



Ocala Planning & Zoning Commission Agenda - Final Monday, February 9, 2026

Meeting Information

Location

City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time

5:30 PM

Board Members

Tucker Branson
Elgin Carelock
Tamboura Jenkins
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 January 23, 2026.

 - a. [Ocala Gazette Ad](#)

Attachments: [P&Z Draft Ad PROOF 02092026](#)

3. Approval of Minutes
 - a. [January 12, 2026 Meeting Minutes](#)

Attachments: [January 12, 2026 Final Meeting Minutes](#)

4. Rezoning

[Ordinance to rezone approximately 0.95 acres located at 2242 NW 1st Avenue \(Parcel 25291-000-00\) from R-1A, Single-Family Residential, to R-3, Multi-Family Residential \(Case ZON25-0017\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Attachments: [ZON25-0017 Draft Staff Report](#)
[ZON25_0017_Case](#)
[ZON25_0017_Aerial](#)
[Block data](#)

5. Workshop
 - a. Vision 2050

6. Public Comments
 7. Staff Comments
 8. Board Comments

9. Next meeting: March 9, 2026

10. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0676

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

Ocala Gazette Ad

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

Ocala Gazette

BACKGROUND:

N/A



NOTICE OF PUBLIC HEARING OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, February 9, 2026, 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>.**

NORTHWEST

Petitioner: Rehabber Depot, LLC; Agent: Remon Faragalla; Case: ZON25-0017; A request to rezone from R-1A, Single-Family Residential, to R-3, Multi-Family Residential, for property located at 2242 NW 1st Avenue (Parcel 25291-000-00), approximately 0.95 acre.

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 #: 2026-0709

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

January 12, 2026 Meeting Minutes

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:

N/A



Ocala

Planning & Zoning Commission

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, January 12, 2026

5:30 PM

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call for Determination of a Quorum

Present

Tucker Branson, Elgin Carelock, Tamboura Jenkins, Daniel London, Kevin Lopez, Justin MacDonald, Buck Martin, 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 December 26, 2025.

3. Approval of Minutes

- a. November 10, 2025 Meeting Minutes

Attachments: [November 10, 2025 Final Meeting Minutes](#)

RESULT: APPROVED

MOVER: Elgin Carelock

SECONDER: Daniel London

AYE: Branson, Carelock, Jenkins, London, Lopez, MacDonald, and Martin

4. Subdivisions

- a. Puravida Conceptual Subdivision, SUB25-0006

Attachments: [Case Map.pdf](#)
[Aerial Map.pdf](#)
[Conceptual Plan.pdf](#)
[Survey.pdf](#)
[City Engineer Approval.pdf](#)
[PD Plan.pdf](#)
[PD Standards Book.pdf](#)

Planning and Zoning Manager, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0006.

Miles Anderson, Miles Anderson Consulting Engineers, 1515 East Silver Springs Boulevard, Ocala, FL, stated he was available to answer any questions.

Ms. Campbell stated based on the plan provided, the development consists of multiple single family units. All residence will be separated.

Ms. Cupp stated the proposed subdivision consists of single family residential lots with 5 foot setbacks on each side on each lot. There will be at least 10 feet between the setbacks and houses.

Ms. Campbell stated the schools on the impacted areas have sufficient capacity.

Motion to approve Puravida Conceptual Subdivision, SUB25-0006.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Tamboura Jenkins

AYE: Branson, Carelock, Jenkins, London, Lopez, MacDonald, and Martin

b. West Oak Townhouses Conceptual Subdivision (SUB25-0002)

Attachments: [City Engineer Approval.pdf](#)
[Aerial Map.pdf](#)
[Case Map.pdf](#)
[Conceptual Subdivision Plan.pdf](#)
[Landscape Plan.pdf](#)
[Survey ALTA.pdf](#)
[Survey TOPO.pdf](#)
[PD Plan.pdf](#)
[PD Standards.pdf](#)

Planning and Zoning Manager, Karen Cupp, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for SUB25-0002.

Ms. Campbell stated she did not believe there was sufficient notice to make an informed decision. As an elected official, she noted it was awkward to receive the materials on the day of the meeting for approval. She also acknowledged that she is a non-voting member.

Mr. MacDonald asked whether the proper notice was sent. Chief Planning Official, Endira Madraveren, stated the item was noticed through the Clerk's Office. She explained prior notice was not required as it is not a rezoning case. She also noted the item will have Quasi-Judicial voting at the City Council hearing.

Motion to approve West Oak Townhouses Conceptual Subdivision, SUB25-0002.

RESULT: APPROVED

MOVER: Buck Martin

SECONDER: Elgin Carelock

AYE: Branson, Carelock, Jenkins, London, Lopez, MacDonald, and Martin

5. Rezoning

- a. Ordinance to rezone approximately 2.26 acres for properties located in the 1400 block of NE 14th Street (Parcel 26496-005-00 & 26496-005-01) from RO, Residential Office, and R-1, Single Family Residential, to R-3, Multi-Family Residential (Case ZON25-0016) (Quasi-Judicial)

Attachments: [ZON25-0016 Staff Report](#)
[ZON25-0016 Aerial Map](#)
[ZON25_0016_Case](#)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0016.

Mr. Jenkins noted there appears to be a significant amount of residential development in the area. Breah responded, stating the corridor contains lighter commercial and residential uses, which step down to residential in the south. She also noted that the institutional uses border the single-family residential area.

Mr. MacDonald asked if the site is located between two places of worship. Breah stated yes. Mr. MacDonald asked if there were any similar zonings in the area. Breah stated that to the northeast, the zoning changed from R-2 to R-3.

Jerald Strand, 1516 NE 12th Street, Ocala, FL, stated they just purchased their home just over a year ago and love the neighborhood. He expressed concern that multi-family housing would negatively impact their property value.

Ms. Campbell asked if the project would return to the board for approval once the zoning change is approved before any construction begins. Chief Planning Official, Endira Madraveren, responded that it would not; the property would be zoned R-3 and would proceed through the site plan review process.

Ms. Campbell stated, although she does not have a vote, it seems awkward to have multi-family housing in that location.

Mr. Lopez asked Ms. Campbell if she agreed with the capacity figures provided for the schools. Ms. Campbell confirmed she does, noting all of the schools currently have sufficient capacity.

Endira stated, for reference, the maximum number of units allowed under the future land use designation is 40 units. She noted that the property will be zoned multi-family. While

no site plan is currently under review, the property can be developed in accordance with the allowances of the R-3 zoning district.

Motion to approve RO, Residential Office, and R-1, Single Family Residential, to R-3, Multi- Family Residential, ZON25-0016.

RESULT: APPROVED

MOVER: Kevin Lopez

SECONDER: Tamboura Jenkins

AYE: Branson, Carelock, London, Lopez, MacDonald, and Martin

NAY: Jenkins

- b. Ordinance to rezone two properties totaling approximately 30.49-acres located at 5019 W Silver Springs Blvd and the parcel adjacent to the east (Parcel 23180-000-00 & 23176-003-00) from PD, Planned Development, to M-1, Light Industrial (Case ZON25-0018) (Quasi-Judicial)

Attachments: [ZON25-0018 Staff Report](#)
[ZON25_0018_Case](#)
[ZON25_0018_Aerial](#)
[Previously Approved Resolution 2025-6](#)

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and findings of fact for ZON25-0018.

Mr. MacDonald requested to be recused from this case due to a conflict of interest.

Mr. Lopez asked if allowing the continued use of the nonconforming building means that the nonconforming property would need to be demolished in order to construct any subsequent building. Emily stated that yes, the existing nonconforming use would have to cease.

Rodney Rogers, 1105 SE 3rd Avenue Ocala, FL, stated the property was purchased over five years ago. The property was initially intended for an apartment complex under the PD process. The applicant would like the entire property to be rezoned to M-1. The residents on the property have terminated their leases and removed the nonconforming residences on the property.

Motion to approve PD, Planned Development, to M-1, Light Industrial, ZON25-0018.

RESULT: APPROVED

MOVER: Tucker Branson

SECONDER: Buck Martin

AYE: Branson, Carelock, Jenkins, London, Lopez, and Martin

RECUSED: MacDonald

- c. Ordinance to rezone approximately 0.95 acres located at 2242 NW 1st Avenue (Parcel

25291-000-00) from R-1A, Single-Family Residential, to R-3, Multi-Family Residential (Case ZON25-0017) (Quasi-Judicial) *Request to postpone until February 9, 2026.*

Senior Planner, Emily Johnson, requested ZON25-0017 be postponed until the February 9, 2026 meeting.

Motion to postpone R-1A Single-Family Residential, to R-3, Multi-Family Residential, ZON25-0017.

RESULT: POSTPONED

MOVER: Kevin Lopez

SECONDER: Buck Martin

AYE: Branson, Carelock, Jenkins, London, Lopez, MacDonald, and Martin

6. Public Comments

None.

7. Staff Comments

None.

8. Board Comments

None.

9. Next meeting: February 9, 2026

10. Adjournment

Meeting adjourned at 6:10pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-0483

Agenda Item #:

Submitted By: Emily Johnson

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Ordinance to rezone approximately 0.95 acres located at 2242 NW 1st Avenue (Parcel 25291-000-00) from R-1A, Single-Family Residential, to R-3, Multi-Family Residential (Case ZON25-0017) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Applicant: Remon Faragalla, Rehabber Depot LLC
- Property Owner: Rehabber Depot LLC

Key Points:

The petitioner is requesting to rezone 0.95-acres of property from R-1A, Single-Family Residential, to R-3, Multi-Family Residential. The subject property is currently developed with a single-family residence, which was constructed in 1948. The subject property has been zoned R-1A since its annexation in 1964. The subject property is currently designated as Neighborhood Future Land Use category.

Zoning and Land Use Details:

For consideration of the rezoning, there are several key factors to consider:

- The subject property is surrounded on three sides (north, south, and west) by R-1A and single-family residential uses.

- The property is located west of NW 1st Avenue, a local roadway which is primarily characterized by single-family residential development.
- The nearest R-3 District **in closest proximity** is across the street, to the east. The only R-3 District located along the same side of the street is a city-owned Water Retention Area, approximately 200-feet south of the subject property.
- The rezoning would create an isolated pocket of higher-intensity multifamily zoning that is inconsistent with the established single-family residential development pattern of the surrounding neighborhood **on the same side of the street as the subject property.**

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is **not compatible** with the prevailing single-family residential development pattern on the same side of the street as the subject property.
- The intensity of the uses permitted in the R-3 zoning district are not compatible with the prevailing single-family residential development pattern on the same side of the street as the subject property.
 - The R-3 zoning district permits bed and breakfasts, community residential homes (maximum of 12 unrelated residents), conference centers, and assisted living facilities by-right.
 - Special Exception uses include fraternity/sorority houses, residence-offices, residence-galleries, rooming/boarded houses, antique galleries/art galleries/museums, professional/business offices, churches/places of worship, day care facilities, private clubs, indoor recreation facilities, neighborhood wellness facilities, and transitional recovery facilities.
- The proposed rezoning would introduce a maximum building height of 50-feet, which is significantly greater in scale than the adjacent properties, which are limited in height to 35-feet.
- City utilities are available at this location, and no level of service issues **have** been identified for public facilities as a result of the zoning amendment.
- The proposed rezoning is not compatible with the prevailing single-family residential development pattern surrounding the subject property.
- The proposed rezoning would introduce a more intense residential use and a maximum building height of 50 feet, which is significantly greater in scale than the adjacent properties.
- The proposed rezoning is consistent with the existing Neighborhood 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 recommends **recommend denial**.

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

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM R-1A, SINGLE FAMILY RESIDENTIAL, TO R-3, MULTI- FAMILY RESIDENTIAL, FOR CERTAIN PROPERTY LOCATED AT 2242 NW 1ST AVENUE (PARCEL 25291-000-00), APPROXIMATELY 0.95 ACRES (CASE NO. ZON25-0017); 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:

PARCEL NUMBER 25291-000-00

THE EAST 1/2 OF THE FOLLOWING DESCRIBED LAND, TO WIT: BEGINNING 150 FEET SOUTH OF THE SOUTHEAST CORNER OF BLOCK "V" MARIMERE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "C", PAGE 29, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE RUN SOUTH 0°42' WEST 150 FEET, THENCE RUN WEST 550 FEET, THENCE RUN NORTH 0°42' EAST 150 FEET, THENCE RUN EAST 550 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE SE 1/4 OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 22 EAST.

SUBJECT TO THAT CERTAIN PROPERTY SETTLEMENT AGREEMENT CONTAINED IN CASE NUMBER 78-1415-A.

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 R-1A, Single-Family Residential, 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 approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:
Angel B. Jacobs
City Clerk

By:
Ire J. Bethea Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-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.



Rezoning Staff Report

Case No. ZON25-0017

Planning & Zoning Commission: February 9, 2026

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

City Council (Adoption): April 7, 2026

Applicant: Remon Faragalla, Rehabber Depot LLC
Property Owner: Rehabber Depot LLC
Project Planner: Emily W. Johnson, AICP, Senior Planner
Amendment Request: Rezone from R-1A, Single-Family Residential, to R-3, Multi-Family Residential

Parcel Information

Acres: ±0.95 acres
Parcel(s)#: 25291-000-00
Location: 2242 NW 1st Avenue
Existing use: Single-Family Residence
Future Land Use Designation: Neighborhood
Zoning Designation: R-1A, Single-Family Residential District
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 the subject 0.95-acre property from R-1A, Single-Family Residential, to R-3, Multi-Family Residential.

Section 2 - Background Information

The subject property encompasses approximately 0.95 acres. The current designations of the property are:

Zoning: **R-1A, Single Family District** (Land Development Regulations Section 122-311), is intended to preserve established single-family neighborhoods and to provide new areas of low and moderate density single-family development.

Future Land Use: **Neighborhood** (Comprehensive Plan – Policy 6.4), a maximum of 5 dwelling units per acre for single-family residential and 12 dwelling units per acre for multi-family residential, a maximum of 0.25 floor area ratio (FAR).

The subject property is developed with a single-family residence, which was constructed in 1948. In 1964, Ordinance 238 annexed a 17.4 square mile area expanding the City of Ocala limits. The subject property was part of the annexation and has maintained R-1A zoning since annexation. The surrounding neighborhood is still predominantly zoned R-1A, with limited areas of R-2, Two-Family Residential, and R-3, Multi-Family Residential zoning throughout. In the City’s 1991 Comprehensive Plan, the subject property was designated with Medium Density Residential Future Land Use. In 2013, the City amended the Comprehensive Plan future land use categories in association with the City’s 2035 Vision. These changes consolidated future land use categories, thus eliminating the Medium Density Residential Future Land Use. As a result, the subject property and surrounding area are currently designated with the Neighborhood Future Land Use Category.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	R-1A, Single-Family Residential	Single-Family Residence
East	Neighborhood	R-3, Multi-Family Residential	Multi-Family Residences, adjacent to NW 1 st Avenue
South	Neighborhood	R-1A, Single-Family Residential	Single-Family Residence
West	Neighborhood	R-1A, Single-Family Residential	Single-Family Residence

The subject property is accessed by NW 1st Avenue, a local roadway, connecting to NW/NE 20th Street and NW/NE 28th Street. The subject property is surrounded on three sides (north, south, and west) by

R-1A and single-family residential uses. It is important to note that the R-3 District in closest proximity is located across NW 1st Avenue, to the east. The properties east of NW 1st Avenue are comprised of the Primrose Place multi-family development and the Pavilion Oaks apartments. The properties west of NW 1st Avenue have only one R-3 zoned property located approximately 200 feet to the south which is a city-owned water retention pond and the remaining properties east of NW 1st Avenue are comprised of single family homes.

Section 3 – Staff Analysis

This report analyzes the proposed rezoning from R-1A, Single-Family Residential, to R-3, Multifamily Residential, for consistency with the City of Ocala's Comprehensive Plan, the Land Development Code, and the established neighborhood development pattern.

As previously stated, the subject property is on a local roadway which is primarily characterized by single-family residential development west of NW 1st Avenue. Rezoning the subject property to R-3 would introduce higher residential density and a broader range of commercial/non-residential uses within this historically developed residential neighborhood, raising compatibility concerns.

While properties zoned R-3 exist across NW 1st Avenue, those parcels are situated within a distinct contextual framework that does not apply to the subject property. Specifically, the existing R-3 parcels are located adjacent to the Southeastern Livestock Pavilion and areas designated with a Low Intensity Future Land Use category. In this context, multi-family development functions as a transitional land use between higher-intensity activities to the east and the surrounding single-family residential neighborhood as evidenced by the attached case map. Additionally, those properties were rezoned and developed in the 1980s, prior to the adoption of the City's Comprehensive Plan.

Furthermore, the only R-3 zoning located on the same side of NW 1st Avenue is a city drainage retention area that mitigates flooding and drainage within the surrounding area. As proposed, the rezoning would create an isolated pocket of higher-intensity multifamily zoning that is inconsistent with the established single-family residential development pattern that has historically existed on the west side of NW 1st Avenue. Staff further analyzed the existing density of the area between NW 1st and NW 3rd Avenues extending from NW 21st to NW 28th Streets (see attached study map) which includes the subject property and similarly developed properties. The density within this area yields an average density of 2.11 dwelling units per acre, consistent with densities associated with traditional detached single family home development.

Consistency with Comprehensive Plan:

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

1. *Future Land Use Element Policy 6.4: Neighborhood. The intent of the Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multifamily uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.*

Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office,

institutional, educational facilities, recreational or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the neighborhood residents.

The Neighborhood category is generally characterized as a walkable form with unique and identifiable neighborhoods where the predominant land use is residential and the primary modes of transportation include walking, bicycles, automobiles, and bus transit. Buildings are generally low and mid-rise in character. Housing types associated with this category are predominately single family detached homes, attached homes like row houses or townhomes, and garden style multifamily buildings. The history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals. Higher densities on existing small lots may be allowed in order to create a mix and diversity of housing types.

Parks and open spaces ranging in size should be provided throughout the Neighborhood land use category areas. Stormwater management facilities should be designed as recreational amenities and included in parks and open spaces. Public parks or open spaces should be located within walking distance of the majority of housing units within neighborhoods. Parking for non-residential uses will be limited and located on the street and in the rear of the building screened from surrounding residential uses. Non-residential uses should be accessible by sidewalks, bikeways and public transit.

There is no minimum density and intensity in this future land use category. The maximum density before any incentives is 5 dwelling units per gross acre for single family residential and 12 dwelling units per gross acre for multifamily residential. The maximum intensity before any incentives for non-residential development is 0.25 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff Comment:

While the R-3 zoning district is generally consistent with the Neighborhood Future Land Use designation, rezoning the subject property located on the west side of NW 1st Avenue to R-3 raises compatibility concerns. The R-3 district is typically most appropriate at the edges of Neighborhood areas, where it can serve as a transition opportunity between higher-intensity uses and established single-family residential neighborhoods.

Policy 6.4 identifies that multifamily uses within the Neighborhood Future Land Use category shall be reviewed through the development process to determine compatibility. There are thirteen parcels located along the western side of the road within the 2100-2600 blocks of NW 1st Avenue. Twelve parcels are zoned R-1A, while the remaining parcel is a City-owned drainage retention area zoned R-3. Except for two vacant parcels and one existing nonconforming church/place of worship, the R-1A-zoned parcels are developed with single-family residences.

- The intensity of the uses permitted in the R-3 zoning district are not compatible with the prevailing single-family residential development pattern on the same side of the street as the subject property. In addition to allowing two-family and multi-family residences, the R-3

zoning district permits bed and breakfasts, community residential homes (maximum of 12 unrelated residents), conference centers, and assisted living facilities by-right.

- Special Exception uses in the R-3 zoning district include fraternity/sorority houses, residence-offices, residence-galleries, rooming/boarding houses, antique galleries/art galleries/museums, professional/business offices, churches/places of worship, day care facilities, private clubs, indoor recreation facilities, neighborhood wellness facilities, and transitional recovery facilities.
 - The R-3 zoning district will introduce more intense residential uses and a maximum building height of 50-feet, which is significantly greater in scale than the adjacent properties which are limited to 35-feet in height.
 - The Neighborhood Future Land Use category allows a maximum density of up to five (5) dwelling units per acre for single-family residential development and up to twelve (12) dwelling units per acre for multi-family residential development. The subject property’s size and configuration are consistent with the lot sizes and development pattern of surrounding single-family residential properties.
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 R-3 zoning district is allowed within the Neighborhood Future Land Use category; however, it does not align with the surrounding development. The R-3 zoning district will introduce more intense residential uses and a maximum building height of 50 feet, which is significantly greater in scale than the adjacent properties which are limited to 35 feet in height.

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.*

Neighborhood	R-1, R-1A, R-1AA, R-2, R-3 , RZL, RBH-1, RBH-2, RBH-3, OH, RO, B-1, B-1A, G-U, INST, A-1****, PD, FBC
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Staff Comment: The requested R-3 zoning district is allowed within the existing Neighborhood Future Land Use designation, when appropriate. Policy 6.4 identifies that multifamily uses within the Neighborhood Future Land Use category shall be reviewed through the development process to determine compatibility.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
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Existing	R-1A, 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.	8,000	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:

In addition to allowing two-family and multi-family residences, the R-3 zoning district permits bed and breakfasts, community residential homes (maximum of 12 unrelated residents), conference centers, and assisted living facilities by-right and introduces a myriad of special exception uses not currently allowed by the existing zoning district. Lastly, the R-3 zoning district will introduce a more intense maximum building height of 50 feet, which is significantly greater in scale than the adjacent properties which are limited to 35 feet in height.

Section 5 - Level of Service (LOS) Analysis

Typically, staff’s review of rezoning petitions, 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. However, this rezoning request introduces multi-family which allows for a maximum allowable density for the subject property of 11 dwelling units maintaining the current Neighborhood Land use category.

For this staff report, the following LOS analysis provides a review of the potential impact on public facilities based upon a typical multi-family residential type use that is consistent with the proposed R-3 zoning district. Additional LOS analysis will be required at the time of expansion of the uses, or future redevelopment.

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

Transportation: The subject property is accessed by NW 1st Avenue, an unclassified roadway connecting to NE/NW 20th Street and NW/NE 28th Street. 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
NE 20 th Street	4	35 MPH	Arterial	E	30,420	9,100	C

(CR 200A)							
NE 28 th Street	2	30 MPH	Collector	E	11,232	2,300	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 segments of NW/NE 20th Street (CR 200A) and NE 28th Street are currently operating above the adopted Level of Service. Specific traffic analysis will be required through a traffic study prior to future development.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. A city water main runs along NW 1st Avenue.

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

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

Sanitary Sewer: Nearby uses are currently being serviced by City of Ocala Utilities. City utilities are available at this location; connections will be determined during the site plan review process. A city gravity main is available approximately 140-foot north of the subject property, along NW 1st 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, the capacity of these facilities is under other jurisdiction.

Parks and Recreation Facilities:

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

LOS Impact: The proposed rezoning could potentially generate additional demand for parks in the northeast quadrant of the City. 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 2.1 miles from the subject property. This distance exceeds the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is anticipated to impact Oakcrest Elementary, Howard Middle School, and Vanguard High School. There is currently not a proposed number of units for future development.

		DWELLING TYPE	Maximum Units	Proposed Units
		SFR	4	0
SCHOOL LEVEL	SCHOOL NAME	SFR STU GEN RATE	ESTIMATED STUDENTS	
E	Oakcrest Elementary	0.107	1	0
M	Howard Middle School	0.043	1	0
H	Vanguard High School	0.071	1	0
		DWELLING TYPE	Maximum Units	Proposed Units
		MFR	11	0
SCHOOL LEVEL	SCHOOL NAME	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	Oakcrest Elementary	0.137	2	0
M	Howard Middle School	0.055	1	0
H	Vanguard High School	0.066	1	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 **not compatible** with the prevailing single-family residential development pattern on the same side of the street as the subject property (west of NW 1st Avenue).
- The intensity of the uses permitted in the R-3 zoning district and the limited size of the subject property provide significant concerns about compatibility in consideration of the prevailing single-family residential development pattern on the same side of the street as the subject property.
 - The R-3 zoning district permits bed and breakfasts, community residential homes

- (maximum of 12 unrelated residents), conference centers, and assisted living facilities by-right.
- Special Exception uses include fraternity/sorority houses, residence-offices, residence-galleries, rooming/boarding houses, antique galleries/art galleries/museums, professional/business offices, churches/places of worship, day care facilities, private clubs, indoor recreation facilities, neighborhood wellness facilities, and transitional recovery facilities.
 - The subject property is less than one acre in size limiting the ability to develop the subject property, provide necessary infrastructure and provide for sufficient screening and buffering which are important tools to help mitigate compatibility.
 - The proposed rezoning would introduce a maximum building height of 50-feet, which is significantly greater in scale than the adjacent properties, which are limited in height to 35-feet.
 - City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: Denial of ZON25-0017

Exhibit A. Permitted Uses Table

Permitted Use Type	R-1A, Single-Family Residential	R-3, Multi-Family Residential
<i>Residential Operation</i>	<ul style="list-style-type: none"> ● Community residential home, maximum of 6 unrelated residents ● Home occupation 	<ul style="list-style-type: none"> ● Bed and breakfast ● Community residential home, maximum of 12 unrelated residents ● Home occupation ● Fraternity or sorority house* ● Residence—Gallery* ● Residence—Office* ● Rooming/boarding house*
<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
<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>	<i>None permitted</i>	<ul style="list-style-type: none"> ● Conference center ● Antique gallery/art gallery/museum*
<i>Office Use</i>	<i>None permitted</i>	<ul style="list-style-type: none"> ● Professional and business office*
<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* ● Private club*
<i>Recreational Use</i>	<i>None permitted</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*

Rezoning Staff Report

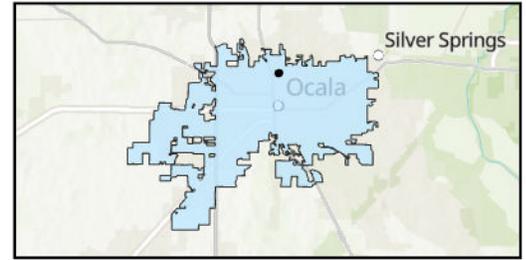
Case No. ZON25-0017

<i>Health Care Use</i>	<i>None permitted</i>	<ul style="list-style-type: none">• Assisted living facility• Neighborhood Wellness Center*• Transitional recovery facility*
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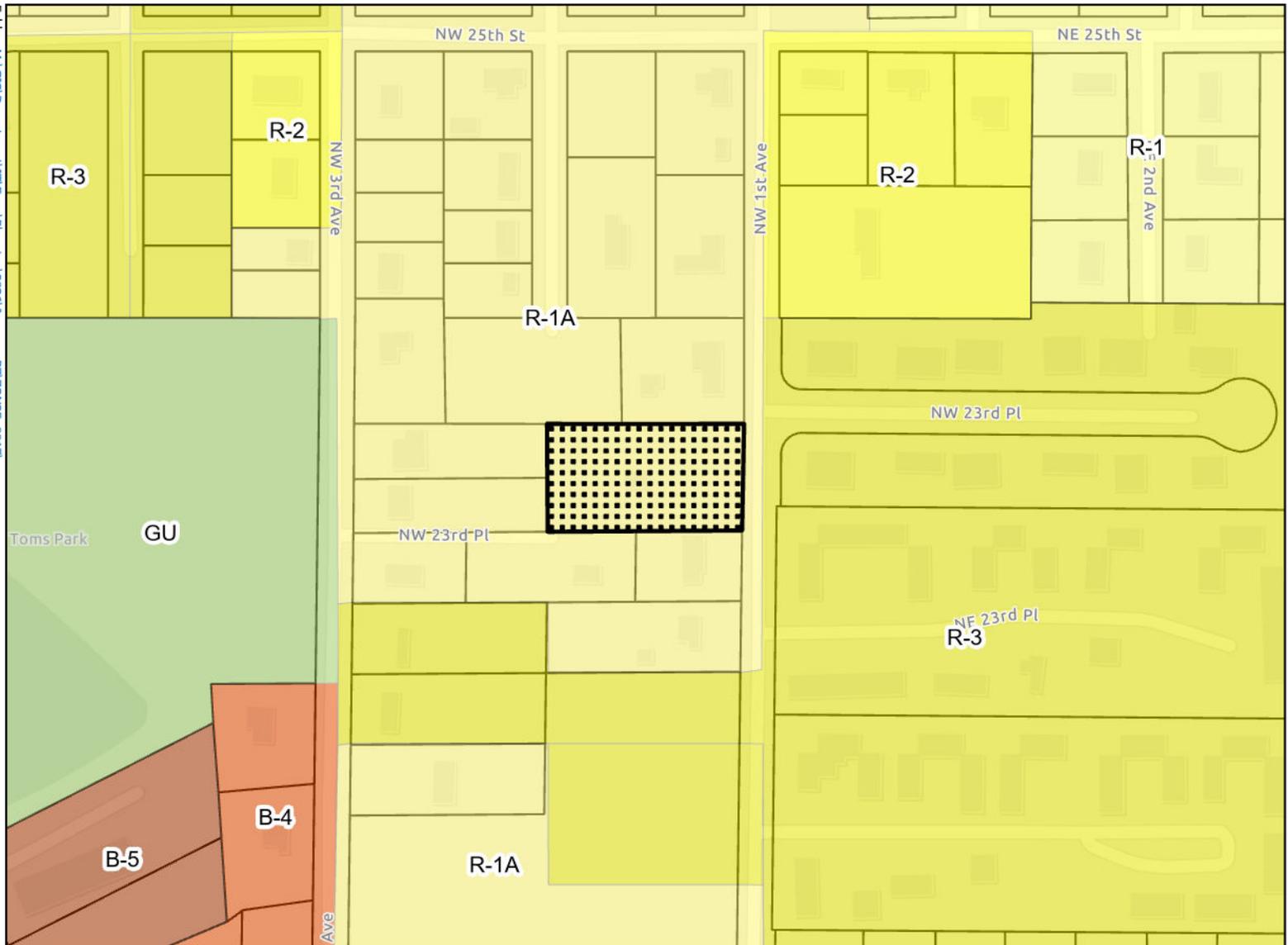
*Permitted by Special Exception

CASE MAP

Case Number: ZON25-0017
Parcel: 25291-000-00
Property Size: Approximately 0.95 Acres
Land Use Designation: Low Intensity
Zoning: R-1A, Single-Family Residential
Proposal: Request to rezone from R-1 to R-3



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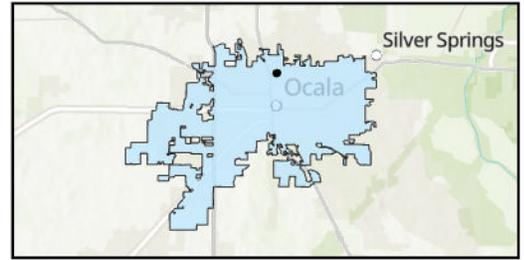


B-4:General Business	R-1A:Single Family Residential	R-3:Multi-Family Residential
B-5:Wholesale Business	R-2:Two-Family Residential	Parcels
GU:Governmental Use	Subject Property	
R-1:Single Family Residential		



AERIAL MAP

Case Number: ZON25-0017
Parcel: 25291-000-00
Property Size: Approximately 0.95 Acres
Land Use Designation: Low Intensity
Zoning: R-1A, Single-Family Residential
Proposal: Request to rezone from R-1 to R-3



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 Subject Property
 Parcels



ParcelIDNo	Zoning	Use	Block
25317-000-00	R-1A	Church/Place of Worship	2100 Block
25300-000-00	R-1A	SFR	2200 Block
25291-000-00	R-1A	SFR	2200 Block
25313-000-00	R-1A	SFR	2200 Block
25314-000-00	R-1A	SFR	2200 Block
25316+000-00	R-3	DRA	2200 Block
25217-000-00	R-1A	SFR	2400 Block
25216-000-00	R-1A	SFR	2400 Block
25180-000-00	R-1A	SFR	2500 Block
25179-000-00	R-1A	SFR	2500 Block
25175-000-00	R-1A	SFR	2600 Block
25174-000-00	R-1A	SFR	2600 Block
25173-001-00	R-1A	Vacant	2600 Block
Subject Property			