



Rezoning Staff Report

Case No. ZON26-0009

Planning & Zoning Commission: June 8, 2026

City Council (1st Reading): July 21, 2026

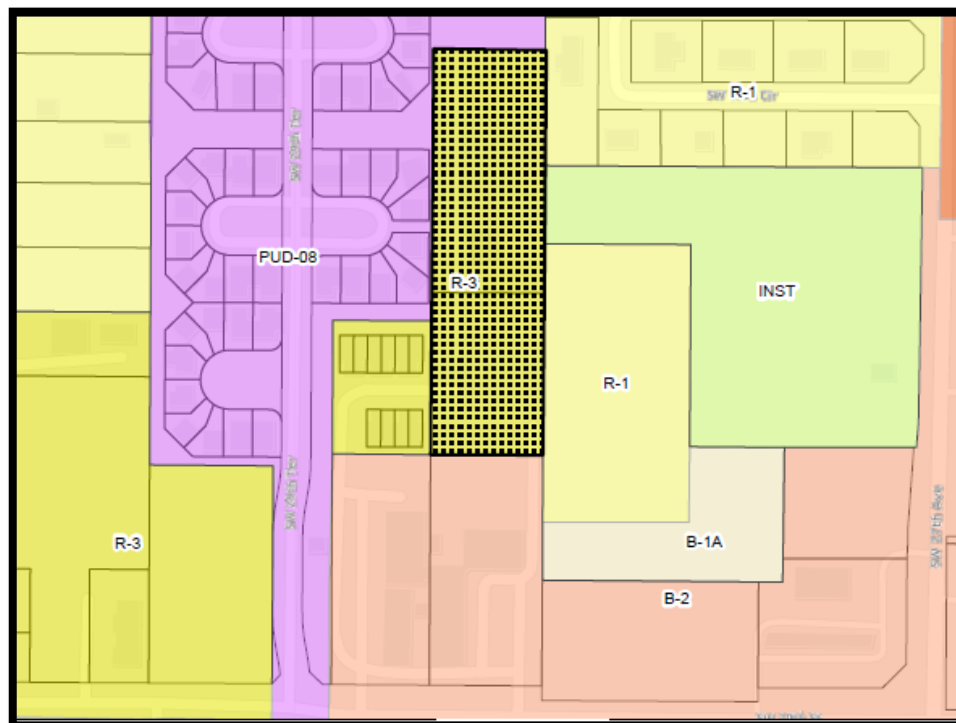
City Council (Adoption): August 4, 2026

Applicant: Z&T Partners, LLC
Property Owner: Z&T Partners, LLC
Project Planner: Breah Miller, Planner II
Amendment Request: Rezone from R-3, Multi-Family Residential, to INST, Institutional

Parcel Information

Acres: ±2.99 acres
Parcel(s)#: 23472-004-00 & A portion of 23472-001-00
Location: 2781 SW 20th Street & northern portion of 2801 SW 20th Street
Existing use: Multi-Use Complex & Single-Family Residence
Future Land Use Designation: Neighborhood
Zoning Designation: R-3, Multi-Family Residential & B-2, Community Business
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 northern 1.19-acre portion of parcel 23472-001-00 and all of parcel 23472-004-00 from R-3, Multi-Family Residential, to INST, Institutional.

Section 2 - Background Information

Parcel 23472-001-00

The subject portion encompasses approximately 1.19 acres and is currently undeveloped. The subject portion is zoned R-3, Multi-Family Residential, while the remaining portion of the parcel (1.7 acres), which is not included in this request, is zoned B-2, Community Business, resulting in the property being split-zoned. The property was annexed into the City limits in 1975. In 2001, the B-2 portion of the property was developed with a multi-use commercial complex.

Parcel 23472-004-00

The subject property encompasses approximately 1.79 acres and was annexed into the City limits in 1975. Approximately two years following annexation, the property was developed with a single-family residence. During the 1980s, the property was rezoned to the PUD-8 zoning district as part of the La Jolla PUD. However, the 1.79-acre subject site was not included within the recorded PUD plat or subdivision.

In April 2006, a request to rezone the property from PUD-8 to R-3, Multi-Family Residential, for the proposed development of an assisted living facility was presented to City Council.

City Council approved the rezoning from PUD-8 to R-3 on May 8, 2006. Although the rezoning was approved, the proposed assisted living facility was never developed, and the existing single-family residence remains on the property.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	PUD-08, Planned Unit Development	Single-Family Residences
East	Neighborhood	INST, Institutional R-1, Single Family Residential	City Owned Water Retention Area
South	Neighborhood	B-2, Community Business	Multi- Use Complex
West	Neighborhood	PUD-08, Planned Unit Development	Single-Family Residences

The existing R-1, Single-family Residential, property located east of the subject property, referenced

in the previous adjacent property information chart, is currently scheduled to be heard at the June 8th Planning and Zoning Commission meeting for a rezoning from R-1, Single-family Residential, to GU, Government Use, along with an associated Future Land Use amendment. However, the request is unrelated to the subject application.

Section 3 – Staff Analysis

The request includes the entirety of Parcel 23472-004-00, consisting of approximately 1.79 acres, and the northern 1.19-acre portion of Parcel 23472-001-00. The subject properties are currently zoned R-3, Multi-Family Residential, and are proposed to be rezoned to INST, Institutional, while maintaining the existing Neighborhood Future Land Use designation. Therefore, the requested zoning district is consistent with the Neighborhood Future Land Use category.

The INST zoning district is intended to accommodate institutional type uses designed to minimize impacts on adjacent properties while utilizing existing infrastructure and public facilities. Compared to the existing R-3 district in the Permitted Use Table below, the proposed INST district permits fewer uses overall but introduces institutional, educational, healthcare, recreational, and personal service-related uses. The INST district also requires a larger minimum lot area while maintaining the same maximum building height of 50 feet.

Parcel 23472-004-00 does not have adequate frontage for independent development. Therefore, future development would require either combination with Parcel 23472-001-00 or joint development under a single site plan that satisfies the Land Development Regulations.

The southern portion of Parcel 23472-001-00 is proposed to remain zoned B-2, Community Business, resulting in a split zoning district to allow the southern portion of the parcel to retain the ability to accommodate commercial uses. The lot width is met with both the B-2, Community Business and INST, Institutional zoning districts with a lot width of approximately 190-ft. Staff finds the proposed zoning pattern to remain compatible with the surrounding development pattern.

Additionally, the existing single-family residence located on Parcel 23472-004-00 is a permitted accessory use in the INST, Institutional zoning when associated with a church/place of worship or school site. If approved, the residence would be able to remain on the property as an accessory permitted use due to the existence of a school currently operating on-site. Should a school or church/place of worship cease to exist on the property, the only other single-family use permitted is the operation of a community residential home with a maximum of 12 unrelated residents.

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:

The proposed rezoning is consistent with Future Land Use Element Policy 6.4, Neighborhood. While residential development remains the primary intent of the Neighborhood Future Land Use category, the policy also permits neighborhood-serving institutional and educational uses when compatible with surrounding development. The proposed INST zoning district is permitted within the Neighborhood Future Land Use category and is intended to accommodate institutional type uses designed to minimize impacts on adjacent properties. Additionally, the subject property is located along SW 20th Street, consistent with the policy's intent for non-residential uses to be located along roadway corridors and at the edges of neighborhood areas. The request maintains consistency with the surrounding development pattern and existing infrastructure.

- 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 proposed rezoning is consistent with Future Land Use Element Objective 14, as the request is compatible with the Future Land Use Map and surrounding development pattern. The proposed INST zoning district is permitted within the Neighborhood Future Land Use category and is intended to accommodate institutional type uses while minimizing impacts on adjacent properties. Additionally, the subject property is located within an area served by existing public infrastructure and facilities, and no issues related to topography or soil conditions have been identified at this time.

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 INST zoning district is allowed within the existing 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	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
Proposed	INST, Institutional	The purpose of this district is to ensure that institutional uses such as churches, schools, and hospitals meet the following criteria: minimum of one acre; designed and located to make efficient use of the land and infrastructure (roads, water, sewer stormwater and recreation); and minimal impact on adjacent and nearby uses	44,000	50-feet

Staff Comment:

The proposed rezoning would reduce the residential density currently permitted under the R-3 zoning district by eliminating multifamily residential development opportunities. While the INST district introduces institutional-related uses not currently permitted within the existing zoning classification, the district is intended to ensure development occurs at a scale and intensity compatible with surrounding properties. Additionally, the INST district requires a significantly larger minimum lot area than the existing R-3 district while maintaining the same maximum building height of 50 feet. The proposed INST zoning district to be compatible with the surrounding neighborhood development pattern and consistent with 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 water, sewer, solid waste, and electric services. Existing access is currently controlled through private agreements a lot reconfiguration or future development under a single site plan will be required to address requirements of the Land Development Regulations. Staff has identified available capacity for potable water, sanitary sewer, and parks and recreation facilities. Additional review and capacity analysis will be required at the time of future site plan review or redevelopment.

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

Transportation: Parcel 23472-004-00 does not have direct access to SW 20th Street. Access to the parcel was established through a private agreement with Parcel 23472-001-00 that is not regulated by the City of Ocala. The property is accessed from SW 20th Street, a collector roadway connecting to SW 27th Avenue and SW 37th Avenue. 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
SW 20 St	2	25 MPH	Collector	E	16,727	14,200	C

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

LOS Impact: The affected segment of SW 20th Street is currently operating above the adopted Level of Service. Therefore, a traffic study will be required prior to future development of the subject property. Existing access agreements establish ingress and egress over and across Parcel 23472-001-00 and prohibit access through La Jolla for Parcel 23472-004-00. However, as these are private agreements, a formal easement or lot reconfiguration will be required to address access and circulation 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 SW 20th Street.

- *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 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 approximately 25 feet east of Parcel 23472-004-00, along the southern boundary of the adjacent property connecting to SW 27th 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 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 #4 is located approximately .42 miles from the subject property. This distance does not exceed 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 is consistent with the existing Neighborhood Future Land Use designation, pursuant to Section 122-244 of the Code of Ordinances, and is consistent with the surrounding area.
- Future development of the property shall meet all applicable Land Development Regulations.
- The subject property is serviced by city utilities, and adequate public facilities exist to service any future development.

Staff Recommendation: Approval

Exhibit A. Permitted Uses Table

Permitted Use Type	R-3, Multi-Family Residential	INST, Institutional
<i>Residential Operation</i>	<ul style="list-style-type: none"> • Bed and breakfast • Community residential home (max 12 residents) • Home occupation • Fraternity or sorority house* • Residence – Gallery* • Residence – Office* Rooming/boarding house* 	<ul style="list-style-type: none"> • Community residential home (max 12 residents) • Single-family dwelling
<i>Residential Type</i>	<ul style="list-style-type: none"> • Multi-family dwelling • Single-family dwelling • Single-family (attached) dwelling unit • Two-family dwelling 	<ul style="list-style-type: none"> • <i>None Permitted</i>
<i>Business Service</i>	<ul style="list-style-type: none"> • Parking Lot* 	<ul style="list-style-type: none"> • <i>None Permitted</i>
<i>Hospitality and Tourism</i>	<ul style="list-style-type: none"> • Conference center • Antique gallery/art gallery/museum* 	<ul style="list-style-type: none"> • <i>None Permitted</i>
<i>Office Use</i>	<ul style="list-style-type: none"> • Professional and business office* 	<ul style="list-style-type: none"> • <i>None Permitted</i>
<i>Personal Service</i>	<ul style="list-style-type: none"> • <i>None Permitted</i> 	<ul style="list-style-type: none"> • Recycling collection point
<i>Community Service</i>	<ul style="list-style-type: none"> • Church/place of worship* • Day care facility* • Private club* 	<ul style="list-style-type: none"> • Church/place of worship • Day care facility • Library* • Private club* •
<i>Educational Use</i>	<ul style="list-style-type: none"> • <i>None Permitted</i> 	<ul style="list-style-type: none"> • Life skills center • School, private elementary and secondary • School, public elementary and secondary • Speech and language center/school • Vocational professional school •
<i>Recreational Use</i>	<ul style="list-style-type: none"> • Recreation facility, indoor* 	<ul style="list-style-type: none"> • Recreation facility, indoor • Temporary commercial amusement*
<i>Public Use</i>	<ul style="list-style-type: none"> • Park/open space area* 	<ul style="list-style-type: none"> • Cemetery • Park/open space area*
<i>Health Care Use</i>	<ul style="list-style-type: none"> • Assisted living facility • Neighborhood wellness center* • Transitional recovery facility* 	<ul style="list-style-type: none"> • Hospital • Satellite Hospital Emergency Room

*Permitted by Special Exception