



Rezoning Staff Report

Case No. ZON25-0009

Planning & Zoning Commission: July 14, 2025

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

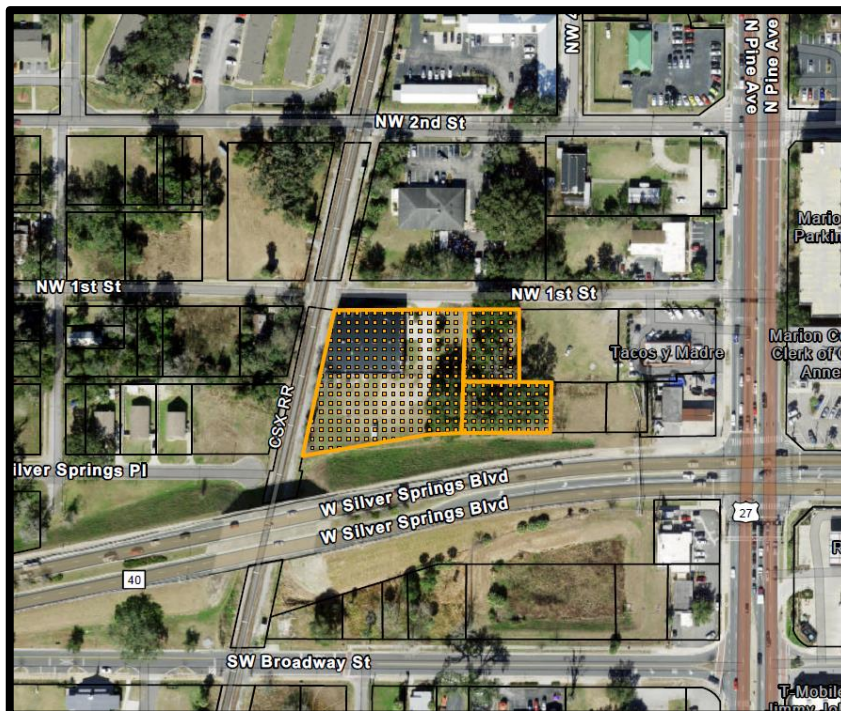
City Council (Adoption): September 2, 2025

Applicant/Agent: James M. Hoenstine
Property Owner: Tatyana Hoenstine & Downtown Baptist Temple, Inc
Project Planner: Emily W. Johnson, AICP
Amendment Request: Rezone the subject properties from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business.

Parcel Information

Acres: ±1.59 acres
Parcel(s)#: 2855-005-000, 2855-009-000 and 2855-006-000
Location: 458 NW 1st Street along with the two contiguous parcels to the east
Existing use: Church/place of worship and undeveloped, vacant land
Future Land Use Designation: High Intensity/Central Core
Zoning Designation(s): R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District
Special District(s)/Plans(s): West Ocala Community Redevelopment Area (CRA)
Overlay(s): Flood Zone AE

Figure 1. Aerial Location Map



Adjacent Property Information

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	High Intensity/ Central Core	B-4, General Business	Emergency shelter (Interfaith Emergency Services)
East	High Intensity/ Central Core	B-4, General Business	Vacant, undeveloped commercial Restaurant (Tacos y Madre) Automotive repair shop (Family Tire)
South	High Intensity/ Central Core	FBC, Form Based Code	Drainage retention area and vacant, undeveloped commercial, adjacent to W Silver Springs Boulevard
West	High Intensity/ Central Core	R-3, Multi-Family Residential	Single-family residences, adjacent to CSX railroad right-of-way

Applicant Request

The petitioner is requesting a rezoning from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business, to allow for future commercial development. The subject properties are comprised of Parcels 2855-005-000, 2855-009-000 and 2855-006-000 and contain approximately 1.59 acres.

Background

Parcel 2855-005-000 was zoned B-5, Wholesale Business, in 1964. In 1991, the property was designated by the Comprehensive Plan as Wholesale and Other Business Future Land Use and subsequently rezoned to B-2A, Limited Community Business. Ordinance 2018-6 rezoned the property from B-2A, Limited Community Business, to B-3C, Community Redevelopment Area Mixed Use 2 District, to facilitate use of the existing building as a warehouse. The Property Appraiser's records indicate that the building was constructed in 1935 and has been utilized as a church since 2020.

Parcels 2855-009-000 and 2855-006-000 were incorporated into City Limits in 1846, and zoned B-4, General Business, in 1964. In 1991, the properties were designated by the Comprehensive Plan as Medium Density Residential Future Land Use, and subsequently rezoned to R-3, Multi-Family Residential. Both properties are currently vacant and undeveloped.

On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Medium Density Residential and Wholesale and Other Business Future Land Use Classifications while assigning the new designation of High Intensity/Central Core to all three parcels. The intent of the High Intensity/Central Core Future Land Use Category (FLUC) is to identify the area suitable for the most intense residential and non-residential development within the City.

All three parcels are located within the West Ocala Community Redevelopment Area (CRA) and are identified within the West Ocala Community Vision Plan (2011) as part of the Downtown District.

Existing and Proposed Zoning District Standards

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	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.	10,000	50-feet
Existing	B-3C, Community Redevelopment Area Mixed Use 2 District	Allows for more intensive development or redevelopment and the existing industrial uses, within community redevelopment areas.	N/A	35-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.	10,000	60-feet

Staff Analysis

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 6.1: High Intensity/Central Core: The intent of this designation is to identify the area suitable for the most intense residential and non-residential development within the City, generally represented as “High Intensity” on the Ocala 2035 Vision. It is anticipated to provide a broad mix of residential, retail, office, governmental, cultural, and entertainment activities that allow residents to live, work, shop, and play within the same area. Specialty shops, restaurants, and residential development shall line the streets, creating a unique environment distinct from suburban retail centers. The High Intensity/Central Core is located in the central area of the City as depicted on the 2035 Future Land Use Map and includes the historic downtown square, central business district, municipal administration buildings, and the hospital district. This intense mix is intended to promote a compact and walkable urban form that supports multi-modal transportation, including bicycles and transit.

The High Intensity/Central Core category facilitates developments with a variety of uses. Permitted uses include residential, office, commercial, public, recreation, educational facilities and institutional. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the High Intensity/Central Core category, including form and design guidelines as applicable.

The minimum density and intensity before any incentives in this future land use category is 12 dwelling units per gross acre or 0.20 FAR. The maximum density and intensity before any

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incentives is 60 dwelling units per acre or 8.0 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff comment: Rezoning the subject properties would unify the zoning designations for the subject properties, promoting a more consistent and cohesive development pattern with the surrounding area. The proposed B-4 zoning district and the intended use are generally consistent with the intention of the High Intensity/Central Core FLU. The adoption of the Form Based Code (FBC) zoning district in 2018 has eliminated the majority of B-3C zoning within the city.

- 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.

High Intensity/Central Core	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-3C, B-4 , SC, G-U, INST, PD, FBC
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The requested B-4 zoning district is consistent with the existing High Intensity/Central Core FLU designation.

Level of Service Analysis

Transportation: The frontage roadway of NW 1st Street is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan. Automotive traffic will likely access the properties via N. Pine Avenue or W. Silver Springs Boulevard. 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
N Pine Avenue (US 441/301)	6	35 MPH	Arterial	D	59,640	29,500	C
W Silver Springs Boulevard (SR 40)	4	40 MPH	Arterial	D	37,905	20,900	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 segments of N Pine Avenue (US 441/301) and W Silver Springs Boulevard (SR 40) are 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 N Pine Avenue, with existing connection on NW 1st 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).

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 NW 1st 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).

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).
- *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 fully located within FEMA Flood Zone "AE", defined by the Flood Insurance Rate Map (FIRM) as a high-risk area with a 1% annual chance of flooding. 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 #3 is located approximately 1 mile from the subject properties, at 320 NE 8th Avenue. This distance falls within the desired industry standard of 1.5 miles for fire service.

Schools: The proposed rezoning is not anticipated to affect schools.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing High Intensity/Central Core Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The B-4, General Business, zoning district is appropriate with the intended use of the subject property. Adjacent properties to the north and west are existing B-4 zoned properties.
- The existing church use is permitted by-right within the requested B-4, General Business, zoning district.
- No level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: <i>Approval</i>
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