



Rezoning Staff Report

Case No. ZON25-0010

Planning & Zoning Commission: July 14, 2025

City Council (1st Reading): August 19, 2025

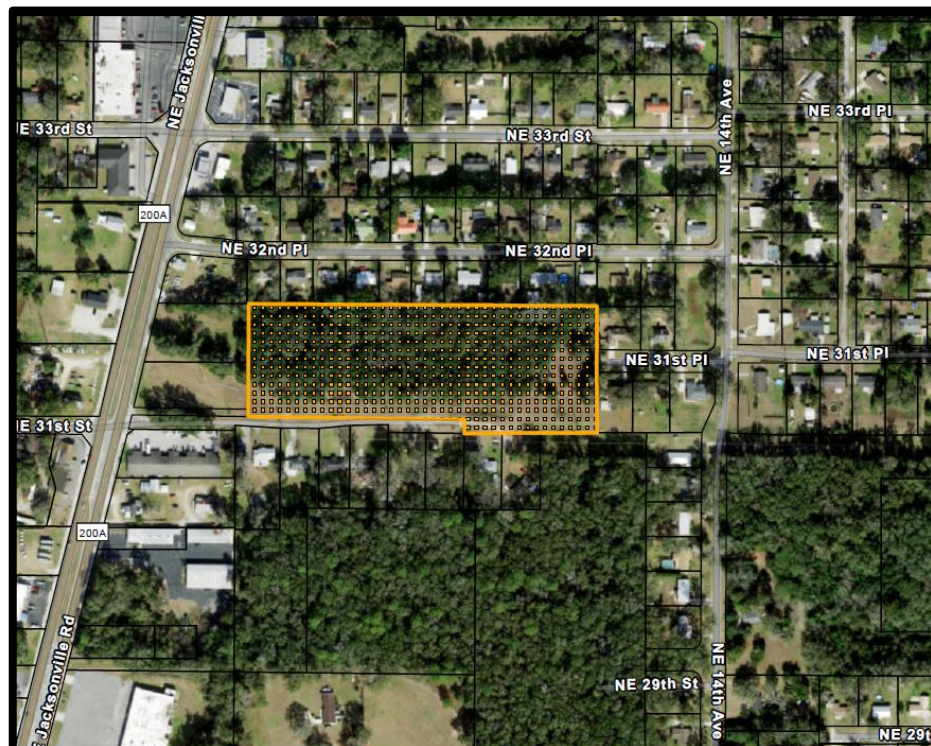
City Council (Adoption): September 2, 2025

Applicant/Property Owner: Blitch Plantation, LTD
Agent: Paolo Mastroserio, Mastroserio Engineering, Inc.
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone the subject property from R-1, Single-Family Residential, to R-1AA, Single-Family Residential.

Parcel Information

Acres: ±7.23 acres
Parcel(s)#: 24728-000-00
Location: located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road
Existing use: Undeveloped
Future Land Use Designation: Neighborhood
Zoning Designation(s): R-1, Single-Family Residential
Overlay(s): N/A

Figure 1. Aerial Location Map



Rezoning Staff Report

Case No. ZON25-0010

Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Medium Residential (County)	R-1, Single Family Dwelling (County)	Single-Family Residences
East	Neighborhood	R-1, Single- Family Residential	Single- Family Residences
South	Neighborhood	R-1, Single- Family Residential R-3, Multi- Family Residential MH, Mobile Home Park R-1AA, Single Family Residential	Single Family Residences Duplex Undeveloped
West	Neighborhood	R-3, Multi- Family Residential	Undeveloped (Green Multi- Family Apartments permit in progress)

Applicant Request

The petitioner is requesting a rezoning from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, to allow for future single family detached homes on the subject property containing approximately 7.23 acres.

Background

Parcel 23832-000-00 was annexed into the city in 2006. Upon annexation, the parcel was designated with Low Density Residential Future Land Use and R-1, Single Family Residential, zoning district. In 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Low Density Residential future land use. The property was then designated with Neighborhood future land use.

A portion of the property is subject to an easement for a 230-kilovolt transmission system for Duke Energy (formerly Florida Power Corporation. In 2007, an after-the-fact permit was applied for through the Florida Fish and Wildlife Conservation Commission (FWC) for improperly removing Gopher Tortoises from the property. There are no concurrent applications.

Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Lot Width
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Rezoning Staff Report

Case No. ZON25-0010

Existing	R-1, Single Family Residential	The single-family residential (R-1, R-1A, R-1AA) districts are intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.	13,500	100-feet
Proposed	R-1AA, Single Family Residential	The single-family residential (R-1, R-1A, R-1AA) districts are intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.	6,000	60-feet

Staff Analysis

The property owner is proposing a zoning map amendment for the subject property, changing the zoning from R-1, Single-Family Residential, District to R-1AA, Single-Family Dwelling, District. If approved, the proposed zoning change will reduce the minimum lot area from 13,500 square feet to 6,000 square feet and the lot width from 100-feet to 60-feet. Setback requirements are as provided for in the Ocala Code of Ordinances, Section 122-286- Lot Requirements. All other regulations governing principal permitted uses and uses allowed by special exception will remain the same.

Staff conducted an analysis of the adjacent properties within a 300-foot radius of the subject property to determine average lot sizes and widths for residentially zoned properties. Overall, the average lot size in the surrounding area is 16,132 square feet, while the average lot width is 101-feet. The properties to the north of the subject property are part of the Brentwood Estates subdivision within Marion County's jurisdiction; to the east and southeast are part of the Virginia Square and Kays Oakcrest subdivisions; and the properties to the south across NE 31st Street are metes and bounds lots. Within the 300-foot radius, there are two R-1AA zoned properties totaling 19.97-acres under common ownership.

Factual Support

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

As depicted in Figures G and H, 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, as depicted in Figure I.

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: The proposed R-1AA zoning district and the intended use are consistent with the intention of the Neighborhood Future Land Use designation.

- b. Future Land Use Element Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation, and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.

As identified in the Level of Service Analysis below, there appears to be adequate public facilities to service the subject properties.

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

- a. 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,
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Rezoning Staff Report

Case No. ZON25-0010

	OH, RO, O-1, OP, B-1, B-1A, G-U, INST, A-1, PD, FBC
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The requested R-1AA zoning district is consistent with the existing Neighborhood FLU designation.

Level of Service Analysis

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
CR200A/ Jacksonville Road	4	MPH	Arterial	E	35.820	10,700	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. The affected segment of CR200A/ Jacksonville Road is currently operating above the adopted Level of Service.

Potable Water: City utilities are available at this location. Any new connections will be determined during the site plan review process. City water mains run along NE Jacksonville Road and from the western property line to the center of 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. Any new connections will be determined during the site plan review process. City gravity mains run along NE 28th Street, approximately .24 miles away from 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; any future changes in 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 non-residential 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).

Rezoning Staff Report

Case No. ZON25-0010

- **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 property is not located within 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 properties are within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #5 is located approximately 1.30 miles from the subject property, located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road. This distance fall within the desired industry standard of 1.5 miles for fire service.

Schools:

The subject property is serviced by Oakcrest Elementary (operating at 73.65% capacity), Howard Middle (70.42%) and Vanguard High Schools (89.33%). The proposed development may generate up to 5 additional Elementary School-aged students, 3 additional Middle School-aged students, and 4 additional High School-aged students.

Project Dwelling Units (SFR)		
School Level	SFR Student Generation Rate	36 SFR (max. 5 d.u./acre permitted by FLU)
E	0.13	5
M	0.064	3
H	0.094	4

Staff Findings and Recommendation

- The proposed rezoning is consistent with the Neighborhood Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding single-family residential area.
- The R-1AA, Single-Family Residential, zoning district is appropriate for the intended residential use of the subject property.
- Two properties within a 300-foot radius have the same R-1AA zoning requested with this amendment.
- No level of service issues has been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: <i>Approval</i>
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Rezoning Staff Report

Case No. ZON25-0010

Permitted Use Type	R-1, Single- Family Residential	R-1AA, Single- Family Residential
<i>Residential Operation</i>	- Community residential home, maximum of six unrelated residents per single-family residential dwelling. - Home occupation	- Community residential home, maximum of six unrelated residents per single-family residential dwelling. - Home occupation
<i>Residential Uses</i>	Single-family dwelling.	
<i>General Retail</i>	None permitted	None permitted
<i>Vehicular Sales</i>	None permitted	None permitted
<i>Business Service</i>	Parking lot*	Parking lot*
<i>Eating or Drinking Establishment</i>	None permitted	None permitted
<i>Hospitality and tourism</i>	None permitted	None permitted
<i>Office Use</i>	None permitted	None permitted
<i>Personal Service</i>	None permitted	None permitted
<i>Vehicular Service</i>	None permitted	None permitted
<i>Community Service</i>	- Church/place of worship. * - Day care facility.*	- Church/place of worship. * - Day care facility.*
<i>Educational Use</i>	None permitted	None permitted
<i>Recreational Use</i>	None permitted	None permitted
<i>Public Use</i>	None permitted	None permitted
<i>Health Care Use</i>	None permitted	None permitted
<i>Low Impact Industrial Use</i>	None permitted	None permitted