



Rezoning Staff Report

Case No. ZON25-0016

Planning & Zoning Commission: January 12, 2026

City Council (1st Reading): February 3, 2026

City Council (Adoption): February 17, 2026

Applicant:

Arun & Anjana Singh.

Property Owner:

Arun & Anjana Singh

Project Planner:

Breah Miller, Planner II

Amendment Request:

Rezone from RO, Residential Office, and R-1, Single Family Residential, to R-3, Multi- Family Residential

Parcel Information

Acres: ±2.26 acres

Parcel(s)#: 26496-005-00 & 26496-005-01

Location: the 1400 block of NE 14th Street

Existing use: Undeveloped

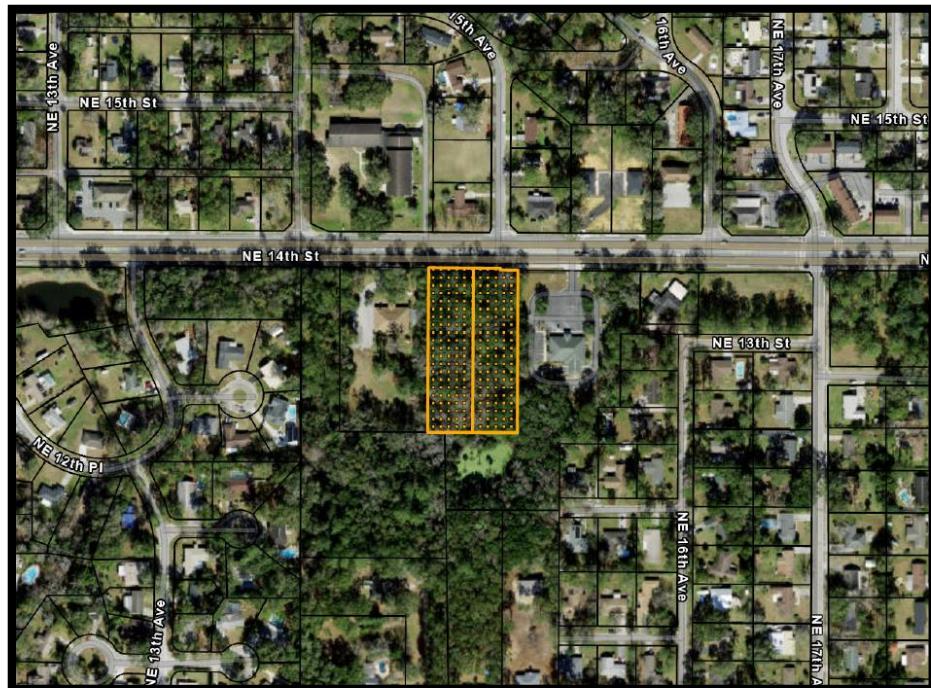
Future Land Use Designation: Low Intensity

Zoning Designation: R-1, Single Family District, and RO, Residential Office

Special District(s)/Plan(s): N/A

Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

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The applicant is requesting to rezone two properties totaling approximately 2.26-acres from RO, Residential Office, and R-1, Single Family Residential, to R-3, Multi-Family Residential.

The agent, Danny Singh, is representing the applicant in this request.

Section 2 - Background Information

The subject properties encompass a total of approximately 2.26 acres. The current designations of the property are:

Zoning: **RO, Residential** district is 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.

R-1, Single Family district is intended to preserve established single-family neighborhoods and to provide new areas of low and moderate density single-family development.

Future Land Use: **Low Intensity**, a maximum of 18 dwelling units per acre, a maximum of 0.75 floor area ratio (FAR).

The subject properties are undeveloped and are accessed from State Road (SR) 492, also known as NE 14th Street. The properties are split-zoned, with RO on the northern portion along SR 492, which transitions down to R-1 to the south. Prior to being rezoned, the two surrounding properties followed a similar zoning pattern. Historically, it has been common practice in the City of Ocala to recommend split zoning as a transitional buffer to protect adjacent, less intensive zoning districts. The character of the surrounding area changed in 2002 when the properties to the south, east and west were rezoned from RO and R-1 to INST, Institutional District.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	R-2, Two-Family Residential R-1, Single Family Residential	Duplex Duplex (Legal Non-Conforming)
East	Low Intensity	INST, Institutional	Marion Baptist Association Christian Counseling Associates
South	Low Intensity	INST, Institutional	Undeveloped Islamic Church
West	Low Intensity	INST, Institutional	Islamic Church

The subject property is accessed by SR 492, a major arterial roadway, connecting to NE 25th Avenue,

a collector roadway, and NE 12th Avenue, local roadway. The subject property is surrounded on three sides (east, west, and south) by INST, Institutional District uses. The closest R-3 in proximity to the subject property is located on the northern side of SR 492 approximately 200-feet to the east.

Section 3 – Staff Analysis

This report evaluates the proposed rezoning of the subject property from RO and R-1 to R-3 for consistency with the City of Ocala's Comprehensive Plan, the Land Development Code, and the evolving development pattern along the SR 492 corridor.

SR 492 functions as a transitional corridor that accommodates a mix of neighborhood-scale commercial, residential office, institutional, and residential uses. Development intensity along the corridor generally increases near the roadway and steps down toward single-family residential neighborhoods located behind it. The proposed R-3 rezoning is consistent with this transitional pattern and reflects the corridor's role in accommodating a broader range of residential opportunities.

The R-3 zoning district permits single-family, two-family, and multifamily residential development and allows a maximum building height of up to 50 feet. While this represents an increase in permitted intensity compared to the adjacent R-1 district, which limits building height to 35 feet, the R-3 district includes development standards intended to ensure compatibility with surrounding uses through setbacks, buffering, and site and architectural design requirements.

Properties located north of SR 492 include a greater concentration of R-3, Multifamily Residential zoning. Recent rezonings north of SR 492 further demonstrate the corridor's capacity to accommodate higher-density residential development. While those approvals were location-specific, they reflect an established development pattern along SR 492 where multifamily zoning is appropriate in proximity to major transportation corridors.

The subject property's proximity to institutional uses provides an effective transitional buffer between higher-intensity development along SR 492 and lower-intensity residential neighborhoods to the rear. Additionally, SR 492 is designed to support higher levels of vehicular access and traffic, making it suitable for increased residential density. The City's Land Development Code provides multiple mechanisms to address site design, buffering, height transitions, and compatibility, ensuring that future development can be integrated in a manner consistent with surrounding land uses.

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: 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.

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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.

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:

Rezoning to R-3 aligns with the Low Intensity Future Land Use designation:

- *The proposed R-3 zoning district is consistent with the existing Low Intensity Future Land Use category which allows residential uses.*
- *The subject property is accessed from a major arterial roadway, SR 492 (NE 14th Street). Major 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.*
- *The R-3 district permits single-family, two-family, and multi-family development, which allows for the creation of a suburban environment with walkable design and open space amenities.*
- *R-3 developments can lead to higher pedestrian activity than the surrounding single-family.*

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 Low Intensity Future Land Use designation and allows for residential development that can be designed to be compatible with surrounding uses. While the R-3 district permits a broader range of residential densities and a maximum building height of up to 50 feet, the City's Land Development Code includes development standards intended to ensure appropriate transitions in scale, height, and intensity. When developed in accordance with these standards, the R-3 district remains compatible with adjacent properties and aligns with the City's objectives for*

orderly growth and efficient use of existing infrastructure.

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.

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: The requested R-3 zoning district is consistent with 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	R-1, Single Family Residential	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.	13,500	35-feet
Existing	RO, Residential Office	Intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.	12,500	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.	7,500	50-feet

Staff Comment:

The subject 2.26-acres meet the minimum lot area required for development within the R-3 zoning district.

Section 5 - Level of Service (LOS) Analysis

The maximum allowable density for the subject property with the existing Low Intensity land use is 40 dwelling units, with a maximum FAR of 73,804.2 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 residential type use that is consistent with the concurrent request of R-3, Multi-family. 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 property is accessed by SR492, a major arterial roadway connecting to NW 25th Avenue and NE 12th Avenue. 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
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 subdivision review.

LOS Impact: The affected segment of SR 492 Avenue 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: Nearby uses are currently 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 water main runs along NW 7th Street.

- *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 gravity main is available along NW 7th Street.

- *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).

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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 others 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 Fall 2024 Activity Guide released by the Recreation and Parks Department.

LOS Impact: The anticipated could potentially generate additional demand for parks. Additional capacity analysis will be required at the time of rezoning and site plan review, if a residential development is contemplated in the future.

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 #3 is located approximately 0.92 miles from the subject property. This distance falls within the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is anticipated to impact Wyomina Park Elementary, Fort King Middle School, and Vanguard Highschool. There is currently not a proposed number of units for future development.

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		DWELLING TYPE	Maximum Units	Proposed Units
		SFR	40	0
SCHOOL LEVEL	SCHOOL NAME	SFR STU GEN RATE	ESTIMATED STUDENTS	
E	Wyomina Park Elementary	0.13	5	0
M	Fort King Middle School	0.064	2	0
H	Vanguard High school	0.094	3	0

		DWELLING TYPE	Maximum Units	Proposed Units
		MFR	40	
SCHOOL LEVEL	SCHOOL NAME	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	Wyomina Park Elementary	0.139	5	0
M	Fort King Middle School	0.056	2	0
H	Vanguard High school	0.067	2	0

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 requested Low Intensity 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 ZON25-0016

Exhibit A. Permitted Uses Table

*Permitted by Special Exception

Permitted Use Typ	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*

Permitted Use Typ	R-1, Single Family Residential	R-3, Multi family
<i>Residential Operation</i>	<ul style="list-style-type: none"> • Community residential home • Home occupation 	<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"> • Single- 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.

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<i>Business service</i>	<ul style="list-style-type: none"> • Parking lot* 	<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* 	<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* 	<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*