for development in the R-3 district as per article IV of this chapter and any future development will have to meet the requirements for site plan approval process.

Zoning Comparison: The existing RO, Residential Office zoning district is intended primarily for professional and business office uses as well as one- and two-family dwellings. Whereas, the proposed R-3 zoning is intended to be a multi-family development including higher residential densities in accordance with the comprehensive plan. A comparison of the uses between the RO and R-3 zoning districts is attached as Exhibit A of the staff report.

The R-3 zoning is consistent with the Low Intensity land use and is compatible with the development of the surrounding area, which are included in the attached permitted uses table.

Surrounding Area / Compatibility: The proposed R-3 is compatible with the surrounding area, which is primarily characterized by residential and commercial uses. There is an R-3 zoned property developed with a quadplex abutting the properties to the northeast.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use designation, pursuant to Code of Ordinances Section 122-244.
- The requested R-3, Multi-Family zoning is compatible with the existing development of the surrounding area.
- The request is consistent with the East Ocala Vision and Community Plan, the Comprehensive Plan, and the City's Code of Ordinances.
- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: <i>Approval</i>
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Exhibit A. Permitted Uses Table

*Permitted by Special Exception

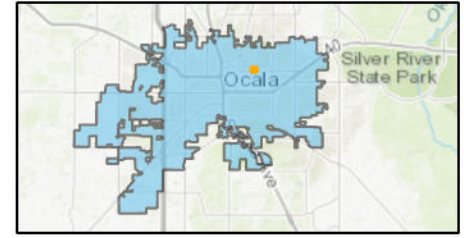
Permitted Use Type	RO, Residential Office	R-3, Multi family
<i>Residential Operation</i>		<ul style="list-style-type: none"> • Bed and breakfast • Community residential home, maximum of twelve unrelated residents per single-family residential dwelling. • Home occupation
<i>Residential Type</i>	<ul style="list-style-type: none"> • Residence- gallery • Residence- office • Single- family dwelling Two- family dwelling 	<ul style="list-style-type: none"> • Multi-family dwelling (subject to architectural review requirements in subsection 122-216(t). • Single-family dwelling. • Single-family (attached) dwelling unit. • Two-family dwelling.
<i>Business service</i>		<ul style="list-style-type: none"> • Parking lot*
<i>Hospitality and tourism</i>		<ul style="list-style-type: none"> • Antique gallery/art gallery/museum*
<i>Office Use</i>	<ul style="list-style-type: none"> • Professional and business office 	<ul style="list-style-type: none"> • Professional and business office
<i>Personal Service</i>	<ul style="list-style-type: none"> • Hairstyling shop 	
<i>Community Service</i>		<ul style="list-style-type: none"> • Church/place of worship* • Day care facility* • Library* • Private club*
<i>Educational Use</i>		
<i>Recreational Use</i>		<ul style="list-style-type: none"> • Recreation facility, indoor*
<i>Public Use</i>		<ul style="list-style-type: none"> • Park/open space area*
<i>Health Care Use</i>	<ul style="list-style-type: none"> • Medical and dental office on major and minor arterials • Medical and dental office on local and collector streets* 	<ul style="list-style-type: none"> • Health care uses: Assisted living facility. • Neighborhood Wellness Center* • Transitional recovery facility*

CASE MAP

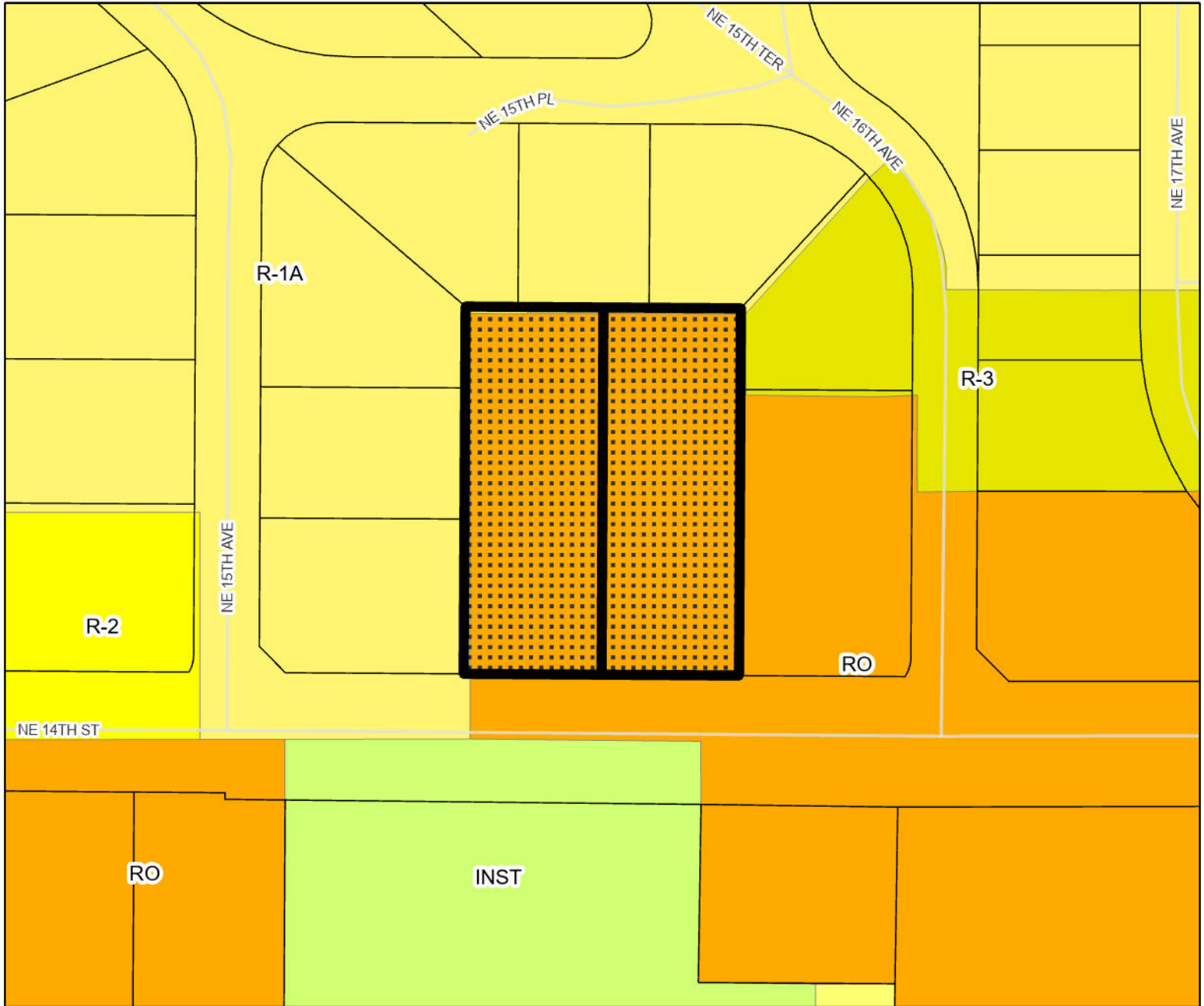
P&Z Meeting: March 10, 2025

Case Number: ZON25-0003
Parcel: 26486-001-00 & 26486-000-00

Location Map



Property Size: Approximately 1.34 acres
Land Use Designation: Low Intensity
Zoning: RO, Residential Office
Proposal: A request to rezone from RO, Residential Office, to R-3, Multi-Family Residential.



- INST: Institutional
- R-1: Single Family Residential
- R-1A: Single Family Residential
- R-2: Two-Family Residential
- R-3: Multi-Family Residential
- RO: Residential Office
- Parcels
- Subject Property

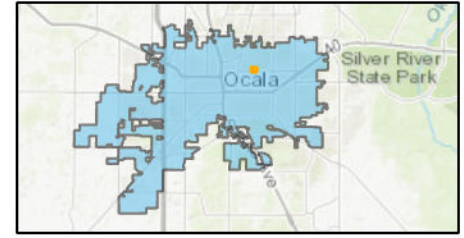


AERIAL MAP

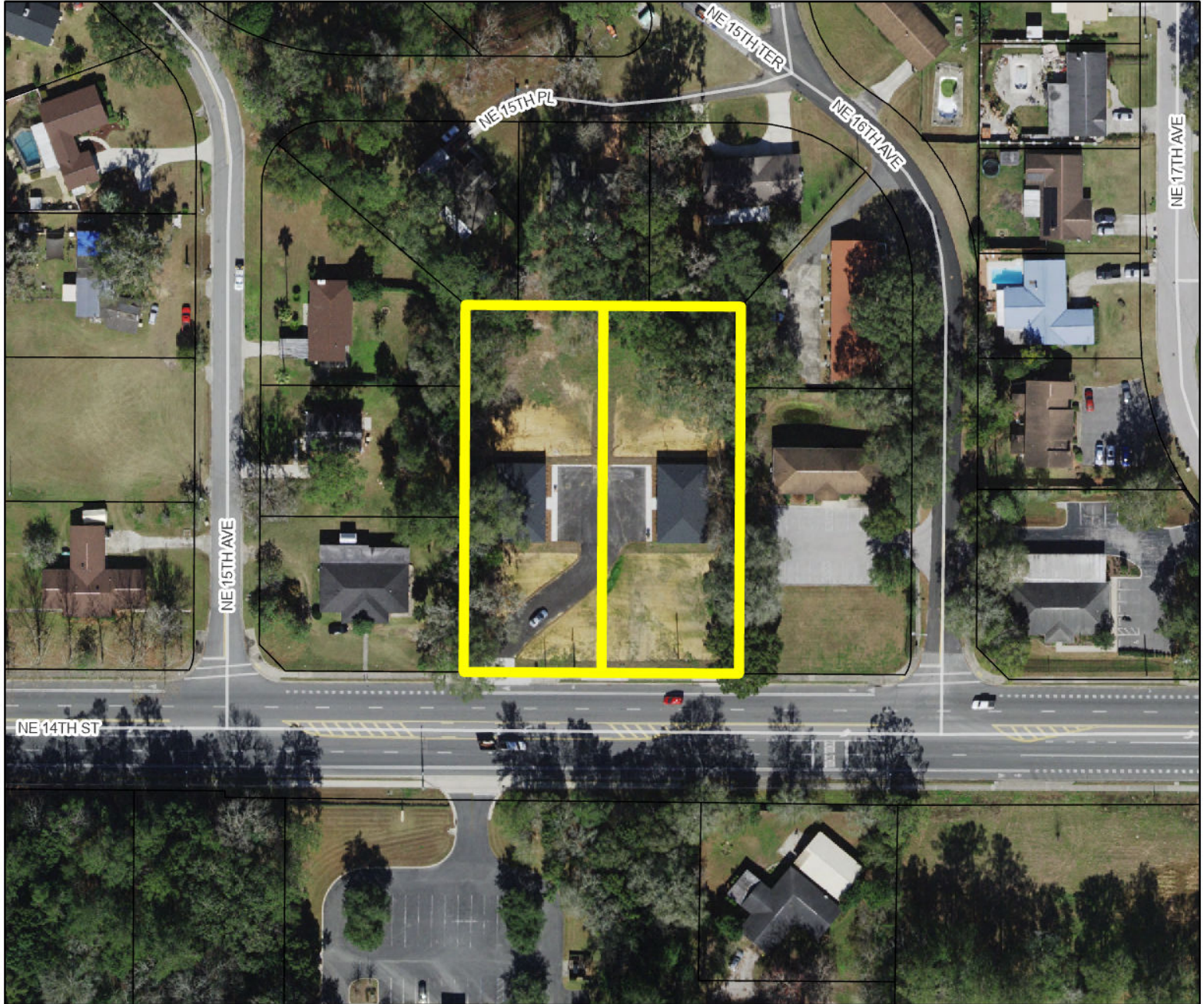
P&Z Meeting: March 10, 2025



Case Number: ZON25-0003
Parcel: 26486-001-00 & 26486-000-00

Location Map



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-  Parcels
-  Subject Property

