



Rezoning Staff Report

Case No. ZON26-0006

Planning & Zoning Commission: July 13, 2026

City Council (1st Reading): August 18, 2026

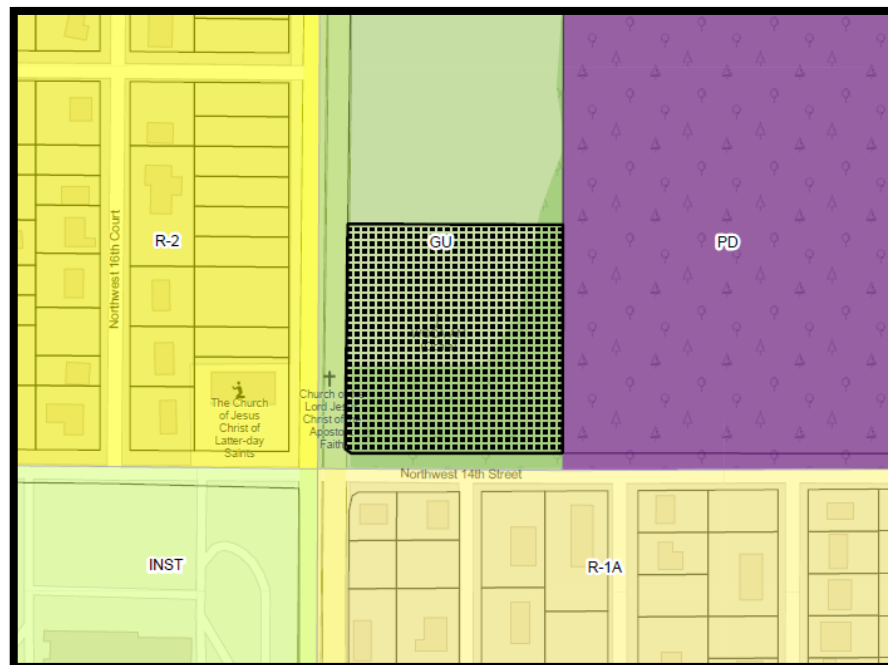
City Council (Adoption): September 1, 2026

Applicant/Property Owner: Generations Broadcasting Corp.
Project Planner: Breah Miller, Planner II
Amendment Request: Rezoning from G-U, Governmental Use, to B-1, Neighborhood Business

Parcel Information

Acres: ± 3.23 acres
Parcel(s)#: 25571-000-00
Location: 1501 NW 14th Street
Existing use: Radio Tower and associated utility building
Future Land Use Designation: Neighborhood
Zoning Designation: G-U, Governmental Use
Special District(s)/Plan(s): West Ocala Community Redevelopment Area
Approved Agreement(s): N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting to rezone parcel 25571-000-00 from G-U, Governmental Use, to B-1, Neighborhood Business.

Section 2 - Background Information

The subject property was annexed into the City of Ocala in 1964. The property is located at the northeast corner of NW Martin Luther King Jr. Avenue and NW 14th Street. Historical records indicate that the property has historically been utilized as a communications site which contains a radio broadcast antenna and an ancillary equipment room. The existing equipment room and antenna were originally constructed in 1975, with subsequent improvements and replacement of the 180-foot-tall radio tower occurring in 2003.

An appraisal report, which is attached as an exhibit to this staff report, was conducted on the subject property in 2005 when Martin Luther King Jr. Avenue was being expanded. The report states that the zoning for the property was potentially created in error, as privately owned properties are generally not zoned G-U. The report also indicates that the property was originally a municipally owned property circa 1950's.

In 2013, when the Comprehensive Plan was consolidated, the future land use designation was changed from Public Building and Facilities to a more appropriate Neighborhood. The report goes on to further explain that an appropriate zoning for the tower would be M-1, Light Industrial.

Table 1: Adjacent Property Information:

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Neighborhood	G-U, Government Use	City DRA and Walking Trail
East	Neighborhood	PD, Planned Development	Undeveloped – Pine Oaks Preserve
South	Neighborhood	R-1A, Single family residential	Single family residences
West	Neighborhood	R-2, Two family residential	Church and Undeveloped

The subject property is located within an area characterized by a residential development pattern with several undeveloped properties neighboring it to the North and East. The surrounding property to the north is zoned G-U and functions as both a City owned drainage retention area and the William James Walking Trail. The property adjacent to the east is zoned PD, Planned Development, with a maximum 88 single-family residential lots and is currently undergoing subdivision plan review. The properties to the south, across NW 14th Street, are zoned R-1A, Single-Family Residential, and developed with single-family residences. The property to the west, across Martin Luther King Jr. Avenue, is zoned R-2, Two-Family Residential, and contains a church as well as undeveloped land. The surrounding zoning and land use pattern reflects residential neighborhood patterns, with nearby institutional and undeveloped properties.

Section 3 – Staff Analysis

As mentioned in the background information of this report, there are indications that the current G-U

zoning has incorrectly been maintained on the property. Additionally, there appears to have been no activity on the property that would have provided the opportunity for staff to identify the zoning issue sooner. As a result of recent development inquiries from the property owner, the zoning issue was brought to light. Therefore, the proposed rezoning from G-U to B-1 will provide the property with an appropriate zoning district that recognizes the privately owned use of the property. Further, the proposed B-1 zoning will provide consistency with the City of Ocala Comprehensive Plan and Code of Ordinances. The Neighborhood Future Land Use designation permits neighborhood-serving non-residential uses when developed at an intensity compatible with surrounding residential areas. The proposed B-1 district is intended to provide convenience goods and services to nearby residents while maintaining a scale and character compatible with adjacent development through established lot size, building height, and design standards.

The subject property is located within an area consisting primarily of residential, institutional, and undeveloped properties, and the proposed B-1 district is intended to accommodate low-intensity neighborhood-serving uses that complement the surrounding area, while limiting the scale, lot, and setbacks of commercial buildings that are consistent with the surrounding neighborhoods of which it serves.

Additionally, the requested B-1 zoning district is permitted within the Neighborhood Future Land Use designation pursuant to Section 122-244 of Code of Ordinances. Compared to the existing G-U district, which is intended for governmental uses and contains limited development standards, the B-1 district establishes specific regulations regarding lot size and building height to ensure compatibility with surrounding residential development. Therefore, staff finds the request to be consistent with the Comprehensive Plan, Code of Ordinances, and the established development pattern of the surrounding area.

Consistency with Comprehensive Plan:

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

1. *Future Land Use Element Policy 6.4: 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:

The proposed rezoning is consistent with Future Land Use Policy 6.4 of the Neighborhood Future Land Use category. While residential development is intended to be the predominant use within the Neighborhood designation, the policy also recognizes that concentrated areas of neighborhood-serving non-residential uses, including commercial, office, institutional, educational, recreational, and cultural facilities, may be appropriate when developed at an intensity compatible with surrounding neighborhoods.

The subject property is located within an established neighborhood setting and is surrounded by residential and institutional uses, including single-family residences and a church. The proposed B-1 zoning district is intended to accommodate low-intensity commercial uses that serve the daily needs of nearby residents. The district is designed to provide services at a neighborhood scale and is generally compatible with the character of surrounding residential development.

Additionally, the Neighborhood Future Land Use category permits non-residential uses when they are supported by the surrounding street network and serve as a convenience to the surrounding neighborhood area. The proposed rezoning would allow development that is consistent with these objectives while maintaining an intensity that is compatible with adjacent residential properties. Therefore, the request is consistent with the intent of Policy 6.4 and the overall purpose of the Neighborhood Future Land Use designation.

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.*

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Staff Comment:

The subject property is located within an area consisting of residential, institutional, and undeveloped properties. Unlike the existing G-U district, which allows a broad range of governmental uses and does not establish specific dimensional standards, the proposed B-1 district includes development regulations such as a minimum lot area requirement and a maximum building height of 35 feet to promote compatibility with adjacent properties. Additionally, the B-1 district is intended to provide convenience goods and services to nearby residents while limiting the scale and intensity of development.

The property is served by existing public infrastructure and municipal services, including transportation facilities, potable water, sanitary sewer, solid waste collection, and emergency services. Furthermore, no issues related to topography or soil conditions have been identified that would prevent development under the proposed zoning district. Therefore, the proposed rezoning is consistent with Objective 14 and compatible with the surrounding development pattern and available public facilities

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 B-1 zoning district is allowed within the Neighborhood Future Land Use designation.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	G-U, Government Use	Intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. However, any governmental use or related use shall be compatible with surrounding uses.	0	0-feet
Proposed	B-1, Neighborhood Business	Intended for neighborhood convenience goods and services involving basic, regular household purchases. In order to keep building scale and intensity compatible with surrounding residential development, there is a maximum allowable square footage, and an architectural review is necessary for more intense uses.	7500	35-feet

Staff Comment:

While the B-1 district introduces neighborhood-scale commercial uses that are not currently permitted under the G-U district, the purpose of the B-1 district is to provide convenience goods and services at an intensity compatible with surrounding residential development. Unlike the existing G-U district, which is intended for governmental and related uses, the B-1 district establishes development standards including a minimum lot area of 7,500 square feet and a maximum building height of 35 feet to ensure compatibility with adjacent properties. The proposed B-1 zoning district is intended to accommodate low-intensity, neighborhood-serving uses while maintaining a scale and character consistent with the surrounding residential development pattern and the intent of the Neighborhood Future Land Use designation.

Section 5 - Level of Service (LOS) Analysis

The subject property is served by existing public infrastructure and utilities, including transportation, potable water, sanitary sewer, solid waste, and electric service. Staff has identified available capacity for transportation, potable water, sanitary sewer, and parks and recreation facilities. The proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards. Future development of the property will be subject to concurrency requirements and additional review during the site plan review process.

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

Transportation: The subject property has direct access to NW Martin Luther King Avenue a collector roadway, and NW 14th Street, a local roadway. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below and updated traffic counts as of 2026.

- Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2026 AADT	Existing LOS
NW Martin Luther King Ave	4	40	Collector	E	67,770	9,300	B

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review.

LOS Impact: The affected segment of the subject roadways are currently operating above the adopted Level of Service standards. NW Martin Luther King Ave operates at LOS B, exceeding the adopted LOS E standard. Based on 2023 traffic data, the subject roadway segment is functioning well below their available capacity. Future development of the property will be subject to the City's transportation concurrency requirements. In accordance with the Ocala-Marion TPO Congestion Management Program, developments anticipated to generate 100 or more net new PM peak hour trips will be required to submit a traffic study during the subdivision or site plan review process to evaluate potential impacts to the surrounding transportation network.

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 Martin Luther King 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 18 million gallons daily (mgd), currently 17 million gallons is consumed daily.

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 properties are currently served by City of Ocala Utilities, and utility connections will be reviewed during the site plan process. A City gravity sewer main is located on the property line of the subject property off of NW 14th Street.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd) currently 6.3 million gallons is consumed daily..

LOS Impact: Additional demand is not contemplated as a result of the proposed rezoning. Water Resources staff has indicated the approximate daily flows are 6.3 mgd leaving a remaining capacity; 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.

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 71,017 requires 326.68 developed park acres. The city currently owns and maintains 635.7 developed park acres, pursuant to the Spring 2026 Activity Guide released by the Recreation and Parks Department.

LOS Impact: The proposed rezoning is not anticipated to create additional demand for parks and recreation facilities within the northeast quadrant of the City.

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 #1 is located approximately 0.56 miles from the subject property. This distance is within the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is not anticipated to impact the schools servicing this area. There is currently not a proposed number of units for future development.

Section 6 - Staff Findings and Recommendation

- The proposed rezoning to B-1, Neighborhood Business will provide a correction to the current G-U, Governmental Use zoning district designation for the property which has been incorrectly maintained for property not owned by a governmental entity.
- The proposed rezoning is consistent with the Neighborhood Future Land Use designation and is permitted pursuant to Section 122-244 of the Code of Ordinances.
- The proposed B-1, Neighborhood Business district is intended to accommodate neighborhood-serving commercial uses at an intensity compatible with surrounding residential development.
- The subject property is located within an established neighborhood consisting of residential, institutional, and undeveloped properties, and the proposed zoning district is compatible with the surrounding development pattern.
- The proposed rezoning establishes specific development standards, including minimum lot area and maximum building height requirements, which promote compatibility with adjacent properties.
- The subject property is served by existing public infrastructure and utilities, including transportation, potable water, sanitary sewer, solid waste, and electric service. Adequate public facilities exist to support future and existing development.
- The affected roadway segment currently operates above the adopted Level of Service standard, and the proposed rezoning is not anticipated to create deficiencies in adopted Level of Service standards.
- Future development of the property will be subject to additional review during the site plan review process

Staff Recommendation: Approval
