



Staff Report: Rezoning

Case No. ZON25-0005

Planning & Zoning Commission: January 12, 2025

City Council (1st Reading): June 3, 2025

City Council (Adoption): June 17, 2025

Applicant/Property Owner: Chris Spears' Prestige Auto Sales LLC
Agent: N/A
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone the subject property from B-2, Community Business, to B-4, General Business.

Subject Property Information

Acres: ±0.53 acres
Parcel(s)#: 23536-000-00
Location: 2206 SW 10th Road
Existing use: Commercial - Minor Household Repair/Specialty Retail Store
Future Land Use Designation: Low Intensity
Zoning Designation(s): B-2, Community Business
Special District(s)/Plans(s): West 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	Neighborhood	RO, Residential Office	Acupuncture Healing Solutions, LLC
South	Low Intensity	B-4, General Business	Take 5 Quick Lube
East	Low Intensity	B-2, Community Business	Sheffield Plaza Golden Corral Restaurant
West	Low Intensity	B-4, General Business	Prestige Auto Sales

Applicant Request

The applicant has submitted a petition to rezone the subject property from B-2, Community Business, to B-4, General Business.

Background:

The subject property and surrounding area were annexed into the city in 1975. In 1993, with the adoption of the Comprehensive Plan, the area, including the subject property, was given a land use designation of Retail Services. On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Retail Services Future Land Use Classifications; the subject property is currently designated Low Intensity.

At that time of annexation, the subject property was developed with a single-family residence which was constructed in 1959. In 1994, building permits were issued converting the residence into commercial use. City records indicate that Alterations Unlimited has had an active Business Tax Receipt at this location since at least 2002.

The used car dealership adjacent to the west, Prestige Auto Sales, is under common ownership as the subject property. The applicant purchased the subject property in February 2025 with plans to expand the existing use.

No other applications have been submitted at this time.

Staff Analysis

Factual Support

Comparison of Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area	Maximum Building Height

Existing	B-2, Community Business	intended for community businesses, including retail sales, personal and business services, and all office uses.	7,500 sf (Single-Family) 10,000 sf (Nonresidential)	50 feet
Proposed	B-4, General Business	intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a large number of delivery trucks.	7,000 sf (Single-Family) 10,000 sf (Nonresidential)	60 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 Future Land Use category identifies commercial as a permitted use. Although the subject property is not accessed directly from State Road 200, it is a portion of a larger Low Intensity block along a major arterial roadway.

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 0.53-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 B-4 zoning district is a permitted district within the subject property’s Low Intensity future land use designation.

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
SR 200	6	45 MPH	Arterial	D	56,805	33,300	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 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 SW 10th Road 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 SW 10th Road 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 in this area.

Fire Service: Ocala Fire Rescue Station #4 is located approximately 1.03 miles from the subject property.

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

Conclusions

Property History: The subject property was purchased by the applicant in February 2025 to utilize in conjunction with the adjacent Prestige Auto Sales property. The existing building was converted from a single-family residence to a commercial use over 30 years ago. An alterations business has had an active business tax receipt on the property for over 22 years.

Land Development Code / Comprehensive Plan Consistency: Pursuant to Code of Ordinances Section 122-286, properties in the requested B-4 zoning district shall be at least 70-foot-wide and contain at least 7,000 square feet for single family residential uses and shall be at least 100-foot-wide with no minimum square footage for nonresidential uses. The subject property meets the minimum lot width and area requirements of the B-4 zoning district. The requested B-4 zoning district is consistent with the existing Low Intensity future land use classification pursuant to Code of Ordinances Section 122-244. Any future development will have to meet the requirements for site plan approval process.

Zoning Comparison: The existing B-2 zoning district is primarily intended for community business such as retail sales, personal and business services as well as all office uses. Whereas the proposed B-4 zoning district is intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a large number of delivery trucks. The B-4 zoning district is consistent with the Low Intensity land use and is consistent with the development of the surrounding area. A comparison of allowable uses in each zoning district is attached in the permitted uses table (Exhibit A).

Surrounding Area / Compatibility: The proposed B-4, General Business zoning district is compatible with the surrounding area, which is primarily characterized by commercial uses.

Staff Findings and Recommendation

- The proposed B-4, General Business, zoning district is consistent with the Low Intensity Future Land Use category pursuant to Code of Ordinances Section 122-244.
- The proposed B-4, General Business, zoning district is compatible with the existing surrounding development and zoning.
- The request is consistent with 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: *Approval*

Exhibit A. Permitted Uses Table

*Permitted by Special Exception

Permitted Use Type	B-2, Community Business	B-4, General Business
<i>Residential Operation</i>	<ul style="list-style-type: none"> • Bed and breakfast • Community residential home • Fraternity or sorority house • Residence-Gallery • Residence-Office • Rooming/Boarding House 	<ul style="list-style-type: none"> • Community residential home • Fraternity or sorority house • Residence-Gallery* • Residence-Office* • Rooming/Boarding House*
<i>Residential Type</i>	<ul style="list-style-type: none"> • Single-family dwelling • Single-family dwellings (attached) • Two-family dwelling • Multi-family dwelling* 	<ul style="list-style-type: none"> • Multi-family dwelling* • Single-family dwellings • Two-family dwellings
<i>General Retail</i>	<ul style="list-style-type: none"> • Auto supply store • Bakery store • Department store • Drugstore • Electronics store • Furniture store • Garden and nursery sales • Grocery store • Hardware store • Home decorating store • Pharmacy • Roadside fruit and vegetable sales • Specialty retail store • Swimming pool sales (enclosed) • Used merchandise store • Videotape store 	<ul style="list-style-type: none"> • Auto supply store • Bakery store • Building materials sales (no outdoor sales or storage) • Department store • Drugstore • Electronics store (accessory installation work must be done in an enclosed building) • Furniture store • Grocery store • Garden and nursey sales • Hardware store, no outdoor sales or storage • Home decorating store • Home garden/ hobby farm equipment sales* • Model manufactured home center* • Pawn Shop

		<ul style="list-style-type: none"> • Pharmacy • Playground equipment sales, outdoor • Roadside fruit and vegetable sales • Specialty retail store • Swimming pool sales (enclosed) • Swimming pool sales (outdoor)* • Used merchandise store • Videotape store
<i> Vehicular Sales </i>	<i>None permitted</i>	<ul style="list-style-type: none"> • Automobile sales, new or used • Automobile rental sales • Automobile specialty sales • Boat stores* • Truck rental and sales*
<i> Business Service </i>	<ul style="list-style-type: none"> • Equipment rental and leasing • General business service • Parking lot • Parking garage • Radio/TV broadcasting facility • Security systems service 	<ul style="list-style-type: none"> • Advertising service (on-site/off-site signs)* • Construction service establishment • Day labor service establishment* • Equipment rental and leasing • General business service • Maintenance and cleaning service • Parking garage (or structure) • Parking lot • Pest control service • Radio/TV broadcasting facility • Security systems service
<i> Eating or Drinking Establishment </i>	<ul style="list-style-type: none"> • Alcoholic beverage establishment (off-premises consumption) • Alcoholic beverage establish (on-premises consumption) • Fast food restaurant • Restaurant (enclosed), (drive-through window permitted as an accessory use) • Drive-in or drive-through restaurant* 	<ul style="list-style-type: none"> • Alcoholic beverage establishment (off-premises consumption) • Alcoholic beverage establishment (on-premises consumption as an incidental use to a restaurant serving food) • Drive-in or drive-through restaurant • Restaurant (drive-in or drive-through) • Fast-food restaurant • Restaurant (enclosed)
<i> Hospitality and Tourism </i>	<ul style="list-style-type: none"> • Antique gallery/art gallery/museum • Conference center • Hotel/convention center • Motel 	<ul style="list-style-type: none"> • Antique gallery/art gallery/museum • Conference center • Hotel/convention center • Motel
<i> Office Use </i>	<ul style="list-style-type: none"> • Commercial photography (art and graphic design service) • Computer maintenance and repair • Financial institution • Photocopying and duplicating 	<ul style="list-style-type: none"> • Commercial photography (art and graphic design service) • Computer maintenance and repair • Financial institution • Photocopying and duplicating service

	<ul style="list-style-type: none"> service • Photofinishing laboratory • Prepackaged software services • Professional and business office • Print shop 	<ul style="list-style-type: none"> • Photofinishing laboratory • Print shop • Prepackaged software services • Professional and business office
<i>Personal Service</i>	<ul style="list-style-type: none"> • Check cashing establishment • Coin-operated laundry • Emergency shelter • Funeral home/crematory • Hairstyling shop • Laundry and dry-cleaning pickup • Laundry and dry-cleaning service • Major household repair establishment • Mini-warehouse • Minor household repair establishment • Recreational vehicle park • Recycling collection point • Tattoo of body piercing establishment 	<ul style="list-style-type: none"> • Bail bonds agency • Check cashing establishment • Laundry, coin-operated and dry cleaning • Emergency shelter • Funeral home and/or crematory • Hairstyling shop • Kennel* • Laundry and dry-cleaning pickup • Laundry and dry-cleaning service • Major household repair establishment • Mini-warehouse (self-service storage facility) • Minor household repair establishment • Recreational vehicle park • Recycling collection point • Tattoo or body piercing establishment
<i>Vehicular Service</i>	<ul style="list-style-type: none"> • Auto repair, minor • Automobile cleaning, detailing service • Drive-through facility (non-restaurant), accessory use only • Full-service station • Self-service station/convenience store 	<ul style="list-style-type: none"> • Auto repair, minor • Automobile cleaning/detailing services • Drive-through facility, non-restaurant • Full-service station • Repair garage* • Self-service station/convenience store
<i>Community Service</i>	<ul style="list-style-type: none"> • Church/place of worship • Day care facility • Library • Private club 	<ul style="list-style-type: none"> • Church/place of worship • Day care facility • Library • Open pavilion engagement center* • Private club
<i>Educational Use</i>	<ul style="list-style-type: none"> • College/university • Community education center • School, private elementary and secondary • Speech and language center/school • Vocational/professional school 	<ul style="list-style-type: none"> • Speech and language center/school • Vocational professional school • College/university • Community education center • School, private elementary and secondary
<i>Recreational Use</i>	<ul style="list-style-type: none"> • Bowling center • Commercial recreation, indoor 	<ul style="list-style-type: none"> • Bowling center • Commercial outdoor baseball

	<ul style="list-style-type: none"> • Dance/art/music studio • Motion picture theatres, except drive-in • Physical fitness center • Recreation facility, indoor • Commercial outdoor baseball batting facility* • Commercial recreation, outdoor* • Driving range* • Miniature golf* 	<ul style="list-style-type: none"> batting facility* • Commercial recreation, indoor • Commercial recreation, outdoor* • Dance/art/music studio • Drive-in theater • Driving range* • Golf course* • Miniature golf* • Motion picture theaters • Multipurpose facility • Physical fitness center • Recreation facility, indoor • Shooting range, indoor* • Temporary commercial amusement*
<i>Public Use</i>	<ul style="list-style-type: none"> • Post office • Park/open space area* • Public transportation terminal* 	<ul style="list-style-type: none"> • Park/open space area* • Post office • Public transportation terminal
<i>Health Care Use</i>	<ul style="list-style-type: none"> • Assisted living facility • Medical and dental laboratory • Medical and dental office • Transitional recovery facility • Transitional treatment facility • Veterinarian office 	<ul style="list-style-type: none"> • Assisted living facility • Medical and dental laboratory • Medical and dental office • Transitional/recovery facility • Transitional treatment facility • Veterinarian office • Satellite hospital emergency room
<i>Low-Impact Industrial Use</i>	<ul style="list-style-type: none"> • Microbrewery/microdistillery • Assembly of electronic components* 	<ul style="list-style-type: none"> • Microbrewery/microdistillery • Assembly of electronic components*