



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-feet-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*